

# Lake Township, Missaukee County – Assessing Office

November 2020, Report to the Board

**Sales Summary 2020 for the year 2021 Assessments:** Value increases over last year are evident in sales prices locally, regionally, and nationally. Record low-interest rates continue. Nationally, mortgage delinquency rates are at a 20 year high. The sales summary reports and projections presented here contain estimates intended to facilitate discussion of market trends. Sale & assessment detail is available at the township website with the BS&A software link, the sale & assessment map, record cards & valuations statements. This document does not replace official county-issued sales study Forms L-4015 and L-2793.

## 24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2018	4/18 - 9/18	53	3,193,600	1.1369	3,630,804	7,288,814	49.81%
2018	10/18 - 3/19	34	2,046,600	1.1369	2,326,780	5,003,800	46.50%
12 Month Total Sales		87	12 Month Total Sales		5,957,584	12,292,614	48.46%
2019	4/19 - 9/19	54	4,238,400	1.0705	4,537,207	9,624,218	47.14%
2019	10/19 - 3/20	40	2,303,000	1.0705	2,465,362	5,328,347	46.27%
12 Month Total Sales		94	12 Month Total Sales		7,002,569	14,952,565	46.83%
24 Month Total Sales		181	24 Month Total Sales		12,960,153	27,245,179	
<b>*24 Month Mean Adjusted Ratio</b>							<b>47.65%</b>

IMPORTANT: For Sales from April 2018 through March 2019, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2019 through March 2020. Finally, sum the two 'Adjusted % Ratios' and divide result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

## 12 Month Sales Study

L-4047

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	Adjusted % Ratio (col.F/col.G)
2019	10/19 - 3/20	40	2,303,000	1.0705	2,465,362	5,328,347	46.27%
2020	4/20 - 9/20	50	2,972,700	1.0000	2,972,700	6,918,400	42.97%
12 Month Total Sales		90	12 Month Total Sales		5,438,062	12,246,747	
<b>**12 Month Aggregate Adjusted Ratio</b>							<b>44.40%</b>

Residential Assessed Value ratios and increases (decreases) history:

- 2021: 47.65% = \$ 8,719,116 (estimated 24 month study)
- 2020: 46.58% = \$11,994,472
- 2019: 46.93% = \$10,054,109
- Prior years: 2018: 48.43% = \$ 4,795,519 , 2017: 47.74% = \$ 6,621,483, 2016: 48.10% = \$ 5,081,426, 2015: 47.67% = \$ 6,290,044, 2014: 48.15% = \$ 4,777,203.

### New Construction:

- 77 parcels have construction in progress, including 19 new houses, 2 BOCA standard homes, 2 HUD homes, 11 Garages, 11 Pole Barns, 9 Additions, 2 Deck, 2 demolition, 2 remodel, 5 repairs, 3 reroof, 2 solar, 4 warning/violation letters, 4 commercial structures, 1 commercial drain station, 1 shed.
- 46 New Building Permits issued during 2020

### Administration:

- Michigan Treasury Bulletin No. 11 of 2020, Certified Prevailing Institutional Lending Rates of Interest for June 2020 Residential 3.96%, Commercial 2.73%, Agricultural 4.51%
- December Board of Review 12/15/2020 Tuesday, 9am

Lake Township Missaukee  
sales summary - see BSA datalink and Sales Map for details

pnum	saledate	address	saleprice	style	floorarea	yearbuilt	liberpage	instr	terms
009-681-032-00	10/1/2020	W WHITE BIRCH AVE	490,000	1.25S	2,520	1989	2020-02919	WD	Multiple Improved
009-680-017-00	10/1/2020	7339 W WHITE BIRCH AVE	490,000	1.25S	2,520	1989	2020-02919	WD	Arms Length
009-034-003-30	9/9/2020	5086 S DICKERSON RD	460,000	1.75S	3,124	1972	2020-02611	WD	Arms Length
009-530-001-00	8/6/2020	8020 W RIDGEVIEW DR	390,000	1S	1,128	1987	2020-02328	WD	Arms Length
009-580-005-00	8/3/2020	1830 S SCHNEIDER ST	380,000	1S	1,612	2008	2020-02280	WD	Arms Length
009-010-008-85	8/3/2020	S SCHNEIDER ST	380,000	1S	1,612	2008	2020-02280	WD	Multiple Improved
009-260-021-00	8/19/2020	117 S MARK TRL	368,000	1.5S	1,668	1989	2020-02384	WD	Arms Length
009-013-005-00	5/1/2020	2160 S MOREY RD	350,000	Commercial	7,344	1987	2020-01290	LC	Arms Length
009-690-037-00	8/7/2020	6451 W JENNINGS RD	342,000	2S	2,244	1994	2020-02244	WD	Arms Length
009-680-005-00	10/1/2020	7459 W WHITE BIRCH CT	325,000	1.25S	1,140	1970	2020-02901	WD	Arms Length
009-160-029-00	1/13/2020	6300 W LAKEVIEW DR	300,000	1.75S	1,512	1948	2020-00107	WD	Arms Length
009-290-025-00	4/17/2020	7929 W PINE DR	295,000	1.5S	1,428	2003	2020-01196	WD	Arms Length
009-640-038-00	1/6/2020	S OAK DR	293,000	1.75S	1,808	1968	2020-00085	PTA	Multiple Improved
009-640-040-00	1/6/2020	S OAK DR	293,000	1.75S	1,808	1968	2020-00085	PTA	Multiple Improved
009-640-039-00	1/6/2020	540 S OAK DR	293,000	1.75S	1,808	1968	2020-00085	PTA	Arms Length
009-015-040-00	9/2/2020	8390 W JENNINGS RD	285,000	1S	1,240	1964	2020-02552	WD	Arms Length
009-260-032-00	7/16/2020	6889 W REDMAN DR	282,400	1S	2,058	1975	2020-02037	WD	Arms Length
009-260-005-00	9/10/2020	103 S DANA TRL	276,000	1.25S	1,510	1973	2020-02663	WD	FAMILY SALE
009-600-114-00	7/3/2020	W SAPPHIRE AVE	270,000	1.5S	1,294	1970	2020-02228	WD	Multiple Improved
009-600-115-00	7/3/2020	8427 W SAPPHIRE AVE	270,000	1.5S	1,294	1970	2020-02228	WD	Arms Length
009-034-006-90	1/10/2020	8481 W WATERGATE RD	260,000	1.5S	2,532	1993	2020-00123	WD	Arms Length
009-020-007-97	6/23/2020	10591 W KELLY RD	257,000	1S	1,728	2005	2020-01782	WD	Arms Length
009-014-005-00	2/3/2020	7555 W JENNINGS RD	244,000	1S	2,166	1971	2020-00311	WD	Arms Length
009-032-023-00	8/20/2020	5960 S LACHANCE RD	229,900	1S	1,530	1962	2020-02423	WD	Arms Length
009-160-020-00	7/6/2020	6198 W LAKEVIEW DR	219,900	1S	728	1947	2020-01918	WD	Arms Length
009-019-017-00	8/7/2020	3535 S SEELEY RD	218,000	1S	1,248	1988	2020-02241	WD	Arms Length
009-029-010-00	6/12/2020	4520 S LACHANCE RD	200,000	1S	800	1971	2020-01638	WD	Arms Length
009-017-002-48	5/1/2020	10360 W ROSTED RD	199,900	1S	1,344	2018	2020-01291	WD	Arms Length
009-270-024-00	3/27/2020	180 S OAK DR	190,000	1S	990	1958	2020-00873	WD	Arms Length
009-600-137-00	8/26/2020	8653 W SAPPHIRE AVE	177,500	1S	744	1974	2020-02525	WD	Arms Length
009-600-179-00	8/26/2020	W SAPPHIRE AVE	177,500	1S	744	1974	2020-02525	WD	Multiple Improved
009-027-001-36	1/27/2020	4028 S DICKERSON RD	170,500	1S	2,264	1999	2020-00234	WD	Arms Length
009-510-049-00	9/25/2020	W WHISPERING PINE CIR	167,500	1S	1,248	1989	2020-02865	WD	Multiple Improved
009-510-048-00	9/25/2020	8333 W WHISPERING PINE CIR	167,500	1S	1,248	1989	2020-02865	WD	Arms Length
009-510-036-00	3/4/2020	8304 W WHISPERING PINE CIR	154,397	1S	1,120	2004	2020-00647	WD	Arms Length
009-013-006-00	1/10/2020	2170 S MOREY RD	150,000	Commercial	2,788	1975	2020-00089	LC	Arms Length
009-007-009-42	8/31/2020	W ROUND LAKE RD	149,000	1.5S	768	2000	PTA	PTA	Multiple Improved
009-008-008-00	8/31/2020	S LACHANCE RD	149,000	1.5S	768	2000	2020-02531	WD	Multiple Improved
009-007-009-35	8/31/2020	11095 W ROUND LAKE RD	149,000	1.5S	768	2000	2020-02531	WD	Arms Length
009-340-025-00	8/19/2020	10790 W KELLY RD	140,000	1+S	1,144	2002	2020-02356	LC	Arms Length
009-160-137-00	9/18/2020	1636 S ELMWOOD ST	139,000	1S	912	1964	2020-02718	WD	Arms Length
009-580-011-00	7/9/2020	S SCHNEIDER ST	139,000	vacant	-	0	2020-01933	WD	Arms Length
009-160-151-00	6/19/2020	6159 W LAKEVIEW DR	137,500	HUD	1,248	1992	2020-01715	WD	Arms Length
009-018-001-15	7/28/2020	11650 W ROSTED RD	135,000	HUD	1,344	1992	2020-02123	WD	COURT ORDER
009-050-008-00	7/28/2020	11650 W ROSTED RD	135,000	HUD	1,344	1992	PTA	PTA	Multiple Improved
009-033-006-79	9/16/2020	9419 W WATERGATE RD	130,000	BOCA/STATE	1,456	2003	2020-02681	WD	Arms Length
009-240-014-00	9/10/2020	5156 S RIVERVIEW DR	129,900	1S	1,056	1985	2020-02652	WD	Arms Length
009-190-015-00	7/10/2020	186 S CAROLYN AVE	129,900	1S	1,080	1970	2020-01979	WD	Arms Length
009-354-002-00	6/18/2020	S ARROWHEAD TRL	125,000	vacant	-	0	2020-01786	WD	Arms Length
009-354-005-00	2/24/2020	S ARROWHEAD TRL	125,000	vacant	-	0	2020-00507	LC	Arms Length
009-354-006-00	2/7/2020	S ARROWHEAD TRL	125,000	vacant	-	0	2020-00356	WD	Arms Length
009-031-019-00	6/4/2020	11973 W CADILLAC RD	120,000	1.5S	1,044	1900	2020-01771	LC	RELATED PARTY
009-031-019-00	6/2/2020	11973 W CADILLAC RD	120,000	1.5S	1,044	1900	2020-01533	WD	Arms Length
009-510-011-00	2/28/2020	5168 S NORTH COUNTRY DR	118,000	1S	913	2003	2020-00560	CD	BANK SALE
009-021-024-00	5/15/2020	W LOTAN RD	115,002	MultiplePIN	-	0	2020-01439	TD	Multiple Vacant
009-021-023-60	5/15/2020	W LOTAN RD	115,002	MultiplePIN	-	0	2020-01439	TD	Multiple Vacant
009-021-022-00	5/15/2020	W LOTAN RD	115,002	vacant	-	0	2020-01439	TD	Arms Length
009-160-084-00	1/31/2020	6451 BUENA VISTA BLVD	110,000	1S	1,037	1965	2020-00283	WD	Arms Length
009-340-049-00	6/26/2020	10625 W ROSTED RD	98,000	HUD	1,344	1999	2020-01840	WD	Arms Length
009-470-127-00	8/20/2020	7471 W MISSAUKEE BLVD	95,000	1S	1,400	1960	2020-02388	WD	Arms Length
009-008-010-60	1/13/2020	10464 W ROUND LAKE RD	95,000	HUD	1,148	1990	2020-00118	WD	Arms Length
009-490-053-50	9/25/2020	7044 W MISSAUKEE BLVD	90,000	1S	806	1967	2020-02829	WD	Arms Length
009-681-035-00	7/27/2020	W WHITE BIRCH AVE	90,000	GRG	-	1995	2020-02020	WD	Multiple Improved
009-681-034-00	7/27/2020	W WHITE BIRCH AVE	90,000	GRG	-	1995	2020-02020	WD	Arms Length
009-670-014-11	3/6/2020	1510 S MOREY RD K	84,000	1S	363	1954	2020-00664	WD	Arms Length

Lake Township Missaukee

sales summary - see BSA datalink and Sales Map for details

009-240-031-00	8/26/2020	S DICKERSON RD	80,000	vacant	-	0	2020-02447	WD	Arms Length
009-019-004-00	10/7/2020	3087 S SEELEY RD	79,500	HUD	883	1978	MLS		Arms Length
009-012-005-30	10/1/2020	6330 W JENNINGS RD	73,800	Commercial	2,432	1970	2020-02903	WD	Arms Length
009-028-006-40	3/20/2020	4887 S LACHANCE RD	70,000	1S	1,344	2009	2020-00826	WD	ESTATE SALE
009-354-007-50	2/7/2020	S ARROWHEAD TRL	62,500	vacant	-	0	2020-00357	WD	Split Vacant
009-430-053-50	10/2/2020	1695 S BARBARA DR	60,000	HUD	1,456	1998	2020-02911	WD	FAMILY SALE
009-681-030-00	9/23/2020	7370 W WHITE BIRCH AVE	60,000	GRG	-	0	2020-02765	QC	Arms Length
009-021-012-00	9/10/2020	W KELLY RD	59,900	vacant	-	0	2020-02863	WD	RELATED PARTY
009-362-008-00	3/12/2020	412 S BLAIR ST	59,000	1S	576	1958	2020-00708	WD	Arms Length
009-031-019-40	1/22/2020	11776 W WATERGATE RD	57,500	HUD	940	1974	2020-00251	LC	Arms Length
009-017-008-50	9/18/2020	2580 S LACHANCE RD	55,000	HUD	1,620	1990	2020-02728	WD	Arms Length
009-017-002-40	2/24/2020	W ROSTED RD	50,000	MultiplePIN	-	0	2020-00534	LC	Multiple Vacant
009-017-002-44	2/24/2020	W ROSTED RD	50,000	MultiplePIN	-	0	2020-00534	LC	Multiple Vacant
009-017-002-46	2/24/2020	W ROSTED RD	50,000	MultiplePIN	-	0	2020-00534	LC	Multiple Vacant
009-017-002-38	2/24/2020	10598 W ROSTED RD	50,000	vacant	-	0	2020-0534	LC	Multiple Vacant
009-017-002-42	2/24/2020	W ROSTED RD	50,000	MultiplePIN	-	0	2020-00534	LC	Multiple Vacant
009-590-090-00	2/5/2020	8221 W FIRST ST	46,250	1S	567	1920	2020-00325	WD	Arms Length
009-600-107-00	6/17/2020	W SAPPHIRE AVE	45,000	vacant	-	0	2020-01745	WD	Arms Length
009-034-006-50	9/16/2020	S DICKERSON RD	42,000	vacant	-	0	2020-02697	LC	Arms Length
009-415-005-00	3/17/2020	9937 W WALNUT ST	42,000	1.25S	1,172	1890	2020-00768	WD	Arms Length
009-031-001-45	10/9/2020	BROWN RD	37,500	vacant	-	0	MLS		Arms Length
009-021-024-60	8/28/2020	9421 W LOTAN RD	35,500	1S	800	1969	PTA	TD	RELATED PARTY
009-021-024-70	8/28/2020	9421 W LOTAN RD	35,500	MultiplePIN	800	1969	PTA	TD	Multiple Improved
009-021-024-50	8/28/2020	9421 W LOTAN RD	35,500	MultiplePIN	800	1969	PTA	TD	Multiple Improved
009-009-033-29	7/23/2020	W OAK LN	34,000	vacant	-	0	2020-02132	LC	Arms Length
009-008-010-15	3/25/2020	10265 W ROUND LAKE RD	32,000	HUD	1,404	1997	2020-01228	WD	BANK SALE
009-031-001-10	7/10/2020	BROWN RD	29,500	vacant	-	0	2020-01987	LC	Arms Length
009-391-003-00	8/27/2020	256 S CRAPO ST	25,000	HUD	952	1981	2020-02454	WD	Arms Length
009-250-009-00	7/8/2020	W LOTAN RD	25,000	MultiplePIN	-	2000	2020-01959	WD	Multiple Improved
009-250-010-00	7/8/2020	9870 W LOTAN RD	25,000	GRG	-	2000	2020-01959	WD	Arms Length
009-016-021-00	9/10/2020	S LACHANCE RD	24,000	vacant	-	0	2020-02832	WD	Arms Length
009-036-009-70	6/3/2020	W WALENIUS RD	22,000	vacant	-	0	2020-01531	WD	Arms Length
009-366-003-00	3/16/2020	512 S LACHANCE RD	22,000	1S	1,346	1890	2020-00731	LC	Arms Length
009-019-015-80	1/1/2020	3688 S SEELEY RD	22,000	HUD	320	1975	2019-03909	LC	Arms Length
009-369-006-00	2/14/2020	S LACHANCE RD	20,000	1S	1,152	1900	2020-00514	QC	RELATED PARTY
009-015-007-40	5/15/2020	S BLODGETT RD	18,500	vacant	-	0	2020-01425	WD	Arms Length
009-015-007-45	5/15/2020	S BLODGETT RD	18,500	MultiplePIN	-	0	2020-01425	WD	Multiple Vacant
009-290-044-00	6/3/2020	W WHITE BIRCH AVE	18,000	vacant	-	0	2020-01559	WD	FAMILY SALE
009-017-008-25	9/17/2020	10150 W ROSTED RD	17,000	HUD	820	1974	2020-02692	LC	Arms Length
009-381-007-00	8/14/2020	581 S CRAPO ST	15,000	HUD	1,092	1984	2020-02641	QC	Arms Length
009-160-158-00	7/27/2020	W LAKEVIEW DR	15,000	vacant	-	0	2020-02108	WD	Arms Length
009-031-001-00	9/18/2020	BROWN RD	9,500	vacant	-	0	2020-02900	WD	Split Vacant
009-016-030-00	7/10/2020	S BLODGETT RD	9,000	vacant	-	0	2020-01962	WD	Arms Length
009-375-010-00	8/21/2020	S BAGLEY ST	7,500	vacant	-	0	2020-02422	QC	Arms Length
009-140-010-00	8/21/2020	W BLUE RD	7,000	vacant	-	0	2020-02416	WD	Arms Length
009-590-092-00	8/14/2020	W FIRST ST	7,000	vacant	-	0	2020-02341	LC	Arms Length
009-016-030-00	1/31/2020	S BLODGETT RD	6,500	vacant	-	0	2020-00281	WD	Arms Length
009-590-089-00	6/1/2020	W FIRST ST	6,000	vacant	-	0	2020-01505	WD	Arms Length
009-575-010-00	3/13/2020	W BLUE RD	6,000	vacant	-	0	2020-00749	WD	Arms Length
009-430-018-50	5/13/2020	S BARBARA DR	5,000	vacant	-	0	2020-01480	QC	Arms Length
009-013-053-00	4/30/2020	6150 W KELLY RD	4,000	vacant	-	0	2020-01770	QC	Arms Length
009-250-023-00	6/23/2020	9610 W LOTAN RD	3,000	HUD	840	1972	2020-01767	QC	Arms Length
009-035-029-99	5/16/2020	W CADILLAC RD	3,000	vacant	-	0	2020-01465	WD	Split Vacant
009-413-003-00	3/19/2020	340 S BAGLEY ST	2,000	vacant	-	0	2020-00798	WD	ESTATE SALE
009-016-027-95	9/23/2020	2610 S BLODGET RD	1,500	vacant	-	0	2020-02769	QC	Arms Length

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-007-009-35	401	416	08/31/2020	WD	77,800	149,000	52.21
009-008-010-60	401	416	01/13/2020	WD	27,500	95,000	28.95
009-009-010-80	401	416	10/09/2020	WD	21,300	57,000	37.37
009-009-017-00	401	416	10/30/2020	PTA	100,500	260,000	38.65
009-009-033-29	V402	410	07/23/2020	LC	7,500	34,000	22.06
009-010-018-99	V402	403	10/22/2020	PTA	58,700	135,000	43.48
009-010-030-00	401	410	10/12/2020	WD	54,000	185,000	29.19
009-012-005-30	201	201B	10/01/2020	WD	51,200	73,800	69.38
009-013-005-00	201	201C	05/01/2020	LC	58,700	350,000	16.77
009-013-006-00	703	201C	01/10/2020	LC	45,500	150,000	30.33
009-014-005-00	401	416	02/03/2020	WD	95,400	244,000	39.10
009-015-007-40	V402	416	05/15/2020	WD	10,300	18,500	55.68
009-015-040-00	401	410	09/02/2020	WD	133,200	285,000	46.74
009-016-021-00	V402	416	09/10/2020	WD	10,000	24,000	41.67
009-016-030-00	V402	416	07/10/2020	WD	3,000	9,000	33.33
009-016-030-00	V402	416	01/31/2020	WD	3,000	6,500	46.15
009-017-002-48	401	4091	05/01/2020	WD	86,100	199,900	43.07
009-017-008-25	401	4091	09/17/2020	LC	10,600	17,000	62.35
009-019-004-00	401	4091	10/07/2020	WD	17,700	79,500	22.26
009-019-015-80	401	416	01/01/2020	LC	8,500	22,000	38.64
009-019-017-00	401	4091	08/07/2020	WD	86,100	218,000	39.50
009-020-007-97	401	416	06/23/2020	WD	94,400	257,000	36.73
009-026-020-70	401	416	10/22/2020	WD	135,700	210,000	64.62
009-027-001-36	401	416	01/27/2020	WD	87,000	170,500	51.03
009-029-010-00	401	416	06/12/2020	WD	143,500	200,000	71.75
009-031-001-45	V402	416	10/09/2020		18,800	37,500	50.13
009-031-001-92	V402	416	10/30/2020		15,000	39,900	37.59
009-031-019-00	401	416	06/02/2020	WD	47,000	120,000	39.17
009-031-019-40	401	416	01/22/2020	LC	21,200	57,500	36.87
009-032-023-00	401	416	08/20/2020	WD	47,600	229,900	20.70
009-033-006-79	401	416	09/16/2020	WD	57,000	130,000	43.85
009-034-003-30	401	416	09/09/2020	WD	173,600	460,000	37.74
009-034-006-50	V402	416	09/16/2020	LC	17,500	42,000	41.67
009-034-006-90	401	416	01/10/2020	WD	132,200	260,000	50.85
009-036-009-70	V401	416	06/03/2020	WD	9,100	22,000	41.36
009-100-040-00	V402	403	10/22/2020	PTA	61,700	135,000	45.70
009-140-010-00	V402	409	08/21/2020	WD	3,000	7,000	42.86
009-160-020-00	401	403	07/06/2020	WD	100,200	219,900	45.57
009-160-029-00	401	403	01/13/2020	WD	123,800	300,000	41.27
009-160-037-00	401	403	10/23/2020	WD	126,300	320,000	39.47
009-160-084-00	401	4161	01/31/2020	WD	54,700	110,000	49.73
009-160-137-00	401	4161	09/18/2020	WD	40,500	139,000	29.14
009-160-151-00	401	4161	06/19/2020	WD	46,600	137,500	33.89
009-160-158-00	V402	4161	07/27/2020	WD	6,000	15,000	40.00
009-190-015-00	401	409	07/10/2020	WD	55,100	129,900	42.42
009-240-014-00	401	414	09/10/2020	WD	50,400	129,900	38.80
009-240-031-00	V402	414	08/26/2020	WD	12,500	80,000	15.63
009-250-010-00	401	409	07/08/2020	WD	14,300	25,000	57.20
009-260-021-00	401	4520	08/19/2020	WD	144,500	368,000	39.27
009-260-032-00	401	4520	07/16/2020	WD	109,100	282,400	38.63
009-260-043-00	401	4520	10/30/2020	PTA	91,300	125,000	73.04
009-270-024-00	401	402R	03/27/2020	WD	64,100	190,000	33.74
009-280-029-00	401	402R	10/28/2020	PTA	89,500	209,000	42.82
009-290-025-00	401	4520	04/17/2020	WD	139,200	295,000	47.19
009-340-025-00	401	409	08/19/2020	LC	69,700	140,000	49.79
009-340-049-00	401	4091	06/26/2020	WD	44,900	98,000	45.82
009-354-002-00	V402	403	06/18/2020	WD	63,200	125,000	50.56
009-354-005-00	V402	403	02/24/2020	LC	53,100	125,000	42.48
009-354-006-00	V402	403	02/07/2020	WD	52,200	125,000	41.76
009-362-008-00	401	424	03/12/2020	WD	18,800	59,000	31.86
009-366-003-00	401	424	03/16/2020	LC	16,600	22,000	75.45
009-375-010-00	V402	424	08/21/2020	QC	1,500	7,500	20.00
009-381-007-00	401	424	08/14/2020	QC	8,000	15,000	53.33
009-391-003-00	401	424	08/27/2020	WD	6,500	25,000	26.00
009-415-005-00	401	424	03/17/2020	WD	20,200	42,000	48.10
009-430-018-50	V402	430	05/13/2020	QC	1,800	5,000	36.00
009-470-127-00	401	409	08/20/2020	WD	49,700	95,000	52.32
009-490-053-50	401	409	09/25/2020	WD	44,800	90,000	49.78
009-510-036-00	401	415	03/04/2020	WD	69,200	154,397	44.82
009-510-048-00	401	415	09/25/2020	WD	69,300	167,500	41.37

10:38 AM

County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2021

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-530-001-00	401	403	08/06/2020	WD	197,600	390,000	50.67
009-575-010-00	V402	409	03/13/2020	WD	2,500	6,000	41.67
009-580-005-00	401	410	08/03/2020	WD	183,100	380,000	48.18
009-580-011-00	V402	410	07/09/2020	WD	59,500	139,000	42.81
009-590-041-00	401	409	10/16/2020	WD	56,400	126,500	44.58
009-590-089-00	V402	409	06/01/2020	WD	1,500	6,000	25.00
009-590-090-00	401	409	02/05/2020	WD	20,700	46,250	44.76
009-590-092-00	V402	409	08/14/2020	LC	1,500	7,000	21.43
009-600-107-00	V402	410	06/17/2020	WD	22,500	45,000	50.00
009-600-115-00	401	410	07/03/2020	WD	125,300	270,000	46.41
009-600-137-00	401	410	08/26/2020	WD	80,500	177,500	45.35
009-620-002-00	401	403	10/09/2020	WD	173,200	308,000	56.23
009-640-039-00	401	402R	01/06/2020	WD	141,800	293,000	48.40
009-640-045-00	401	402R	11/06/2020	PTA	107,400	286,549	37.48
009-670-014-11	401	4042	03/06/2020	WD	22,000	84,000	26.19
009-680-005-00	401	4520	10/01/2020	WD	142,800	325,000	43.94
009-680-017-00	401	4520	10/01/2020	WD	191,400	490,000	39.06
009-681-030-00	401	404	09/23/2020	QC	25,400	60,000	42.33
009-681-034-00	401	404	07/27/2020	WD	41,700	90,000	46.33
009-690-037-00	401	690	08/07/2020	WD	139,000	342,000	40.64
Averages:					62,492	147,037	42.50

\*\*\* \*\* Statistics for this group (90 in sample) \*\*\* \*\*

Statistical Mean= 42.313    Median= 42.375    Maximum= 75.455    Minimum= 15.625

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.19633 (Coefficient of Dispersion)  
Average Squared Deviation = 134.95655 (Variance)  
Square Root of Squared Deviation = 11.61708 (Standard Deviation)  
Normalized Standard Deviation = 0.27455 (Covariance)  
2 Standard Deviation Range (Low) = 19.07896 (High) = 65.54728

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.19603 (Coefficient of Dispersion)  
Average Squared Deviation = 134.96046 (Variance)  
Square Root of Squared Deviation = 11.61725 (Standard Deviation)  
Normalized Standard Deviation = 0.27415 (Covariance)  
2 Standard Deviation Range (Low) = 19.14079 (High) = 65.60979