

Lake Township, Missaukee County – Assessing Office

January 2022, Report to the Township Board

Sales Summary 2021 for the year 2022 Assessments: The 24 Month Sales Study continues to measure long-term growth in the residential market. The March 31st, 2021 ratio study cut-off will place summer gains onto the 2023 assessment year. The required increase to the 2022 residential assessments is \$11,613,000.

Nationally, CoreLogic Home Price Index recorded record high year-over-year gains of 18.1% for the one year November 2020 to November 2021. The CoreLogic HPI Forecast is 2.8% from November 2021 to November 2022. Black Knight's Mortgage Monitor highlights foreclosure starts and active foreclosure inventory hit new record lows in November. Residential loan-to-value ratios up 40% from last year drove cash-out refinancing, provided relief to homeowners in forbearance, and limited the volume of distressed properties on the market.

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)
2019	4/19 - 9/19	53	4,135,200	1.1234	4,645,484	9,394,318	49.45%
2019	10/19 - 3/20	38	2,242,300	1.1234	2,519,000	5,231,847	48.15%
12 Month Total Sales		91	12 Month Total Sales		7,164,484	14,626,165	48.98%
2020	4/20 - 9/20	49	3,127,500	1.0494	3,281,999	7,240,300	45.33%
2020	10/20 - 3/21	36	2,437,700	1.0494	2,558,122	5,688,535	44.97%
12 Month Total Sales		85	12 Month Total Sales		5,840,121	12,928,835	45.17%
24 Month Total Sales		176	24 Month Total Sales		13,004,605	27,555,000	
*24 Month Mean Adjusted Ratio							47.08%

Residential Assessed Value ratios and increases history:

- 2021: 47.65% = \$ 8,758,057; 2020: 46.58% = \$11,994,472; 2019: 46.93% = \$10,054,109
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:

- 78 New Building Permits issued during 2021 includes 13 addition/alterations, 10 Commercial Structures, 7 decks, 5 Demolitions, 5 Garage, 8 Houses, 8 Pole Barns, 1 pool, 10 repair&reroof, 3 Shed, 1 Siding, 2 Solar Array, 1 Sign, 3 Violation Notices
 - Work in Progress is active on 38 parcels with 10 new houses.

Administration:

- Certified Prevailing Institutional Lending Rates of Interest as of September 2021 Residential 3.58%, Commercial 2.37%, Agricultural 4.02%
- Inflation Rate Multiplier (IRM) Used in 2022 Capped Value Formula is 1.033
- December Board of Review met Tuesday, December 14th, at 9 am at the township hall; see change summary.
- March Board of Review organizational meeting meets Tuesday, March 8th at 9:00 am Lake Township Hall.
- March Board of Review meets Monday, March 14th from 3:00 pm to 9:00 pm and Tuesday, March 15th from 10:00 am to 4:00 pm. Petitions on Form L-4035 by letter and walk-in accepted.

December 14, 2021 Board of Review Meeting

Called to order at 9:00 am

Roll Call

Present: Rick Lantz, Tim Cairns, Rob Hall, Dale Mosher and Joe Hail

Absent- Joel Lockwood

Review parcels:

See action log

Moved by Rick Lantz , second by Joe Hail to adjourn at 9:50am.

Minutes prepared by Robert Hall, Township Supervisor

A handwritten signature in cursive script, appearing to read "Robert L. Hall", is written over a horizontal line.

Robert L. Hall, Supervisor

Year Parcel Number Comments Owner/Prop. Addr.	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
2021 009-017-002-36 KOOLSTRA DWIGHT & SARAH 10646 W ROSTED RD LAKE CITY, MI 49651	2021	401	57020	100,800	94,676	100.000	0.000	0	0	100.000	0.000
2021 009-021-001-90 BRAINARD DALE 9171 W KELLY RD LAKE CITY, MI 49651	2021	401	57020	21,600	21,600	100.000	0.000	0	0	100.000	0.000
2021 009-032-006-80 LATE FILED YEAR 2021 PRE	2021	401	57030	135,400	130,806	0.000	0.000	135,400	130,806	100.000	0.000
2020 009-032-006-80 LATE FILED YEAR 2020 PRE HAMMER LYNN ANN & LUKE JAMES 5270 S LACHANCE RD LAKE CITY, MI 49651	2021	401	57030	129,000	129,000	0.000	100.000	129,000	129,000	100.000	100.000
2021 009-362-008-00 REESE GEORGE 412 S BLAIR ST LAKE CITY, MI 49651	2021	401	57020	20,700	20,700	0.000	100.000	20,700	20,700	100.000	100.000
2021 009-620-041-00 12/9/2021 HOUSE DEMOED PRIOR TO 11/1/21. HOEWE MICHAEL P & JOAN L 7601 W FOREST DR LAKE CITY, MI 49651	2021	401	57020	70,300	54,750	0.000	0.000	70,300	54,750	100.000	0.000
PRIMARY DWELLING ACCROSS THE STREET. LATE FILED PRE											
2021 009-620-043-00 LATE FILED PRE. PRIMARY DWELLING ACCROSS THE STREET. HOEWE MICHAEL P & JOAN L S POPLAR ST LAKE CITY, MI 49651	2021	402	57020	10,000	4,617	0.000	0.000	10,000	4,617	100.000	0.000
2021 009-620-047-00 LATE FILED PRE. PRIMARY DWELLING ACCROSS THE STREET. HOEWE MICHAEL P & JOAN L BIRCH AVE LAKE CITY, MI 49651	2021	402	57020	5,000	1,613	0.000	0.000	5,000	1,613	100.000	0.000
2021 009-620-049-00 LATE FILED PRE. PRIMARY DWELLING ACCROSS THE STREET HOEWE MICHAEL P & JOAN L BIRCH AVE LAKE CITY, MI 49651	2021	402	57020	5,000	2,076	0.000	0.000	5,000	2,076	100.000	0.000
								375,400	343,562		

*Winter PRE Change

THE BOARD OF REVIEW OF LAKE TOWNSHIP, Missaukee COUNTY, MICHIGAN HEREBY AFFIRMS THAT THE

09:44 AM

County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2022

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-009-002-00	402	416	01/04/2022	PTA	102,900	270,000	38.11
009-510-024-00	401	415	12/30/2021	OTH	76,000	251,000	30.28
009-010-021-95	408	416	12/28/2021	WD	131,300	399,900	32.83
009-490-053-00	401	404	12/16/2021	WD	46,200	128,000	36.09
009-031-001-35	V402	416	12/16/2021	WD	12,000	42,000	28.57
009-016-007-00	401	416	12/16/2021	WD	80,900	232,500	34.80
009-035-024-00	401	416	12/15/2021	WD	74,600	245,000	30.45
009-021-013-50	401	416	12/10/2021	WD	31,400	80,000	39.25
009-250-066-00	401	415	12/07/2021	WD	99,500	128,000	77.73
009-018-001-00	V402	4091	12/02/2021	WD	33,800	120,000	28.17
009-250-026-00	401	409	12/02/2021	WD	37,600	95,000	39.58
009-031-006-00	V402	416	11/10/2021	WD	82,900	220,000	37.68
009-027-001-36	401	416	11/05/2021	WD	89,300	220,000	40.59
009-600-098-00	408	410	11/05/2021	LC	85,700	339,999	25.21
009-026-017-40	401	416	11/04/2021	WD	96,100	205,000	46.88
009-010-010-00	408	410	10/27/2021	WD	113,700	260,000	43.73
009-415-004-00	401	424	10/19/2021	QC	500	1,600	31.25
009-007-009-50	V402	416	10/15/2021	PTA	76,000	170,000	44.71
009-510-039-00	401	415	10/15/2021	WD	58,800	191,000	30.79
009-510-048-00	401	415	10/15/2021	WD	76,000	235,000	32.34
009-430-053-00	V402	430	10/08/2021	WD	5,300	10,000	53.00
009-580-004-00	408	410	10/07/2021	WD	39,300	175,000	22.46
009-018-001-50	401	4091	10/04/2021	PTA	28,900	100,000	28.90
009-010-019-97	401	412	10/04/2021	WD	62,200	150,000	41.47
009-600-165-00	401	412	10/04/2021	WD	62,200	150,000	41.47
009-019-014-00	401	4091	10/01/2021	WD	119,000	260,000	45.77
009-395-002-00	V402	424	09/29/2021	QC	500	3,000	16.67
009-034-003-20	401	416	09/15/2021	WD	67,100	187,000	35.88
009-220-008-00	V409	402R	09/10/2021	WD	27,900	130,000	21.46
009-033-006-70	201	201B	09/03/2021	WD	305,200	840,000	36.33
009-033-006-60	201	201B	09/03/2021	WD	305,200	840,000	36.33
009-660-018-00	V402	660	09/03/2021	WD	4,000	8,500	47.06
009-029-007-00	401	416	09/03/2021	WD	143,200	320,000	44.75
009-220-007-00	408	402R	08/31/2021	WD	190,500	265,000	71.89
009-680-015-00	408	4520	08/20/2021	WD	150,600	510,000	29.53
009-031-019-80	V402	416	08/20/2021	WD	12,500	37,500	33.33
009-620-001-20	408	403	08/12/2021	WD	149,800	300,000	49.93
009-510-019-00	401	415	08/12/2021	WD	57,500	125,000	46.00
009-460-001-00	408	403	08/10/2021	WD	170,300	341,000	49.94
009-220-011-00	408	402R	08/10/2021	WD	119,200	337,000	35.37
009-160-035-00	408	403	07/30/2021	WD	134,100	350,000	38.31
009-260-030-00	408	4520	07/30/2021	WD	148,600	450,000	33.02
009-290-046-00	401	4520	07/30/2021	WD	76,100	220,000	34.59
009-016-021-90	V401	416	07/28/2021	WD	8,800	21,500	40.93
009-009-019-25	V402	416	07/27/2021	WD	10,000	35,000	28.57
009-590-025-00	408	410	07/26/2021	WD	131,900	323,000	40.84
009-392-002-00	401	424	07/16/2021	WD	22,400	59,900	37.40
009-590-027-00	V402	412	07/14/2021	WD	1,500	6,000	25.00
009-580-009-00	408	410	07/12/2021	WD	205,700	475,000	43.31
009-027-001-38	V401	416	07/06/2021	LC	3,500	8,500	41.18
009-470-120-00	401	404	07/02/2021	WD	28,300	42,000	67.38
009-013-002-00	201	201B	07/01/2021	MLC	85,100	213,000	39.95
009-015-030-00	V409	410	06/30/2021	WD	22,500	83,500	26.95
009-490-066-00	401	404	06/28/2021	WD	60,400	170,000	35.53
009-015-041-00	408	410	06/28/2021	WD	58,400	249,999	23.36
009-260-054-00	408	4520	06/28/2021	WD	152,500	420,500	36.27
009-016-007-00	401	416	06/08/2021	WD	80,900	215,000	37.63
009-620-041-00	401	404	06/07/2021	WD	90,300	220,000	41.05
009-011-010-00	401	416	06/03/2021	WD	56,700	168,000	33.75
009-033-009-00	101	101	06/01/2021	WD	58,900	215,001	27.40
009-022-016-23	401	416	05/28/2021	WD	65,000	240,000	27.08
009-580-004-00	408	410	05/24/2021	WD	39,300	135,000	29.11
009-260-011-00	408	4520	05/21/2021	WD	146,900	427,500	34.36
009-670-014-12	408	4042	05/21/2021	WD	47,900	114,900	41.69
009-450-003-00	401	404	05/14/2021	WD	53,000	161,500	32.82
009-530-009-00	V402	404	05/07/2021	WD	12,500	32,900	37.99
009-017-002-36	401	4091	05/04/2021	WD	100,800	255,000	39.53
009-160-018-00	408	403	05/03/2021	WD	152,400	390,000	39.08
009-016-022-75	401	416	04/27/2021	WD	62,800	130,000	48.31
009-575-014-00	401	414	04/23/2021	WD	66,500	180,610	36.82

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County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2022

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-017-012-68	401	416	04/16/2021	WD	48,100	152,500	31.54
009-022-019-10	V402	416	04/12/2021	WD	9,300	29,900	31.10
009-011-015-00	401	416	04/05/2021	WD	52,700	165,000	31.94
009-013-027-50	201	201C	04/01/2021	MLC	245,000	450,000	54.44
009-032-023-75	401	416	03/23/2021	WD	116,000	260,000	44.62
009-576-026-00	V402	414	03/17/2021	WD	4,000	18,000	22.22
009-012-022-30	V402	416	03/04/2021	WD	6,300	9,500	66.32
009-013-018-80	401	416	02/23/2021	WD	34,600	78,000	44.36
009-260-043-00	408	4520	02/22/2021	WD	91,300	184,000	49.62
009-510-039-00	401	415	02/19/2021	WD	56,000	161,400	34.70
009-027-001-37	V401	416	02/19/2021	WD	4,000	8,500	47.06
009-340-033-00	V402	409	02/18/2021	WD	2,500	9,000	27.78
009-250-013-00	401	409	02/05/2021	WD	55,100	106,000	51.98
009-290-051-00	401	404	01/27/2021	WD	70,200	138,000	50.87
009-500-001-00	408	4520	01/11/2021	WD	98,700	289,000	34.15
009-021-012-00	V402	416	01/08/2021	CD	35,100	55,000	63.82
009-034-001-00	401	416	01/06/2021	WD	65,900	185,000	35.62
Averages:					75,909	198,105	38.32

*** ** Statistics for this group (87 in sample) *** **

Statistical Mean= 38.597 Median= 36.820 Maximum= 77.734 Minimum= 16.667

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

Normalized Average Deviation = 0.20964 (Coefficient of Dispersion)
Average Squared Deviation = 121.23963 (Variance)
Square Root of Squared Deviation = 11.01089 (Standard Deviation)
Normalized Standard Deviation = 0.28528 (Covariance)
2 Standard Deviation Range (Low) = 16.57474 (High) = 60.61829

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

Normalized Average Deviation = 0.21643 (Coefficient of Dispersion)
Average Squared Deviation = 124.43352 (Variance)
Square Root of Squared Deviation = 11.15498 (Standard Deviation)
Normalized Standard Deviation = 0.30296 (Covariance)
2 Standard Deviation Range (Low) = 14.50971 (High) = 59.12962

Lake Township Missaukee
see BSA data link sales map for details

2021 Sales

pnum	saledate	address	saleprice	style	floorarea	yearbuilt	liberpage	instr	terms
009-033-006-70	9/3/2021	9419 W WATERGATE RD	840,000	Commercial	3,120	2005	2021-03036	WD	19-MULTI PARCEL ARM'S LENGTH
009-033-006-60	9/3/2021	9343 W WATERGATE RD	840,000	MultiplePIN	3,120	2002	2021-03036	WD	19-MULTI PARCEL ARM'S LENGTH
009-681-031-00	8/20/2021	W WHITE BIRCH AVE	510,000	MultiplePIN			2021-02938	WD	19-MULTI PARCEL ARM'S LENGTH
009-680-015-00	8/20/2021	7359 W WHITE BIRCH AVE	510,000	1.5S	2,426	1976	2021-02938	WD	03-ARM'S LENGTH
009-580-009-00	7/12/2021	1790 S SCHNEIDER ST	475,000	2S	2,112	1941	2021-02489	WD	03-ARM'S LENGTH
009-260-030-00	7/30/2021	6911 W REDMAN DR	450,000	1.25S	1,500	2001	2021-02714	WD	03-ARM'S LENGTH
009-013-027-50	4/1/2021	2345 S GREEN RD	450,000	Commercial	38,353	various	2021-01144	MLC	19-MULTI PARCEL ARM'S LENGTH
009-013-027-00	4/1/2021	2321 S GREEN RD	450,000	MultiplePIN			2021-01144	MLC	19-MULTI PARCEL ARM'S LENGTH
009-260-011-00	5/21/2021	6969 W REDMAN DR	427,500	1.25S	1,534	1989	2021-01873	WD	03-ARM'S LENGTH
009-260-054-00	6/28/2021	6680 W REDMAN DR	420,500	1S	1,024	1974	2021-02327	WD	03-ARM'S LENGTH
009-700-001-00	12/28/2021	BAYBERRY LN	399,900	1.25S	1,776	1995	2021-04373	WD	19-MULTI PARCEL ARM'S LENGTH
009-010-021-95	12/28/2021	1212 S BAYBERRY LN	399,900	1.25S	1,776	1995	2021-04373	WD	19-MULTI PARCEL ARM'S LENGTH
009-160-148-00	5/3/2021	W LAKEVIEW DR	390,000	1S	1,170	1960	2021-01610	WD	19-MULTI PARCEL ARM'S LENGTH
009-012-035-00	5/3/2021	W LAKEVIEW DR	390,000	1S	1,170	1960	2021-01610	WD	19-MULTI PARCEL ARM'S LENGTH
009-160-018-00	5/3/2021	6186 W LAKEVIEW DR	390,000	1S	1,170	1960	2021-01610	WD	19-MULTI PARCEL ARM'S LENGTH
009-680-019-00	9/1/2021	7319 W WHITE BIRCH AVE	365,000	1S	945	1972	2021-02964	WD	03-ARM'S LENGTH
009-160-035-00	7/30/2021	6376 W LAKEVIEW DR	350,000	1S	1,010	1940	2021-02669	WD	03-ARM'S LENGTH
009-460-001-00	8/10/2021	6518 W LAKEVIEW DR	341,000	1S	1,400	1973	2021-02741	WD	09-FAMILY SALE
009-600-095-00	11/5/2021	SIXTH ST	339,999	1S	816	1957	2021-03818	LC	19-MULTI PARCEL ARM'S LENGTH
009-600-096-00	11/5/2021	SIXTH ST	339,999	1S	816	1957	LC \$50K DOWN	LC	19-MULTI PARCEL ARM'S LENGTH
009-600-097-00	11/5/2021	8251 W SAPPHIRE AVE	339,999	1S	816	1957	2021-03818	LC	19-MULTI PARCEL ARM'S LENGTH
009-600-098-00	11/5/2021	8251 W SAPPHIRE AVE	339,999	1S	816	1957	2021-03818	LC	19-MULTI PARCEL ARM'S LENGTH
009-220-011-00	8/10/2021	830 S OAK DR	337,000	1S	1,068	1960	2021-02847	WD	03-ARM'S LENGTH
009-590-025-00	7/26/2021	1552 S HILL ST	323,000	1.5S	1,860	1993	2021-02586	WD	03-ARM'S LENGTH
009-029-008-00	9/3/2021	X SEELEY RD	320,000	1S	720	0	2021-03019	WD	19-MULTI PARCEL ARM'S LENGTH
009-029-007-00	9/3/2021	X SEELEY RD	320,000	1S	720	0	2021-03019	WD	03-ARM'S LENGTH
009-550-004-00	8/25/2021	6028 W OAKCREST DR	300,000	1S	3,035	1968	2021-03301	MLC	03-ARM'S LENGTH
009-620-001-20	8/12/2021	7856 W FOREST DR	300,000	1.25S	1,402	1960	2021-02754	WD	03-ARM'S LENGTH
009-500-001-00	1/11/2021	7074 W WHITE BIRCH AVE	289,000	1.5S	1,287	1974	2021-00070	WD	03-ARM'S LENGTH
009-009-002-00	1/4/2022	1181 S LACHANCE RD	270,000	1S	1,280	1970	PTA	PTA	19-MULTI PARCEL ARM'S LENGTH
009-009-001-08	1/4/2022	S LACHANCE RD	270,000	MultiplePIN			PTA	PTA	19-MULTI PARCEL ARM'S LENGTH
009-009-001-10	1/4/2022	S LACHANCE RD	270,000	MultiplePIN			PTA	PTA	19-MULTI PARCEL ARM'S LENGTH
009-260-049-00	6/10/2021	6730 W REDMAN DR	270,000	1.75S	1,428	1975	2021-02062	WD	09-FAMILY SALE
009-220-007-00	8/31/2021	870 S OAK DR	265,000	1S	2,358	1974	2021-02948 &	WD	09-FAMILY SALE
009-010-010-00	10/27/2021	1988 S SCHNEIDER ST	260,000	1S	952	1989	2021-03646	WD	09-FAMILY SALE
009-019-014-00	10/1/2021	3801 S SEELEY RD	260,000	1S	1,280	2006	2021-03351	WD	03-ARM'S LENGTH
009-032-023-75	3/23/2021	10170 W CADILLAC RD	260,000	1S	1,584	1982	2021-01082	WD	03-ARM'S LENGTH
009-017-002-36	5/4/2021	10646 W ROSTED RD	255,000	1S	1,536	2020	2021-01654	WD	03-ARM'S LENGTH
009-510-024-00	12/30/2021	8295 W WHISPERING PINE	251,000	1S	1,330	2000	MLS1894413	OTH	19-MULTI PARCEL ARM'S LENGTH
009-510-023-00	12/30/2021	W WHISPERING PINE CIR S	251,000	1S	1,330	2000	MLS1894413	OTH	19-MULTI PARCEL ARM'S LENGTH
009-015-041-00	6/28/2021	8400 W JENNINGS RD	249,999	1S	520	1965	2021-02322	WD	03-ARM'S LENGTH
009-035-024-00	12/15/2021	7380 W CADILLAC RD	245,000	1S	956	1969	2021-04276	WD	03-ARM'S LENGTH
009-022-016-23	5/28/2021	8500 W LOTAN RD X 301	240,000	1S	1,344	2002	2021-02001	WD	03-ARM'S LENGTH
009-510-049-00	10/15/2021	W WHISPERING PINE CIR N	235,000	1S	1,248	1989	2021-03494	WD	19-MULTI PARCEL ARM'S LENGTH
009-510-048-00	10/15/2021	8333 W WHISPERING PINE	235,000	1S	1,248	1989	2021-03494	WD	03-ARM'S LENGTH
009-016-007-00	12/16/2021	9131 W JENNINGS RD	232,500	1.25S	1,478	1969	2021-04337	WD	03-ARM'S LENGTH
009-031-006-00	11/10/2021	S SEELEY RD	220,000		-	0	2021-03892	WD	03-ARM'S LENGTH
009-027-001-36	11/5/2021	4028 S DICKERSON RD	220,000	1S	2,264	1999	2021-03758	WD	03-ARM'S LENGTH
009-290-046-00	7/30/2021	7770 W WHITE BIRCH AVE	220,000	1S	616	1966	2021-02671	WD	03-ARM'S LENGTH
009-620-041-00	6/7/2021	7601 W FOREST DR	220,000	1S	1,880	1972	2021-02007	WD	19-MULTI PARCEL ARM'S LENGTH
009-620-043-00	6/7/2021	S POPLAR ST	220,000	MultiplePIN			2021-02007	WD	19-MULTI PARCEL ARM'S LENGTH
009-620-047-00	6/7/2021	BIRCH AVE	220,000	MultiplePIN			2021-02007	WD	19-MULTI PARCEL ARM'S LENGTH
009-620-049-00	6/7/2021	BIRCH AVE	220,000	MultiplePIN			2021-02007	WD	19-MULTI PARCEL ARM'S LENGTH
009-033-009-00	6/1/2021	S LACHANCE RD	215,001	Agricultrual		0	2021-01951	WD	03-ARM'S LENGTH
009-016-007-00	6/8/2021	9131 W JENNINGS RD	215,000	1.25S	1,478	1969	2021-02035	WD	03-ARM'S LENGTH
009-013-003-00	7/1/2021	6121 W JENNINGS RD	213,000	MultiplePIN	4,864	1987	2021-02299	MLC	19-MULTI PARCEL ARM'S LENGTH
009-013-002-00	7/1/2021	6121 W JENNINGS RD	213,000	Commercial	6,254	1987	2021-02299	MLC	19-MULTI PARCEL ARM'S LENGTH
009-026-017-40	11/4/2021	7670 W BLUE RD	205,000	1S	1,680	1978	2021-03979	WD	03-ARM'S LENGTH
009-510-039-00	10/15/2021	8358 W WHISPERING PINE	191,000	1S	1,188	1977	2021-03490	WD	03-ARM'S LENGTH
009-034-003-20	9/15/2021	5018 S DICKERSON RD	187,000	HUD	1,304	1987	2021-03120	WD	03-ARM'S LENGTH
009-034-001-00	1/6/2021	8371 W BLUE RD	185,000	1.5S	1,174	1965	2021-00090	WD	03-ARM'S LENGTH
009-260-043-00	2/22/2021	6779 W REDMAN DR	184,000	1.25S	1,470	1978	2021-00612	WD	03-ARM'S LENGTH
009-575-014-00	4/23/2021	4931 RIVER WOODS RD	180,610	BOCA/STATE	1,512	2000	2021-01482	WD	03-ARM'S LENGTH
009-580-004-00	10/7/2021	1840 S SCHNEIDER ST	175,000	1S	300	1942	2021-03438	WD	03-ARM'S LENGTH

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009-007-009-50	10/15/2021	W ROUND LAKE RD	170,000	vacant	-	0	2021-03539	PTA	03-ARM'S LENGTH
009-490-066-00	6/28/2021	1905 S MAYFLOWER AVE	170,000	1S	1,408	1968	2021-02276	WD	03-ARM'S LENGTH
009-011-010-00	6/3/2021	7100 W JENNINGS RD	168,000	1S	1,392	1973	2021-01990	WD	03-ARM'S LENGTH
009-011-015-00	4/5/2021	7062 W JENNINGS RD	165,000	1S	960	1966	2021-01145	WD	03-ARM'S LENGTH
009-450-003-00	5/14/2021	1845 S GREEN RD	161,500	1S	1,200	1962	2021-01736	WD	03-ARM'S LENGTH
009-510-039-00	2/19/2021	8358 W WHISPERING PINE	161,400	1S	1,188	1977	2021-00582	WD	03-ARM'S LENGTH
009-017-012-68	4/16/2021	10080 W KELLY RD	152,500	HUD	1,512	2004	2021-01428	WD	03-ARM'S LENGTH
009-010-019-97	10/4/2021	X W SAPPHIRE AVE	150,000	1S	1,352	1985	2021-03732	WD	19-MULTI PARCEL ARM'S LENGTH
009-600-165-00	10/4/2021	8778 W SAPPHIRE AVE	150,000	1S	1,352	1985	2021-03732	WD	19-MULTI PARCEL ARM'S LENGTH
009-450-010-00	8/25/2021	6990 S B ST	150,000	1S	484	1947	2021-03008	WD	09-FAMILY SALE
009-290-051-00	1/27/2021	7700 W WHITE BIRCH AVE	138,000	1.5S	936	1974	2021-00337	WD	03-ARM'S LENGTH
009-580-004-00	5/24/2021	1840 S SCHNEIDER ST	135,000	1S	300	1942	2021-02320	WD	03-ARM'S LENGTH
009-220-008-00	9/10/2021	860 S OAK DR	130,000	vacant	-	0	2021-03066	WD	03-ARM'S LENGTH
009-028-007-00	6/16/2021	4855 S LACHANCE RD	130,000	1S	1,456	1974	2021-02181	WD	09-FAMILY SALE
009-016-022-75	4/27/2021	9765 W JENNINGS RD	130,000	1S	1,152	1994	2021-01520	WD	03-ARM'S LENGTH
009-490-053-00	12/16/2021	7058 W MISSAUKEE BLVD	128,000	1S	832	1971	2021-04236	WD	03-ARM'S LENGTH
009-250-066-00	12/7/2021	9770 W CLAM RIVER DR	128,000	1S	1,722	1978	2021-04179	WD	19-MULTI PARCEL ARM'S LENGTH
009-250-067-00	12/7/2021	W CLAM RIVER DR	128,000	1S	1,722	1978	2021-04179	WD	19-MULTI PARCEL ARM'S LENGTH
009-510-019-00	8/12/2021	8395 W WHISPERING PINE	125,000	HUD	1,248	1999	2021-02795	WD	03-ARM'S LENGTH
009-018-001-00	12/2/2021	11651 W ROSTED RD	120,000	vacant	-	0	2021-04076	WD	03-ARM'S LENGTH
009-670-014-12	5/21/2021	1510 S MOREY RD L	114,900	1S	428	1954	2021-02004	WD	03-ARM'S LENGTH
009-250-013-00	2/5/2021	9790 W LOTAN RD	106,000	1S	1,040	1983	2021-00524	WD	19-MULTI PARCEL ARM'S LENGTH
009-250-014-00	2/5/2021	9790 W LOTAN RD	106,000	MultiplePIN	-	0	2021-00524	WD	19-MULTI PARCEL ARM'S LENGTH
009-018-001-50	10/4/2021	2525 S SEELEY RD	100,000	HUD	1,008	1980	MLS1886882	PTA	03-ARM'S LENGTH
009-250-026-00	12/2/2021	9530 W LOTAN RD	95,000	1S	988	1976	2021-04109	WD	03-ARM'S LENGTH
009-010-010-99	6/30/2021	W JENNINGS RD	83,500	MultiplePIN	-	0	PTA	PTA	19-MULTI PARCEL ARM'S LENGTH
009-015-030-00	6/30/2021	W JENNINGS RD	83,500	vacant	-	0	2021-02298	WD	03-ARM'S LENGTH
009-021-013-50	12/10/2021	3151 S LACHANCE RD	80,000	HUD	924	1991	2021-04288	WD	03-ARM'S LENGTH
009-013-018-80	2/23/2021	6781 W JENNINGS RD	78,000	1S	936	1930	2021-00632	WD	03-ARM'S LENGTH
009-004-001-58	7/20/2021	9707 W CROOKED LAKE PA	74,000	1S	1,344	2001	2021-02491	WD	16-LC PAYOFF
009-013-015-00	12/23/2021	2260 S MOREY RD	70,000	Commercial	2,067	1988	2021-04371	WD	03-ARM'S LENGTH
009-340-034-00	8/26/2021	10281 W ROSTED RD	66,301	HUD	1,736	1998	2021-00847	SD	11-FROM LENDING INSTITUTION EXPC
009-340-034-00	2/26/2021	10281 W ROSTED RD	66,301	HUD	1,736	1998	2021-00847	SD	10-FORECLOSURE
009-392-002-00	7/16/2021	292 S BALDWIN ST	59,900	1S	1,440	1965	2021-02499	WD	03-ARM'S LENGTH
009-021-012-00	1/8/2021	W KELLY RD	55,000	vacant	-	0	2021-0059	CD	03-ARM'S LENGTH
009-002-002-90	11/3/2021	W REDMAN DR	50,000	vacant	-	0	2021-03714	WD	32-SPLIT VACANT
009-031-001-35	12/16/2021	S BROWN RD	42,000	vacant	-	0	2021-04292	WD	03-ARM'S LENGTH
009-011-020-00	7/2/2021	W JENNINGS RD	42,000	1S	720	1960	2021-02319	WD	19-MULTI PARCEL ARM'S LENGTH
009-470-120-00	7/2/2021	1985 S PAVILION DR	42,000	1S	720	1960	2021-02319	WD	19-MULTI PARCEL ARM'S LENGTH
009-031-019-80	8/20/2021	5549 S SEELEY RD	37,500	vacant	-	0	2021-02899	WD	03-ARM'S LENGTH
009-009-019-25	7/27/2021	9675 W JENNINGS RD	35,000	vacant	-	0	2021-02565	WD	03-ARM'S LENGTH
009-392-002-00	7/16/2021	292 S BALDWIN ST	33,500	1S	1,440	1965	2021-02498	WD	16-LC PAYOFF
009-530-009-00	5/7/2021	W RIDGEVIEW DR	32,900	vacant	-	0	2021-01727	WD	03-ARM'S LENGTH
009-690-031-00	5/1/2021	6359 W JENNINGS RD	30,000	HUD	1,357	1969	2021-02927	LC	09-FAMILY SALE
009-690-031-00	2/10/2021	6359 W JENNINGS RD	30,000	HUD	1,357	1969	2021-00500	QC	21-NOT USED
009-022-019-10	4/12/2021	8204 W LOTAN RD	29,900	vacant	-	0	2021-01387	WD	03-ARM'S LENGTH
009-007-011-00	5/10/2021	S SEELEY RD	22,000	1S	-	1944	2021-01809	WD	21-NOT USED
009-016-021-90	7/28/2021	2055 S LACHANCE RD	21,500	vacant	-	0	2021-02676	WD	03-ARM'S LENGTH
009-576-027-00	3/21/2021	RIVER WOODS RD	21,000	vacant	-	0	2021-00924	WD	03-ARM'S LENGTH
009-032-011-60	12/17/2021	W WATERGATE RD	20,000	vacant	-	0	2021-04297	WD	03-ARM'S LENGTH
009-368-012-00	3/24/2021	S BALDWIN ST	20,000	1S	711	1875	2021-00985	QC	19-MULTI PARCEL ARM'S LENGTH
009-368-011-00	3/24/2021	447 S BALDWIN ST	20,000	1S	711	1875	2021-00985	QC	19-MULTI PARCEL ARM'S LENGTH
009-008-006-00	2/26/2021	W ROUND LAKE RD	20,000	vacant	-	0	2021-01003	QC	09-FAMILY SALE
009-032-011-65	4/28/2021	W WATERGATE RD	18,000	vacant	-	0	2021-01552	WD	32-SPLIT VACANT
009-576-026-00	3/17/2021	RIVER WOODS RD	18,000	vacant	-	0	2021-00925	WD	03-ARM'S LENGTH
009-017-001-31	10/15/2021	S LACHANCE RD	15,000	vacant	-	0	2021-03557	WD	32-SPLIT VACANT
009-430-029-00	4/21/2021	1707 S KATHLEEN DR	10,549	1S	1,224	1938	2021-01490	QC	21-NOT USED
009-430-054-00	10/8/2021	CHARLES DR	10,000	MultiplePIN	-	0	2021-03594	WD	19-MULTI PARCEL ARM'S LENGTH
009-430-053-00	10/8/2021	CHARLES DR	10,000	vacant	-	0	2021-03594	WD	19-MULTI PARCEL ARM'S LENGTH
009-375-005-00	6/11/2021	408 S BALDWIN ST	10,000	HUD	1,120	1988	2021-02047	WD	16-LC PAYOFF
009-012-022-30	3/4/2021	W RAILROAD ST	9,500	vacant	-	0	2021-00798	WD	03-ARM'S LENGTH
009-340-033-00	2/18/2021	10944 W KELLY RD	9,000	vacant	-	0	2021-00573	WD	03-ARM'S LENGTH
009-660-018-00	9/3/2021	S SARA DR	8,500	vacant	-	0	2021-02983	WD	03-ARM'S LENGTH
009-027-001-38	7/6/2021	8097 W LOTAN RD	8,500	vacant	-	0	MLS1882906	LC	03-ARM'S LENGTH
009-027-001-37	2/19/2021	8075 W LOTAN RD	8,500	vacant	-	0	2021-00581	WD	03-ARM'S LENGTH

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009-590-092-00	9/15/2021	W FIRST ST	7,000	vacant	-	0	2021-03582	WD	16-LC PAYOFF
009-590-027-00	7/14/2021	1543 HILL ST	6,000	vacant	-	0	2021-02501	WD	03-ARM'S LENGTH
009-009-001-08	10/28/2021	1169 S LACHANCE RD	5,000	vacant	-	0	2021-03652	QC	32-SPLIT VACANT
009-012-037-80	8/18/2021	W LAKEVIEW DR	5,000	vacant	-	0	2021-02825	WD	32-SPLIT VACANT
009-021-013-75	9/30/2021	S LACHANCE RD	3,500	vacant	-	0	2021-03263	QC	32-SPLIT VACANT
009-395-002-00	9/29/2021	S BALDWIN ST	3,000	vacant	-	0	2021-03250	QC	03-ARM'S LENGTH
009-012-022-90	7/16/2021	W RAILROAD ST	3,000	vacant	-	0	2021-02540	QC	03-ARM'S LENGTH
009-382-006-00	3/23/2021	S CRAPO ST	3,000	vacant	-	0	2021-00966	QC	19-MULTI PARCEL ARM'S LENGTH
009-382-007-00	3/23/2021	S CRAPO ST	3,000	vacant	-	0	2021-00966	QC	19-MULTI PARCEL ARM'S LENGTH
009-415-004-00	10/19/2021	9931 W WALNUT ST	1,600	1.5S	1,552	1900	2021-03542	QC	03-ARM'S LENGTH