

# Lake Township, Missaukee County – Assessing Office

January 2023, Report to the Township Board

## Sales Summary 2022 for the year 2023 Assessments:

The sales and appraisal study ratios finalized on the L-4018R appear in the chart below. The required assessment increase in the residential class is \$26,765,208. The capped taxable value formula will limit taxable value increases to 5% of the consumer price index. The Headlee Rollback will reduce millage rates to limit revenue gains to inflation and new construction.

Michigan Department of Treasury  
603 (Rev. 7-04)

L-4018R

12/21/2022 10:35 AM

Db: Missaukee County 2023

## Analysis for Equalized Valuation - Real Property

### STATE TAX COMMISSION

County 57- Missaukee		City or Township LAKE TOWNSHIP					Year 2022/2023
Assessment Roll Classification		Sample			% Ratio Assessment s to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Class of Real Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value			
Agricultural	7,044,300	14	2,384,467	1,105,800	46.38	15,188,228	AS
Commercial	18,855,500	13	4,056,944	1,768,000	43.58	43,266,407	AS
Industrial	529,500	8	1,272,013	529,500	41.63	1,272,013	AS 100% Sample
Residential	200,830,100	168	0	0	44.12	455,190,617	SS

### Local residential resales:

- \$240,000 on 1/5/2023 after selling from \$199,900 on 5/1/2020, 20% gain, annually 7%
- \$267,500 on 10/7/2022 after selling for \$235,000 on 10/15/2021, 14% gain.
- \$550,000 on 8/26/2022 after selling for \$368,000 on 8/19/2020, 49% gain, annually 24%
- \$249,000 on 3/16/2022 after selling for \$154,394 on 3/4/2020, 61% gain, annually 30%
- \$350,000 on 3/22/2022 after selling for \$260,000 on 1/10/2020, 34% gain, annually 16%
- \$129,900 on 3/15/2022 after selling for \$46,250 on 2/5/2020, 181% gain, annually 85%

The CoreLogic National Home Price Index, measuring price change in repeat sales, reports an increase of 8.6% for the year November 2022 compared with November 2021. CoreLogic forecasts annual gains will continue to moderate toward near historical average price growth of 3-5% by November 2023.

The sales summary reports and projections presented here contain estimates intended to facilitate discussion of market trends. Sale & assessment detail is available on the township website with the BS&A software link, the sale & assessment map, record cards & valuation statements. This document does not replace official county-issued sales study Forms L-4015 and L-2793.

Prior year's residential sale ratios and required assessed value increases:

- 2022: 47.08% = \$11,612,000; 2021: 47.65% = \$ 8,758,057; 2020: 46.58% = \$11,994,472

## New Construction:

- 85 New Building Permits issued during 2022, including 7 addition/alterations, 1 Agricultural Exemption request, 2 carports, 7 commercial, 3 decks, 4 demolitions, 1 foundation, 5 Garage, 3 HUD, 15 new houses, 10 pole barns, 1 pool, 6 repairs, 12 reroof, 1 roof structure, 2 sheds, 1 sign, 2 solar array, 1 violation letter.
- Work in Progress is active on 49 parcels including 24 new houses.

## Administration:

- Certified Prevailing Institutional Lending Rates of Interest as of September 2022 Residential 6.93%, Commercial 4.52%, Agricultural 5.17%
- March Board of Review meets Tuesday, March 7<sup>th</sup>, from 9 am to 10 am for the organizational meeting. Then meets Monday, March 13<sup>th</sup>, from 3 pm to 9 pm and Tuesday, March 14<sup>th</sup> from 10 am to 4 pm.

Tim Cairns, Assessor [assessor@laketownshipmissaukee.com](mailto:assessor@laketownshipmissaukee.com) 231-577-1025

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-017-002-48	401	4091	01/05/2023		97,100	240,000	40.46
009-490-050-00	401	404	12/21/2022	WD	54,300	150,000	36.20
009-017-001-36	401	416	12/09/2022	WD	136,200	265,000	51.40
009-026-016-00	401	416	12/08/2022	WD	58,200	195,000	29.85
009-036-009-70	V401	416	12/07/2022	WD	7,600	28,000	27.14
009-034-002-00	401	416	11/30/2022	WD	118,000	327,000	36.09
009-019-015-80	401	416	11/23/2022	LC	11,800	33,000	35.76
009-017-012-60	401	416	11/22/2022	WD	61,100	140,000	43.64
009-036-009-80	V401	416	11/03/2022	WD	9,900	32,000	30.94
009-004-004-68	401	424	10/31/2022	WD	42,100	172,000	24.48
009-600-190-00	401	412	10/28/2022	WD	37,000	175,000	21.14
009-590-041-00	401	412	10/28/2022	WD	66,900	176,000	38.01
009-590-042-00	402	412	10/28/2022	WD	66,900	176,000	38.01
009-590-043-00	401	412	10/28/2022	WD	66,900	176,000	38.01
009-490-079-00	401	404	10/24/2022	WD	53,600	325,900	16.45
009-004-004-79	V402	424	10/24/2022	QC	5,000	8,000	62.50
009-160-012-00	408	403	10/21/2022	WD	108,400	450,000	24.09
009-029-012-00	401	416	10/19/2022	WD	57,000	115,000	49.57
009-008-010-00	401	416	10/12/2022	QC	62,900	75,000	83.87
009-033-009-55	401	416	10/11/2022	WD	133,100	340,000	39.15
009-510-048-00	401	415	10/07/2022	WD	89,400	267,500	33.42
009-660-003-00	V402	660	10/04/2022	WD	4,000	10,000	40.00
009-020-014-00	401	416	10/01/2022	WD	70,000	174,600	40.09
009-021-019-00	401	416	09/30/2022	WD	17,500	47,000	37.23
009-490-027-00	408	403	09/28/2022	QC	100,700	254,500	39.57
009-021-018-00	401	416	09/27/2022	WD	104,900	277,900	37.75
009-470-041-00	401	404	09/23/2022	WD	78,700	300,000	26.23
009-017-002-64	401	4091	09/12/2022	WD	135,600	300,000	45.20
009-017-002-46	V402	4091	09/09/2022	WD	7,500	25,000	30.00
009-376-006-00	401	424	09/09/2022	QC	11,100	50,000	22.20
009-396-007-00	V402	424	09/01/2022	QC	500	1,000	50.00
009-260-021-00	408	4520	08/26/2022	WD	188,600	550,000	34.29
009-364-006-00	408	402R	08/25/2022	WD	213,600	455,000	46.95
009-430-056-00	401	430	08/22/2022	WD	63,100	141,000	44.75
009-520-001-00	408	4520	08/22/2022	WD	106,800	420,000	25.43
009-004-001-50	408	402R	08/22/2022	WD	274,800	626,000	43.90
009-480-004-00	401	404	08/04/2022	WD	87,000	248,000	35.08
009-015-007-40	V402	416	08/01/2022	WD	12,300	27,500	44.73
009-470-107-00	401	404	07/29/2022	WD	28,200	175,000	16.11
009-160-067-00	401	4161	07/28/2022	WD	68,200	235,000	29.02
009-460-004-00	408	403	07/22/2022	WD	204,800	650,000	31.51
009-575-002-00	V402	409	07/22/2022	WD	3,300	7,200	45.83
009-020-007-21	401	416	07/19/2022	WD	88,300	260,000	33.96
009-028-003-60	401	416	07/19/2022	LC	29,300	110,000	26.64
009-530-009-00	V402	404	07/08/2022	WD	15,000	36,000	41.67
009-021-023-75	V402	416	06/27/2022	WD	9,900	29,000	34.14
009-009-013-90	V402	416	06/22/2022	WD	1,500	16,000	9.38
009-016-020-90	401	416	06/17/2022	WD	62,800	175,000	35.89
009-160-107-00	401	4161	06/15/2022	WD	49,100	175,000	28.06
009-240-018-00	401	414	06/15/2022	WD	92,400	159,500	57.93
009-160-106-00	401	4161	06/13/2022	WD	155,900	499,900	31.19
009-026-011-00	401	416	06/10/2022	WD	128,300	225,000	57.02
009-470-055-00	401	404	06/10/2022	WD	85,300	250,000	34.12
009-270-011-00	408	402R	06/10/2022	WD	161,800	450,000	35.96
009-576-016-00	401	414	06/06/2022	WD	131,100	359,900	36.43
009-031-019-80	V402	416	06/02/2022	WD	12,500	75,000	16.67
009-009-030-00	V402	416	05/27/2022	WD	18,000	75,010	24.00
009-460-042-00	401	4161	05/18/2022	WD	32,200	100,000	32.20
009-032-011-00	V402	416	05/13/2022	WD	43,900	140,000	31.36
009-012-015-00	401	416	05/11/2022	WD	10,500	52,000	20.19
009-510-052-00	401	415	05/06/2022	WD	83,100	232,000	35.82
009-660-022-00	401	660	04/29/2022	WD	48,700	125,000	38.96
009-012-017-00	401	416	04/27/2022	WD	25,400	36,960	68.72
009-660-015-00	401	660	04/25/2022	WD	51,000	170,000	30.00
009-600-188-00	401	412	04/22/2022	WD	36,500	65,000	56.15
009-280-024-00	408	402R	04/20/2022	WD	182,900	390,000	46.90
009-013-001-00	201	201A	04/20/2022	WD	***,***	***,***	16.27
009-250-065-00	401	415	04/01/2022	WD	77,400	215,000	36.00
009-018-001-35	401	4091	03/31/2022	WD	161,600	430,000	37.58
009-031-001-25	V402	416	03/29/2022	WD	23,700	76,000	31.18

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-034-006-90	401	416	03/22/2022	WD	146,100	350,000	41.74
009-510-001-00	401	415	03/18/2022	WD	54,700	180,000	30.39
009-490-079-00	401	404	03/18/2022	WD	48,900	95,000	51.47
009-340-030-00	V402	409	03/17/2022	WD	2,500	11,500	21.74
009-510-036-00	401	415	03/16/2022	WD	79,300	249,900	31.73
009-590-090-00	401	412	03/15/2022	WD	23,400	129,900	18.01
009-340-034-00	401	4091	02/25/2022	WD	46,900	165,000	28.42
009-576-020-00	401	414	02/25/2022	WD	168,600	410,000	41.12
009-025-010-00	401	416	02/11/2022	WD	90,000	215,000	41.86
009-004-004-78	V402	424	02/08/2022	WD	4,000	8,000	50.00
009-575-005-00	V402	409	02/07/2022	WD	6,500	17,000	38.24
009-590-029-00	401	412	02/04/2022	WD	53,200	150,000	35.47
009-031-005-00	401	416	01/24/2022	WD	112,600	295,000	38.17
009-012-013-50	201	201C	01/14/2022	WD	81,400	168,000	48.45
009-018-001-00	V402	4091	01/13/2022	WD	33,800	129,000	26.20
009-260-064-00	401	409	01/06/2022	WD	66,700	80,000	83.38
009-009-002-00	401	416	01/04/2022	WD	102,900	270,000	38.11
Averages:					70,882	199,100	35.60

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

Statistical Mean= 36.953    Median= 36.000    Maximum= 83.867    Minimum= 9.375

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

Normalized Average Deviation = 0.24882 (Coefficient of Dispersion)  
Average Squared Deviation = 168.69254 (Variance)  
Square Root of Squared Deviation = 12.98817 (Standard Deviation)  
Normalized Standard Deviation = 0.35148 (Covariance)  
2 Standard Deviation Range (Low) = 10.97656 (High) = 62.92923

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

Normalized Average Deviation = 0.25373 (Coefficient of Dispersion)  
Average Squared Deviation = 169.61110 (Variance)  
Square Root of Squared Deviation = 13.02348 (Standard Deviation)  
Normalized Standard Deviation = 0.36176 (Covariance)  
2 Standard Deviation Range (Low) = 9.95303 (High) = 62.04697

Lake Township Missaukee 2022 Sales Summary  
see BSA datalink and Sales Map for details

pnum	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	netAcres	liberpage	instr	terms
009-460-030-60	7/22/2022	6621 LAKEVIEW DR	650,000	1.5S	1,512	1979	0.248	2022-0240'	WD	19-MULTI PARCEL ARM'S LENGTH
009-460-004-00	7/22/2022	6620 W LAKEVIEW DR	650,000	MultiplePIN	-		0.248	2022-0240'	WD	19-MULTI PARCEL ARM'S LENGTH
009-013-001-00	4/20/2022	2020 S MOREY RD	-	Commercial	7,810	2002	1.428	2022-0144'	WD	03-ARM'S LENGTH
009-004-001-50	8/22/2022	9730 W ANDERSON TRL	626,000	1S	1,912	2006	22.95	2022-0275'	WD	19-MULTI PARCEL ARM'S LENGTH
009-004-004-70	8/22/2022	W CROOKED LAKE PARK RD	626,000	MultiplePIN	-		22.95	2022-0275'	WD	19-MULTI PARCEL ARM'S LENGTH
009-260-021-00	8/26/2022	117 S MARK TRL	550,000	1.5S	1,668	1989	0.213	2022-0277'	WD	03-ARM'S LENGTH
009-160-106-00	6/13/2022	6401 W LAKEVIEW DR	499,900	1.5S	1,925	2003	0.325	2022-0194'	WD	03-ARM'S LENGTH
009-364-002-00	8/25/2022	S BLAIR ST	455,000	MultiplePIN	-		4.026	2022-0271'	WD	19-MULTI PARCEL ARM'S LENGTH
009-364-006-00	8/25/2022	9852 W WALNUT ST	455,000	TRI	3,528	1953	4.026	2022-0271'	WD	03-ARM'S LENGTH
009-160-012-00	10/21/2022	6130 W LAKEVIEW DR	450,000	1S	892	1956	0.119	2022-0332'	WD	03-ARM'S LENGTH
009-270-011-00	6/10/2022	310 S OAK DR	450,000	1.5S	2,241	1950	0.243	2022-0188'	WD	03-ARM'S LENGTH
009-018-001-35	3/31/2022	2255 S SEELEY RD	430,000	1.75S	3,243	2003	9.74	2022-0112'	WD	03-ARM'S LENGTH
009-520-001-00	8/22/2022	6507 W NORTHSHORE DR	420,000	1S	864	1971	0.201	2022-0271'	WD	03-ARM'S LENGTH
009-576-020-00	2/25/2022	4910 RIVER WOODS RD	410,000	1.5S	2,512	2005	1.803	2022-0063'	WD	19-MULTI PARCEL ARM'S LENGTH
009-576-021-00	2/25/2022	RIVER WOODS RD	410,000	MultiplePIN	-		1.803	2022-0634'	WD	19-MULTI PARCEL ARM'S LENGTH
009-280-024-00	4/20/2022	9359 W OAK DR	390,000	1S	1,064	1999	0.345	2022-0145'	WD	03-ARM'S LENGTH
009-576-016-00	6/6/2022	4798 RIVER WOODS RD	359,900	1S	1,445	2005	0.878	2022-0196'	WD	03-ARM'S LENGTH
009-034-006-90	3/22/2022	8481 W WATERGATE RD	350,000	1.5S	2,532	1993	8.979	2022-0091'	WD	03-ARM'S LENGTH
009-033-009-55	10/11/2022	5721 S LACHANCE RD	340,000	1S	2,102	2008	9.393	2022-0328'	WD	03-ARM'S LENGTH
009-034-002-00	11/30/2022	8257 W BLUE RD	327,000	1.5S	1,383	1991	4.821	2022-0376'	WD	03-ARM'S LENGTH
009-490-079-00	10/24/2022	1915 S ROSE AVE	325,900	1S	768	1965	0.152	2022-0339'	WD	03-ARM'S LENGTH
009-470-041-00	9/23/2022	1825 S SWEETBRIAR AVE	300,000	1.5S	1,344	1972	0.193	2022-0306'	WD	03-ARM'S LENGTH
009-017-002-68	9/12/2022	W ROSTED RD	300,000	1.5S	1,964	2003	26.44	2022-0289'	WD	19-MULTI PARCEL ARM'S LENGTH
009-017-002-64	9/12/2022	10800 W ROSTED RD	300,000	1.5S	1,964	2003	26.44	2022-0289'	WD	19-MULTI PARCEL ARM'S LENGTH
009-031-005-00	1/24/2022	5167 S SEELEY RD	295,000	1S	2,442	1969	20.645	2022-0035'	WD	03-ARM'S LENGTH
009-021-018-00	9/27/2022	9692 W CLAM RIVER DR	277,900	HUD	1,328	1999	10.9	2022-0307'	WD	03-ARM'S LENGTH
009-009-002-00	1/4/2022	1181 S LACHANCE RD	270,000	1S	1,280	1970	76.269	2022-0006'	WD	19-MULTI PARCEL ARM'S LENGTH
009-009-001-08	1/4/2022	S LACHANCE RD	270,000	MultiplePIN	-		76.269	2022-0006'	WD	19-MULTI PARCEL ARM'S LENGTH
009-009-001-10	1/4/2022	S LACHANCE RD	270,000	MultiplePIN	-		76.269	2022-0006'	WD	19-MULTI PARCEL ARM'S LENGTH
009-510-049-00	10/7/2022	W WHISPERING PINE CIR N	267,500	MultiplePIN	-		0.885	2022-0328'	WD	19-MULTI PARCEL ARM'S LENGTH
009-510-048-00	10/7/2022	8333 W WHISPERING PINE	267,500	1S	1,248	1989	0.885	202-03287'	WD	19-MULTI PARCEL ARM'S LENGTH
009-017-001-36	12/9/2022	2004 S LACHANCE RD	265,000	1.5S	1,998	2020	2.39	2022-0386'	WD	03-ARM'S LENGTH
009-020-007-22	7/19/2022	W KELLY RD	260,000	MultiplePIN	-		5.24	2022-0262'	WD	19-MULTI PARCEL ARM'S LENGTH
009-020-007-21	7/19/2022	10635 W KELLY RD	260,000	1S	1,422	1970	5.24	2022-0262'	WD	19-MULTI PARCEL ARM'S LENGTH
009-490-027-00	9/28/2022	7128 W LAKE ST	254,500	1.5S	765	1948	0.115	2022-0325'	QC	03-ARM'S LENGTH
009-470-055-00	6/10/2022	7314 W MISSAUKEE BLVD	250,000	1S	960	1972	0.257	2022-0191'	WD	03-ARM'S LENGTH
009-510-036-00	3/16/2022	8304 W WHISPERING PINE	249,900	1S	1,120	2004	0.355	2022-0862'	WD	03-ARM'S LENGTH
009-480-004-00	8/4/2022	1841 S DIVISION ST	248,000	1.5S	1,544	1960	0.206	2022-0255'	WD	03-ARM'S LENGTH
009-017-002-48	1/5/2023	10360 W ROSTED RD	240,000	1S	1,344	2018	2.78	MLS1904699		03-ARM'S LENGTH
009-160-067-00	7/28/2022	1665 S OAKWOOD DR	235,000	1.5S	1,002	2014	0.269	2022-0247'	WD	19-MULTI PARCEL ARM'S LENGTH
009-160-068-00	7/28/2022	S OAKWOOD DR	235,000	MultiplePIN	-		0.269	2022-0247'	WD	19-MULTI PARCEL ARM'S LENGTH
009-510-052-00	5/6/2022	8276 W WHISPERING PINE	232,000	1S	1,330	1996	0.368	2022-0154'	WD	03-ARM'S LENGTH
009-026-018-70	6/10/2022	S DICKERSON RD	225,000	MultiplePIN	-		27.449	2022-0188'	WD	19-MULTI PARCEL ARM'S LENGTH
009-026-011-00	6/10/2022	7670 W BLUE RD X 300	225,000	1S	2,013	1978	27.449	2022-0188'	WD	19-MULTI PARCEL ARM'S LENGTH
009-250-065-00	4/1/2022	9790 W CLAM RIVER DR	215,000	1S	1,436	1975	1.593	2022-0103'	WD	19-MULTI PARCEL ARM'S LENGTH
009-250-064-00	4/1/2022	W CLAM RIVER DR	215,000	MultiplePIN	-		1.593	2022-0103'	WD	19-MULTI PARCEL ARM'S LENGTH
009-025-009-90	2/11/2022	W BLUE RD	215,000	MultiplePIN	-		2.152	2022-0050'	WD	19-MULTI PARCEL ARM'S LENGTH
009-025-010-00	2/11/2022	6980 W BLUE RD	215,000	1S	1,590	1994	2.152	2022-0050'	WD	19-MULTI PARCEL ARM'S LENGTH
009-260-047-00	8/8/2022	6750 W REDMAN DR	213,333	1.75S	1,456	1977	0.223	2022-0275'	QC	09-FAMILY
009-021-023-00	6/27/2022	W LOTAN RD	205,000	CommericalFore	-	0	0	2022-0217'	WD	03-ARM'S LENGTH
009-021-021-00	6/27/2022	W LOTAN RD	205,000	CommericalFore	-	0	0	2022-0217'	WD	03-ARM'S LENGTH
009-260-064-00	6/9/2022	6844 W REDMAN DR	199,000	HUD	1,976	2000	0.143	2022-0233'	MLC	03-ARM'S LENGTH
009-026-016-00	12/8/2022	7668 W BLUE RD	195,000	1S	1,200	1975	2.263	2022-0380'	WD	03-ARM'S LENGTH
009-510-002-00	3/18/2022	CAMPFIRE COURT	180,000	MultiplePIN	-		0.858	2022-0091'	WD	19-MULTI PARCEL ARM'S LENGTH
009-510-001-00	3/18/2022	8434 CAMPFIRE CT	180,000	1S	960	1975	0.858	2022-0091'	WD	19-MULTI PARCEL ARM'S LENGTH
009-016-026-70	5/24/2022	9590 W KELLY RD	176,239	CellTower	-		14.69	2022-0216'	WD	03-ARM'S LENGTH
009-590-041-00	10/28/2022	1620 CHIPPEWA AVE	176,000	1S	1,531	1980	0.345	2022-0347'	WD	19-MULTI PARCEL ARM'S LENGTH
009-590-042-00	10/28/2022	W FOURTH ST	176,000	MultiplePIN	-		0.345	2022-0347'	WD	19-MULTI PARCEL ARM'S LENGTH
009-590-043-00	10/28/2022	W FOURTH ST	176,000	MultiplePIN	-		0.345	2022-0347'	WD	19-MULTI PARCEL ARM'S LENGTH
009-600-190-00	10/28/2022	8510 W SAPPHIRE AVE	175,000	1S	720	1969	0.259	2022-0347'	WD	19-MULTI PARCEL ARM'S LENGTH
009-010-018-88	10/28/2022	W SAPPHIRE AVE	175,000	MultiplePIN	-		0.259	2022-0347'	WD	19-MULTI PARCEL ARM'S LENGTH
009-470-107-00	7/29/2022	7417 W MISSAUKEE BLVD	175,000	1S	448	1940	0.218	2022-0251'	WD	03-ARM'S LENGTH
009-016-020-90	6/17/2022	2335 S LACHANCE RD	175,000	1.5S	1,597	1920	0.796	2022-0204'	WD	03-ARM'S LENGTH
009-160-107-00	6/15/2022	6370 W BUENA VISTA	175,000	1S	1,275	1938	0.182	2022-0197'	WD	03-ARM'S LENGTH
009-020-014-00	10/1/2022	3876 S LACHANCE RD	174,600	1S	1,106	1970	4.62	2022-0349'	WD	03-ARM'S LENGTH
009-004-004-68	10/31/2022	9799 W CROOKED LAKE PA	172,000	HUD	1,352	2002	0.84	2022-0343'	WD	03-ARM'S LENGTH
009-660-015-00	4/25/2022	2173 S SARA DR	170,000	1S	1,008	1994	0.465	2022-0141'	WD	03-ARM'S LENGTH

Lake Township Missaukee 2022 Sales Summary  
see BSA datalink and Sales Map for details

009-012-013-50	1/14/2022	1760 S MOREY RD	168,000	Carwash	2,750	1995	0.62	2022-0024	WD	03-ARM'S LENGTH
009-340-034-00	2/25/2022	10281 W ROSTED RD	165,000	HUD	1,736	1998	2.975	2022-0077	WD	03-ARM'S LENGTH
009-240-018-00	6/15/2022	5212 S RIVERVIEW DR	159,500	2S	1,412	2001	1.413	2022-0204	WD	03-ARM'S LENGTH
009-011-022-00	12/21/2022	W RAILROAD ST	150,000	1S	520	1963	0.802	2022-0392	WD	03-ARM'S LENGTH
009-490-050-00	12/21/2022	7049 W MISSUAKEE BLVD	150,000	1S	520	1963	0.802	2022-0392	WD	03-ARM'S LENGTH
009-590-029-00	2/4/2022	1550 S CHIPPEWA AVE	150,000	1S	1,075	1973	0.459	2022-0044	WD	03-ARM'S LENGTH
009-430-056-00	8/22/2022	6111 W CHARLES DR	141,000	1S	1,056	1990	0.344	2022-0271	WD	03-ARM'S LENGTH
009-017-012-60	11/22/2022	2874 S LACHANCE RD	140,000	1S	768	2014	6.337	2022-0375	WD	03-ARM'S LENGTH
009-032-011-00	5/13/2022	5955 S BROWN RD	140,000	Vacant	-	-	39.55	2022-0164	WD	03-ARM'S LENGTH
009-031-011-00	2/18/2022	11450 W WATERGATE RD	135,000	HUD	2,890	1973	3.79	2022-0061	MLC	09-FAMILY
009-590-090-00	3/15/2022	8221 W FIRST ST	129,900	1S	567	1920	0.207	2022-0087	WD	03-ARM'S LENGTH
009-018-001-00	1/13/2022	11651 W ROSTED RD	129,000	Vacant	-	-	37.5	2022-0014	WD	03-ARM'S LENGTH
009-660-022-00	4/29/2022	2021 S SARA DR	125,000	1S	1,300	1975	0.469	2022-0151	WD	03-ARM'S LENGTH
009-029-012-00	10/19/2022	4774 S LACHANCE RD	115,000	HUD	1,107	1995	1.043	2022-0330	WD	03-ARM'S LENGTH
009-028-003-60	7/19/2022	4231 S LACHANCE RD	110,000	HUD	896	1975	10.05	2022-0237	LC	03-ARM'S LENGTH
009-032-011-50	11/4/2022	5955 S BROWN RD	108,000	Vacant	-	-	28.39	2022-0357	WD	32-SPLIT VACANT
009-032-011-30	11/4/2022	5955 S BROWN RD	108,000	Vacant	-	-	28.39	2022-0357	WD	32-SPLIT VACANT
009-004-004-47	10/19/2022	9870 W CROOKED LAKE PA	106,000	GRG	-	1994	1.837	2022-0347	WD	32-SPLIT VACANT
009-017-001-32	6/27/2022	2012 S LACHANCE RD	100,000	PartialConstruct	-	2022	1.15	2022-0212	WD	25-PARTIAL CONSTRUCTION
009-460-042-00	5/18/2022	6799 W LAKEVIEW DR	100,000	1+S	624	1965	0.189	2022-0164	WD	03-ARM'S LENGTH
009-490-079-00	3/18/2022	1915 S ROSE AVE	95,000	1S	768	1965	0.152	2022-0087	WD	03-ARM'S LENGTH
009-032-006-10	6/30/2022	W WATERGATE RD	82,400	GRG	-	2008	27.34	2022-0214	QC	20-MULTI PARCEL SALE REF
009-032-006-70	6/30/2022	S LACHANCE RD	82,400	MultiplePIN	-	-	27.34	2022-0214	QC	20-MULTI PARCEL SALE REF
009-032-006-75	6/30/2022	S LACHANCE RD	82,400	MultiplePIN	-	-	9.79	2022-0214	QC	20-MULTI PARCEL SALE REF
009-260-064-00	1/6/2022	6844 W REDMAN DR	80,000	HUD	1,976	2000	0.143	2022-0011	WD	03-ARM'S LENGTH
009-031-001-25	3/29/2022	5304 S BROWN RD	76,000	Vacant	-	0	19.29	2022-0098	WD	03-ARM'S LENGTH
009-009-030-00	5/27/2022		75,010	MultiplePIN	-	0	20	2022-0173	WD	19-MULTI PARCEL ARM'S LENGTH
009-009-020-35	5/27/2022		75,010	MultiplePIN	-	0	20	2022-0173	WD	19-MULTI PARCEL ARM'S LENGTH
009-008-010-00	10/12/2022	10371 W ROUND LAKE RD	75,000	HUD	1,680	1996	8.48	2022-0324	QC	03-ARM'S LENGTH
009-031-019-80	6/2/2022	5549 S SEELEY RD	75,000	Vacant	-	0	12.5	2022-0186	WD	03-ARM'S LENGTH
009-008-010-00	5/26/2022	10371 W ROUND LAKE RD	75,000	HUD	1,680	1996	8.48	2022-0176	WD	03-ARM'S LENGTH
009-029-012-50	8/5/2022	4774 S LACHANCE RD	70,000	HUD	980	1972	1.043	2022-0251	WD	31-SPLIT IMPROVED
009-600-188-00	4/22/2022	8530 W SAPPHIRE AVE	65,000	1S	1,065	1946	0.144	2022-0142	WD	03-ARM'S LENGTH
009-012-015-00	5/11/2022	1800 S MOREY RD	52,000	HUD	720	1967	0.172	2022-0155	WD	03-ARM'S LENGTH
009-376-006-00	9/9/2022	10207 W ELM ST	50,000	1S	480	1960	0.479	2022-0294	QC	03-ARM'S LENGTH
009-021-019-00	9/30/2022	9606 W CLAM RIVER DR	47,000	GRG	-	0	1.27	2022-0317	WD	03-ARM'S LENGTH
009-011-007-98	7/29/2022	W JENNINGS RD	38,000	1S	904	1948	0.767	2022-0244	WD	03-ARM'S LENGTH
009-011-004-00	7/29/2022	7880 W JENNINGS RD	38,000	1S	904	1948	0.767	2022-0244	WD	03-ARM'S LENGTH
009-011-004-00	7/29/2022	7880 W JENNINGS RD	38,000	1S	904	1948	0.767	2022-0244	WD	03-ARM'S LENGTH
009-012-017-00	4/27/2022	6252 W JENNINGS RD	36,960	GRG	-	0	9.798	2022-0144	WD	19-MULTI PARCEL ARM'S LENGTH
009-690-018-00	4/27/2022	W JENNINGS RD	36,960	MultiplePIN	-	0	9.798	2022-0144	WD	19-MULTI PARCEL ARM'S LENGTH
009-530-009-00	7/8/2022	W RIDGEVIEW DR	36,000	MultiplePIN	-	0	0.967	2022-0229	WD	03-ARM'S LENGTH
009-019-015-80	11/23/2022	3688 S SEELEY RD	33,000	HUD	320	1975	0.63	2022-0732	LC	03-ARM'S LENGTH
009-036-009-80	11/3/2022	W WALENJUS RD	32,000	Vacant	-	0	3.788	2022-0346	WD	03-ARM'S LENGTH
009-021-023-75	6/27/2022	W LOTAN RD	29,000	Vacant	-	0	9.88	2022-0217	WD	03-ARM'S LENGTH
009-036-009-70	12/7/2022	6329 W WALENJUS RD	28,000	Vacant	-	0	6.07	2022-0379	WD	03-ARM'S LENGTH
009-031-001-30	2/24/2022	S BROWN RD	28,000	Vacant	-	0	7.04	2022-0060	WD	32-SPLIT VACANT
009-015-007-40	8/1/2022	2337 S BLODGETT RD	27,500	MultiplePIN	-	0	4.765	2022-0246	WD	19-MULTI PARCEL ARM'S LENGTH
009-015-007-45	8/1/2022	S BLODGETT RD	27,500	MultiplePIN	-	0	4.765	2022-0246	WD	19-MULTI PARCEL ARM'S LENGTH
009-017-002-46	9/9/2022	W ROSTED RD	25,000	Vacant	-	0	3.29	2022-0284	WD	03-ARM'S LENGTH
009-575-005-00	2/7/2022	S DICKERSON RD	17,000	MultiplePIN	-	0	3.024	2022-0045	WD	19-MULTI PARCEL ARM'S LENGTH
009-575-006-00	2/7/2022	S DICKERSON RD	17,000	MultiplePIN	-	0	3.024	2022-0045	WD	19-MULTI PARCEL ARM'S LENGTH
009-009-013-90	6/22/2022	1545 S LACHANCE RD	16,000	Vacant	-	0	0.295	2022-0211	WD	03-ARM'S LENGTH
009-520-031-00	7/15/2022	6578 W NORTHSHORE DR	15,000	Vacant	-	0	0.355	2022-0230	WD	32-SPLIT VACANT
009-520-031-00	6/23/2022	6578 W NORTHSHORE DR	15,000	Vacant	-	0	0.355	2022-0206	WD	32-SPLIT VACANT
009-017-012-85	6/28/2022	W KELLY RD	13,500	Vacant	-	0	5.067	2022-0215	WD	03-ARM'S LENGTH
009-340-030-00	3/17/2022	W KELLY RD	11,500	Vacant	-	0	1.102	2022-0064	WD	03-ARM'S LENGTH
009-660-003-00	10/4/2022	S SARA DR	10,000	Vacant	-	0	0.462	2022-0314	WD	03-ARM'S LENGTH
009-017-002-46	9/9/2022	W ROSTED RD	10,000	Vacant	-	0	3.29	2022-0284	WD	16-LC PAYOFF
009-017-001-70	7/27/2022	2468 LACHANCE RD	10,000	Vacant	-	0	5	2022-0243	QC	32-SPLIT VACANT
009-004-004-78	10/24/2022	W CROOKED LAKE PARK RD	8,000	Vacant	-	0	0.86	2022-0343	QC	19-MULTI PARCEL ARM'S LENGTH
009-004-004-79	10/24/2022	W CROOKED LAKE PARK RD	8,000	Vacant	-	0	0.86	2022-0343	QC	19-MULTI PARCEL ARM'S LENGTH
009-004-004-79	2/8/2022	W CROOKED LAKE PARK RD	8,000	Vacant	-	0	0.86	2022-0046	WD	19-MULTI PARCEL ARM'S LENGTH
009-004-004-78	2/8/2022	W CROOKED LAKE PARK RD	8,000	Vacant	-	0	0.86	2022-0046	WD	19-MULTI PARCEL ARM'S LENGTH
009-575-002-00	7/22/2022	DICKERSON RD	7,200	Vacant	-	0	1.01	2022-0238	WD	03-ARM'S LENGTH
009-396-007-00	9/1/2022	N BALDWIN ST	1,000	Vacant	-	0	0.239	2022-0278	QC	03-ARM'S LENGTH