

Lake Township Missaukee - Land Sales 2021-2023
data contains estimates

Ttl/FF=> \$89 Ttl/A> \$ 9,800 Average per SqFt=> \$0.22

Rural Acreage																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AV@Sale	SaleRatio	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-031-001-10	S BROWN	11/17/23	\$40,000	WD	03-ARM'S LENGTH	\$18,600	46.50	\$40,000	\$39,960	0.0	0.0	13.32	\$0	\$3,003	\$0.07	0.00	416	2023-03223		RES 6 RURAL ACREAGE & LOTS	402	
009-022-006-00	W KELLY	10/06/23	\$66,800	WD	03-ARM'S LENGTH	\$21,700	32.49	\$66,800	\$50,100	0.0	0.0	16.70	\$0	\$4,000	\$0.09	0.00	416	2023-02732		RES 6 RURAL ACREAGE & LOTS	402	
009-031-019-80	5549 S SEELEY	07/14/23	\$74,900	WD	03-ARM'S LENGTH	\$17,500	23.36	\$74,900	\$39,471	0.0	0.0	13.47	\$0	\$5,561	\$0.13	0.00	416	2023-01888		RES 6 RURAL ACREAGE & LOTS	401	
009-032-011-95	W WATERGATE	05/09/23	\$75,000	WD	03-ARM'S LENGTH	\$10,700	14.27	\$75,000	\$45,000	800.0	400.0	7.50	\$94	\$10,000	\$0.23	0.00	201A	2023-01311		COM & RES M55/66 TYPES	202	
009-031-001-55	S BROWN	04/24/23	\$45,000	WD	03-ARM'S LENGTH	\$10,700	23.78	\$45,000	\$15,120	0.0	0.0	5.04	\$0	\$8,929	\$0.20	0.00	416	2023-01114		RES 6 RURAL ACREAGE & LOTS	401	
009-036-009-70	6329 W WALENJUS	12/07/22	\$28,000	WD	03-ARM'S LENGTH	\$7,600	27.14	\$28,000	\$29,550	0.0	0.0	9.85	\$0	\$2,843	\$0.07	0.00	416	2022-03792		RES 6 RURAL ACREAGE & LOTS	402	
009-032-011-30	5955 S BROWN	11/04/22	\$108,000	WD	20-MULTI PARCEL Split	\$0	0.00	\$108,000	\$85,170	0.0	0.0	28.39	\$0	\$3,804	\$0.09	0.00	416	2022-03575	009-032-011-50	RES 6 RURAL ACREAGE & LOTS	402	
009-017-001-70	2468 LACHANCE	07/27/22	\$10,000	QC	32-SPLIT VACANT	\$0	0.00	\$10,000	\$29,700	330.0	660.0	5.00	\$30	\$2,000	\$0.05	330.00	409	2022-02432		RES 6 RURAL ACREAGE & LOTS	201	A 200' @ 90/FF
009-017-012-85	W KELLY	06/28/22	\$13,500	WD	03-ARM'S LENGTH	\$8,800	65.19	\$13,500	\$30,769	341.9	627.0	5.07	\$39	\$2,664	\$0.06	351.90	416	2022-02155		RES 6 RURAL ACREAGE & LOTS	402	A 200' @ 90/FF
009-021-023-75	W LOTAN	06/27/22	\$29,000	WD	03-ARM'S LENGTH	\$9,900	34.14	\$29,000	\$29,640	0.0	0.0	9.88	\$0	\$2,935	\$0.07	0.00	416	2022-02170		RES 6 RURAL ACREAGE & LOTS	402	
009-021-021-00	W LOTAN	06/27/22	\$205,000	WD	03-ARM'S LENGTH	\$0	0.00	\$205,000	\$180,000	0.0	0.0	60.00	\$0	\$3,417	\$0.08	0.00	416	2022-02171	009-021-023-00	RES 6 RURAL ACREAGE & LOTS	402	
009-031-019-80	5549 S SEELEY	06/02/22	\$75,000	WD	03-ARM'S LENGTH	\$12,500	16.67	\$75,000	\$39,471	0.0	0.0	13.47	\$0	\$5,568	\$0.13	0.00	416	2022-01869		RES 6 RURAL ACREAGE & LOTS	401	
009-009-020-35		05/27/22	\$75,010	WD	19-MULTI PARCEL ARM'S LENGTH	\$18,000	24.00	\$75,010	\$60,000	748.0	660.0	20.00	\$100	\$3,751	\$0.09	660.00	416	2022-01738	009-009-030-00	RES 6 RURAL ACREAGE & LOTS	402	
009-032-011-00	5955 S BROWN	05/13/22	\$140,000	WD	03-ARM'S LENGTH	\$43,900	31.36	\$140,000	\$53,376	0.0	0.0	9.43	\$0	\$14,840	\$0.34	0.00	416	2022-01648		RES 6 RURAL ACREAGE & LOTS	402	A 200' @ 90/FF
009-690-018-00	W JENNINGS	04/27/22	\$36,960	WD	19-MULTI PARCEL ARM'S LENGTH	\$25,400	68.72	\$36,960	\$38,910	124.0	150.0	9.80	\$298	\$3,772	\$0.09	159.00	690	2022-01448	009-012-017-00	RES 8 RURAL SUBS	402	A 100' @ 90/
009-031-001-25	5304 S BROWN	03/29/22	\$76,000	WD	03-ARM'S LENGTH	\$23,700	31.18	\$76,000	\$57,870	0.0	0.0	19.29	\$0	\$3,940	\$0.09	0.00	416	2022-00989		RES 6 RURAL ACREAGE & LOTS	402	
009-031-001-30	S BROWN	02/24/22	\$28,000	WD	32-SPLIT VACANT	\$0	0.00	\$28,000	\$21,120	0.0	0.0	7.04	\$0	\$3,977	\$0.09	0.00	416	2022-00609		RES 6 RURAL ACREAGE & LOTS	402	
009-018-001-00	11651 W ROSTED	01/13/22	\$129,000	WD	03-ARM'S LENGTH	\$33,800	26.20	\$129,000	\$112,500	0.0	0.0	37.50	\$0	\$3,440	\$0.08	0.00	4091	2022-00140		RES 6 RURAL ACREAGE & LOTS	402	
009-031-001-35	S BROWN	12/16/21	\$42,000	WD	03-ARM'S LENGTH	\$12,000	28.57	\$42,000	\$36,000	0.0	0.0	12.00	\$0	\$3,500	\$0.08	0.00	416	2021-04292		RES 6 RURAL ACREAGE & LOTS	402	
009-018-001-00	11651 W ROSTED	12/02/21	\$120,000	WD	03-ARM'S LENGTH	\$33,800	28.17	\$120,000	\$112,500	0.0	0.0	37.50	\$0	\$3,200	\$0.07	0.00	4091	2021-04076		RES 6 RURAL ACREAGE & LOTS	402	
009-031-006-00	5369 S SEELEY	11/10/21	\$220,000	WD	03-ARM'S LENGTH	\$82,900	37.68	\$220,000	\$232,064	0.0	0.0	82.88	\$0	\$2,654	\$0.06	0.00	416	2021-03892		RES 6 RURAL ACREAGE & LOTS	402	
009-007-009-50	W ROUND LAKE	10/15/21	\$170,000	WD	03-ARM'S LENGTH	\$76,000	44.71	\$170,000	\$196,000	0.0	0.0	80.00	\$0	\$2,125	\$0.05	0.00	416	2021-03539		RES 6 RURAL ACREAGE & LOTS	402	
009-021-013-75	S LACHANCE	09/30/21	\$3,500	QC	32-SPLIT VACANT	\$3,000	85.71	\$3,500	\$7,000	330.0	0.0	5.00	\$11	\$700	\$0.02	0.00	416	2021-03263		RES 6 RURAL ACREAGE & LOTS	401	
009-031-019-80	5549 S SEELEY	08/20/21	\$37,500	WD	03-ARM'S LENGTH	\$12,500	33.33	\$37,500	\$39,471	0.0	0.0	13.47	\$0	\$2,784	\$0.06	0.00	416	2021-02899		RES 6 RURAL ACREAGE & LOTS	401	
009-022-019-10	8204 W LOTAN	04/12/21	\$29,900	WD	03-ARM'S LENGTH	\$9,300	31.10	\$29,900	\$27,750	0.0	0.0	9.25	\$0	\$3,232	\$0.07	0.00	416	2021-01387		RES 6 RURAL ACREAGE & LOTS	402	
Totals:			\$1,878,070			\$492,300		\$1,878,070	\$1,608,512	2,673.9		530.85		\$3,440	<median/a							
										Ttl/FF=>	Ttl/A> \$	3,538	Average per SqFt=>		\$0.08							

Agricultural																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AV@Sale	SaleRatio	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
009-023-007-00	W KELLY	01/01/21	\$283,500	MLC	21-OTHER	\$115,600	40.78	\$283,500	\$250,291	0.0	0.0	83.64	\$0	\$3,390	\$0.08	0.00	101	2022-00504		A - Agriculture	102	
009-024-016-40	6082 W LOTAN	05/11/23	\$35,000	QC	03-ARM'S LENGTH	\$0	0.00	\$35,000	\$26,450	0.0	0.0	8.00	\$0	\$4,375	\$0.10	0.00	101	2023-01244		A - Agriculture	202	
009-013-015-90	2260 S MOREY	07/17/23	\$5,000	QC	21-NOT USED/OTHER	\$200	4.00	\$5,000	\$385	0.0	0.0	0.11	\$0	\$45,455	\$1.04	0.00	101	2023-01879		A - Agriculture	102	
Totals:			\$323,500			\$115,800		\$323,500	\$277,126	0.0		91.75		\$4,375	<median/a							
										Ttl/FF=>	Ttl/A> \$	3,526	Average per SqFt=>		\$0.08							

Commercial																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	AV@Sale	SaleRatio	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1					
009-032-011-95	W WATERGATE	05/09/23	\$75,000	WD	03-ARM'S LENGTH	\$10,700	14.27	\$75,000	\$45,000	800.0	400.0	7.50	\$94	\$10,000	\$0.23	0.00	201A	2023-01311		COM & RES M55/66 TYPES	202						
009-033-006-85	W WATEGATE	08/28/23	\$20,500	WD	03-ARM'S LENGTH	\$7,500	36.59	\$20,500	\$15,000	120.0	390.0	2.16	\$171	\$9,473	\$0.22	120.00	201A	2023-02302		COM & RES M55/66 TYPES	402	GROUP G 18K					
Totals:			\$95,500			\$18,200		\$95,500	\$60,000	920.0		9.66															
							Sale. Ratio =>	19.06	Average per FF=>		\$104	Ttl/A> \$	9,882	Average per SqFt=>		\$0.23											
							Std. Dev. =>	15.78																			