

Lake Township, Missaukee County – Assessing Office

September 2025, Report to the Township Board

Sales Summary 2025 for the year 2026 Assessments:

For 2026 assessments, the estimated residential sales ratio is 45.03%, representing a required mark-to-market increase of \$ 33.7 million to the residential class. This estimate is calculated based on the assessed value of the residential class at the close of the March Board of Review, divided by the estimated County Equalization two-year sales study ratio ending March 31st. The prior year's underassessment sale ratios for 2025, 2024, and 2023 are as follows: 44.3%, 43.2%, and 44.12%, respectively.

The capped taxable value formula will limit taxable value increases to the inflation rate multiplier. The calculation of the Inflation Rate Multiplier is set in statute in MCL 211.34d. With year-to-date published information, the two-year average is $311.547 / 319.1183 = 2.3\%$.

As calculated by the County Equalization, Headlee Rollback will ensure that uncapping for new home buyers does not result in a windfall of revenue for taxing jurisdictions by rolling back millage rates, providing new revenue only for inflation and new construction. The L-4029 rollback on 2025 County millages is .9927.

The S&P Cotality (formerly CoreLogic) Case-Shiller U.S. National Home Price Index measures the change in value of single-family housing within the United States, reporting an annual gain of 1.9% in June 2025 – “the slowest pace since the summer of 2023.” New York leads the yearly gain at 7.0%, followed by Chicago and Cleveland at 6.1% and 4.5%, respectively, and Tampa at the bottom, with a loss of -2.4%.

Local Resales:

- 717 W Mark Trl: \$674,000 on 6/26/25; \$550,000 on 8/26/22: Gain 23%, 8% annually.
- W Redman Rd: backlot \$66,000 on 4/14/25; \$59,000 on 9/5/23: Gain 12%, 7% annually.
- 8449 W Sapphire Ave \$475,000 on 4/15/25; \$425,000 on 6/23/23: Gain 12%, 6% annually.
- 6401 W Kelly Rd \$343,000 on 8/9/24; \$244,500 on 11/17/23: Gain 40%, 55% annually.
- 8695 W Sapphire Ave \$524,900 on 6/28/24; \$290,000 on 8/24/17: Gain 81%, 12% annually.
- 8390 W Jennings Rd \$490,000 on 6/17/24; \$285,000 on 9/2/20: Gain 72%, 19% annually.
- 6899 W Redman Dr \$529,900 on 6/27/24; \$194,900 on 7/31/15: Gain 172%, 19% annually.
- 6695 W Northshore Dr \$540,000 on 6/25/24; \$200,000 on 8/18/17: Gain 170%, 25% annually.

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

New Construction: Work in Progress is active on 57 parcels, including 24 new houses. The Missaukee Building Code office issued 39 building permits in the year to date, 59 in 2024, 56 in 2023, and 88 in 2022.

Administration:

- Certified Prevailing Institutional Lending Rates of Interest as of June 2025:
 - Residential 6.85%, Commercial 5.38%, Agricultural 7.09%
- December Board of Review may be assembled on Thursday, 12/11/25, at 9 am if any qualified error is presented & verified or a new poverty application is submitted.

Tim Cairns, Assessor assessor@laketownshipmissaukee.com 231-577-1025

pnum	saledate	address	saleprice	style	floorarea	yearbuilt	netAcres	SaleRatio	instr	liberpage
Lake Adjacent Homes										
009-260-038-00	8/19/2025	6829 W REDMAN DR: Lake Missaukee	475,000	1.5S	1080	1973	0.24	45	WD	2025-02403
009-270-011-00	8/15/2025	310 S OAK DR: Crooked Lake	512,500	1.5S	1947	1950	0.24	41	WD	2025-02385
009-450-010-80	7/30/2025	1781 S GREEN RD: 6' on Lake Missaukee	367,000	1S	1212	1965	0.09	76	WD	2025-02191
009-260-021-00	6/26/2025	117 S MARK TRL: Lake Missaukee	674,000	1.5S	1668	1989	0.21	44	WD	2025-01878
009-490-021-00	6/13/2025	7190 W LAKE ST: Lake Missaukee	460,000	1S	1008	1964	0.12	50	WD	2025-01725
009-010-013-00	6/10/2025	1750 S SCHNEIDER ST: Sapphire Lake	449,000	1.25S	1818	1952	0.33	38	WD	2025-01695
009-290-033-00	5/15/2025	316 S CAROLYN AVE: Lake Missaukee	799,900	BOCA/STATE	2059	1977	0.26	39	WD	2025-01489
009-354-001-00	5/2/2025	1175 S ARROWHEAD TR: Lake Missaukee	1,000,000	1S: multiplePIN	2328	2002	2.47	52	WD	2025-01326
009-290-027-00	4/25/2025	260 S CAROLYN AVE: Lake Missaukee	1,175,000	LOG&GRG, MultiplePIN	1932	2011	0.73	52	WD	2025-01246
009-600-116-00	4/15/2025	8449 W SAPPHIRE AVE: Lake Sapphire	475,000	1S	1248	1954	0.30	45	WD	2025-01122
009-520-021-00	4/11/2025	6755 W NORTSHORE DR: Lagoon of N Lawn Beach	328,000	1S	1380	1963	0.23	70	WD	2025-01101
Residential Homes: Back Lots										
009-354-026-00	8/29/2025	S ARROWHEAD TRL	43,000	Land	0	0	0.69	47	PTA	PTA
009-160-107-00	6/27/2025	6370 W BUENA VISTA	249,900	1S	1275	1938	0.18	35	WD	2025-01886
009-290-058-00	5/9/2025	105 W DEER TRL	175,000	1S: multiplePIN	816	1962	0.48	54	LC	2025-01342 & 01570
009-290-059-00	5/9/2025	W DEER TRL	175,000	MultiplePIN	816	981	0.48	54	LC	2025-01342 & 01570
009-260-066-00	4/14/2025	6830 W REDMAN DR	66,000	Land	0	0	0.18	23	WD	2025-01140
009-160-087-00	2/21/2025	6431 W CIRCLE DR	200,000	1S	1428	1971	0.29	60	WD	2025-00429
Residential Homes Rural										
009-690-029-00	8/29/2025	6281 W JENNINGS RD	193,500	1S: multiplePIN	1320	1977	1.64	55	PTA	MLS1936031
009-012-014-00	8/21/2025	1776 S MOREY RD	160,000	1S	1239	1952	0.34	43	WD	2025-02443
009-036-004-30	8/8/2025	6689 W BLUE RD	85,000	1.5S	1482	1950	1.86	77	WD	2025-02300
009-018-001-50	8/1/2025	2525 S SEELEY RD	138,000	HUD	1008	1993	20.00	36	WD	2025-02256
009-017-012-69	7/15/2025	10060 W KELLY RD	95,000	HUD	840	1997	0.29	20	WD	2025-02019
009-016-034-00	7/11/2025	9100 W KELLY RD	300,000	HUD	1656	1998	31.81	68	WD	2025-01993
009-490-066-00	7/3/2025	1905 S MAYFLOWER AVE	185,000	1S	1438	1968	0.21	55	WD	2025-02108
009-031-001-35	7/2/2025	5228 S BROWN RD	139,000	GRG	0	0	12.00	23	LC	2025-02058
009-027-022-00	6/24/2025	8441 W WORKMAN RD	60,000	1S	904	1962	0.83	119	WD	2025-01855
009-660-014-00	6/23/2025	2195 S SARA DR	215,000	1S	1008	1993	0.47	40	WD	2025-01802
009-240-017-00	6/23/2025	5206 S RIVERVIEW DR	254,628	BOCA/STATE	1680	1993	1.53	43	WD	2025-01857
009-016-019-25	6/12/2025	9733 W JENNINGS RD	265,000	1S	1344	2000	1.26	44	WD	2025-01739
009-014-010-00	6/11/2025	7931 W JENNINGS RD	185,000	1S: multiplePIN	1532	1974	4.28	66	WD	2025-02296
009-010-014-00	6/10/2025	1760 S SCHNEIDER ST	449,000	1S	1818	1952	0.33	38	WD	2025-01695
009-021-001-40	6/9/2025	9145 W KELLY RD	50,000	HUD	1108	1987	0.69	47	WD	2025-01713
009-023-009-40	6/2/2025	3313 S DICKERSON RD	60,000	HUD	952	1987	5.11	36	QC	2025-02027
009-430-048-00	5/20/2025	6132 W DONALD DR	67,370	1S	1056	1977	0.52	113	WD	2025-01478
009-510-015-00	5/19/2025	5250 S NORTH COUNTRY DR	350,000	1S	1536	2005	0.48	39	WD	2025-01475
009-430-028-00	4/14/2025	1693 S KATHLEEN DR	115,000	HUD	1781	1989	0.77	40	WD	2025-01125
009-019-002-90	4/8/2025	11061 W KELLY RD	175,000	BOCA/STATE	1056	1990	1.00	41	WD	2025-00913
009-024-016-90	3/4/2025	6240 W LOTAN RD	245,000	1S: multiplePIN	960	1979	10.00	28	WD	2025-00586
009-180-003-00	3/1/2025	1767 S DICKERSON RD	150,000	1.25S	975	2001	0.55	50	WD	2025-0611
009-510-030-00	2/13/2025	8210 FRIENDLY CT	285,000	1S	1120	1991	0.60	25	WD	2025-00422
009-575-009-00	1/29/2025	8072 W BLUE RD	259,900	1S	1224	2024	0.91	2	WD	2025-00242
009-470-073-00	1/17/2025	1905 S ARBUTUS AVE	276,000	HUD	1352	2003	0.19	31	WD	2025-00177
009-470-062-00	1/10/2025	1898 S GOLDENROD AVE	144,000	1S	728	1958	0.13	40	WD	2025-00111
009-430-026-00	1/6/2025	6060 W CHARLES DR	162,500	HUD	1344	1989	0.51	33	WD	2024-00040
Commercial Buildings										
009-016-020-00	8/1/2025	2353 S LACHANCE RD	2,500,000	Assisted Living	40832	2002	19.31	101	WD	2025-02284
Land										
009-017-002-24	8/22/2025	W ROSTED RD	60,000	Land	0	0	10.49	32	WD	2025-02440
009-240-015-00	8/14/2025	S RIVERVIEW DR	21,000	Land	0	0	1.80	35	WD	2025-02361
009-354-010-00	7/30/2025	S ARROWHEAD TRL, Lake Missaukee	225,000	Land: MultiPIN	0	0	0.68	33	WD	2025-02227
009-013-011-00	7/23/2025	W JENNINGS RD	73,000	Land	0	0	12.83	46	WD	2025-02086
009-010-022-20	7/7/2025	S OAK DR	15,000	Land	0	0	0.26	-	WD	2025-02221
009-575-007-00	6/27/2025	8023 W BLUE RD	6,000	Land	0	0	0.92	57	WD	2025-01887
009-017-002-42	6/24/2025	10468 W ROSTED RD	30,000	Land	0	0	3.13	42	WD	2025-01819
009-576-025-00	6/5/2025	RIVER WOODS RD	24,000	Land: multipIN	0	0	1.96	51	WD	2025-01674
009-003-001-61	5/23/2025	287 S OAK DR	30,000	Land	0	0	0.19	-	WD	2025-01600
009-576-022-00	4/16/2025	4921 RIVER WOODS RD	15,500	Land	0	0	1.01	41	WD	2025-01147
009-576-023-00	4/4/2025	4883 RIVER WOODS RD	15,000	Land	0	0	1.01	42	WD	2025-00897
009-576-026-00	3/28/2025	RIVER WOODS RD	35,000	Land	0	0	1.31	46	WD	2025-00839
009-250-034-00	3/4/2025	W LOTAN RD	37,000	Land	0	0	0.83	35	WD	2025-00585
009-019-018-00	2/27/2025	S SEELEY RD	14,500	Land	0	0	0.60	41	WD	2025-00527
009-017-002-22	2/25/2025	10378 W ROSTED RD	62,000	Land	0	0	11.55	-	WD	2025-00454
			\$ 15,851,198	Total Sales				46% Residential Sale Ratio*		