

Lake Township, Missaukee County – Assessing Office

December 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 for the residential class. This estimate is calculated by dividing the assessed value of the residential class at the close of the March Board of Review by the 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 $311.547 / 319.9966 = 2.7\%$.

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 Township millages is .9904, reducing the original levy of 1.5 mills from 2024, 1.4055 to 1.392 in 2025.

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. In September 2025, gains came in at 1.3% and are anticipated to end up between 1% and 2% at year's end. New York leads the yearly gain at 5.5%, followed by Chicago and Boston at 5.2% and 4.1%.

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 36 parcels, including 16 new houses. The Missaukee Building Code office issued 60 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 September 2025:
 - Residential 6.35%, Commercial 5.12%, Agricultural 7.02%
- The December Board of Review will meet on Thursday, 12/11/25, at 9 am for two qualified errors.

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2025 Sale Summary - see sales map BSA data link for details.

pnum	saledate	address	saleprice	style	floorarea	yearbuilt	netAcres	SaleRatio	instr	liberpage
Lake Adjacent Homes										
009-012-019-80	10/23/2025	6856 W LAKEVIEW DR	962,000	1.25S	1,674	1997	0.45	40.4	WD	2025-03034
009-570-011-00	9/30/2025	7579 W WHITE BIRCH AVE	825,000	1.75S: MultiPIN	2,516	1973	2.93	42.6	WD	2025-02825
009-220-001-00	9/8/2025	930 S OAK DR	505,000	1.25S	1,350	1995	0.41	39.1	WD	2025-02513
009-680-012-00	9/3/2025	7389 W WHITE BIRCH AVE	425,000	1S	768	1966	0.27	49.9	WD	2025-02605
009-260-038-00	8/19/2025	6829 W REDMAN DR	475,000	1.5S	1,080	1973	0.24	45.0	WD	2025-02403
009-270-011-00	8/15/2025	310 S OAK DR	512,500	1.5S	1,947	1950	0.24	41.3	WD	2025-02385
009-450-010-80	7/30/2025	1781 S GREEN RD	367,000	1S	1,212	1965	0.09	75.7	WD	2025-02191
009-260-021-00	6/26/2025	117 S MARK TRL	674,000	1.5S	1,668	1989	0.21	43.9	WD	2025-01878
009-490-021-00	6/13/2025	7190 W LAKE ST	460,000	1S	1,008	1964	0.12	49.8	WD	2025-01725
009-010-013-00	6/10/2025	1750 S SCHNEIDER ST	449,000	1.25S: multiple PIN	1,818	1952	0.33	37.5	WD	2025-01695
009-290-033-00	5/15/2025	316 S CAROLYN AVE	799,900	BOCA/STATE	2,059	1977	0.26	38.8	WD	2025-01489
009-354-001-00	5/2/2025	1175 S ARROWHEAD TRL	1,000,000	1S: MultiplePIN	2,328	2002	2.47	52.3	WD	2025-01326
009-290-027-00	4/25/2025	260 S CAROLYN AVE	1,175,000	LOG&GRG multiplePIN	1,932	2011	0.73	51.8	WD	2025-01246
009-600-116-00	4/15/2025	8449 W SAPPHIRE AVE	475,000	1S	1,248	1954	0.30	44.9	WD	2025-01122
009-520-021-00	4/11/2025	6755 W NORTHSHORE DR	328,000	1S	1,380	1963	0.23	70.1	WD	2025-01101
Residential Homes: Back Lots										
009-681-029-00	10/15/2025	7380 W WHITE BIRCH AVE	100,000	GRG	-	2002	0.38	38.6	WD	2025-02966
009-300-051-00	10/2/2025	8991 W OAK LN	132,500	1S	528	1989	0.54	63.4	WD	2025-02860
009-160-058-00	9/22/2025	1656 S OAKWOOD DR	250,000	1S	1,324	1975	0.23	49.1	WD	2025-02765
009-160-107-00	6/27/2025	6370 W BUENA VISTA	249,900	1S	1,275	1938	0.18	34.5	WD	2025-01886
009-290-058-00	5/9/2025	105 W DEER TRL	175,000	1S: MultiplePIN	816	1962	0.48	53.7	LC	2025-01342 & 01570
009-160-087-00	2/21/2025	6431 W CIRCLE DR	200,000	1S	1,428	1971	0.29	60.3	WD	2025-00429
Residential Homes Rural										
009-340-027-00	11/19/2025	10824 W KELLY RD	420,000	1.75S	2,138	2015	1.10	47.9	PTA	PTA
009-240-009-00	10/31/2025	5221 S RIVERVIEW DR	302,000	1S	1,204	1995	1.06	37.7	WD	2025-03167
009-004-004-68	10/25/2025	9799 W CROOKED LAKE PAR	230,000	HUD	1,352	2002	0.84	41.7	WD	2025-03049
009-032-023-85	10/17/2025	10122 W CADILLAC RD	550,000	1S	2,512	1999	5.02	51.5	WD	2025-03009
009-031-001-92	10/7/2025	S BROWN RD	145,000	1S	392	2022	15.02	25.9	WD	2025-02887
009-013-043-00	9/29/2025	2641 S GREEN RD	232,000	1S	1,188	1979	4.36	38.1	LC	2025-02797
009-510-035-00	9/29/2025	8290 W WHISPERING PINE C	275,000	BI	1,298	1978	0.47	28.3	WD	2025-02819
009-017-008-18	9/26/2025	10130 W ROSTED RD	25,250	HUD	784	1976	1.27	61.0	QC	2025-02759
009-330-001-01	9/15/2025	8479 W WORKMAN RD	92,995	1S: MultiplePIN	1,000	1958	0.92	-	LC	2025-03131
009-009-028-00	9/12/2025	9350 W JENNINGS RD	425,000	1S	1,642	1975	10.00	34.8	WD	2025-02713
009-017-012-30	9/9/2025	10160 W KELLY RD	280,000	HUD	1,456	1999	10.41	42.5	WD	2025-02855
009-690-029-00	8/29/2025	6281 W JENNINGS RD	193,500	1S	1,320	1977	1.64	55.3	WD	2025-02518
009-012-014-00	8/21/2025	1776 S MOREY RD	160,000	1S	1,239	1952	0.34	43.3	WD	2025-02443
009-036-004-30	8/8/2025	6689 W BLUE RD	85,000	1.5S	1,482	1950	1.86	77.1	WD	2025-02300
009-018-001-50	8/1/2025	2525 S SEELEY RD	138,000	HUD	1,008	1993	20.00	35.8	WD	2025-02256
009-017-012-69	7/15/2025	10060 W KELLY RD	95,000	HUD	840	1997	0.29	19.8	WD	2025-02019
009-016-034-00	7/11/2025	9100 W KELLY RD	300,000	HUD	1,656	1998	32.13	67.5	WD	2025-01993
009-490-066-00	7/3/2025	1905 S MAYFLOWER AVE	185,000	1S	1,438	1968	0.21	54.5	WD	2025-02108
009-031-001-35	7/2/2025	5228 S BROWN RD	139,000	GRG	-	0	12.00	22.8	LC	2025-02058
009-250-033-00	6/24/2025	9591 W LOTAN RD	265,000	HUD	1,098	1983	0.94	27.2	WD	2025-02733
009-660-014-00	6/23/2025	2195 S SARA DR	215,000	1S	1,008	1993	0.47	39.6	WD	2025-01802
009-240-017-00	6/23/2025	5206 S RIVERVIEW DR	254,628	BOCA/STATE	1,680	1993	1.53	42.7	WD	2025-01857
009-016-019-25	6/12/2025	9733 W JENNINGS RD	265,000	1S	1,344	2000	1.26	44.4	WD	2025-01739
009-014-010-00	6/11/2025	7931 W JENNINGS RD	185,000	1S:MultiplePIN	1,532	1974	4.28	65.7	WD	2025-02296
009-010-014-00	6/10/2025	1760 S SCHNEIDER ST	449,000	1S MultiplePIN	1,818	1952	0.33	37.5	WD	2025-01695
009-021-001-40	6/9/2025	9145 W KELLY RD	50,000	HUD	1,108	1987	0.69	46.6	WD	2025-01713
009-023-009-40	6/2/2025	3313 S DICKERSON RD	60,000	HUD	952	1987	5.11	35.5	QC	2025-02027
009-430-048-00	5/20/2025	6132 W DONALD DR	67,370	1S	1,056	1977	0.52	113.0	WD	2025-01478
009-510-015-00	5/19/2025	5250 S NORTH COUNTRY DF	350,000	1S	1,536	2005	0.48	38.6	WD	2025-01475
009-430-028-00	4/14/2025	1693 S KATHLEEN DR	115,000	HUD	1,781	1989	0.77	40.0	WD	2025-01125
009-019-002-90	4/8/2025	11061 W KELLY RD	175,000	BOCA/STATE	1,056	1990	1.00	40.7	WD	2025-00913
009-024-016-90	3/4/2025	6240 W LOTAN RD	245,000	1S: MultiplePIN	960	1979	10.00	28.2	WD	2025-00586
009-180-003-00	3/1/2025	1767 S DICKERSON RD	150,000	1.25S	975	2001	0.55	49.9	WD	2025-0611
009-510-030-00	2/13/2025	8210 FRIENDLY CT	285,000	1S	1,120	1991	0.60	24.9	WD	2025-00422
009-575-009-00	1/29/2025	8072 W BLUE RD	259,900	1S	1,224	2024	0.91	1.5	WD	2025-00242
009-470-073-00	1/17/2025	1905 S ARBUTUS AVE	276,000	HUD	1,352	2003	0.19	31.3	WD	2025-00177
009-470-062-00	1/10/2025	1898 S GOLDENROD AVE	144,000	1S	728	1958	0.13	40.3	WD	2025-00111
009-430-026-00	1/6/2025	6060 W CHARLES DR	162,500	HUD	1,344	1989	0.51	33.5	WD	2024-00040

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pnum	saledate	address	saleprice	style	floorarea	yearbuilt	netAcres	SaleRatio	instr	liberpage
Commercial Buildings										
009-016-020-00	8/1/2025	2353 S LACHANCE RD	2,500,000	Assisted Living	40,832	2002	19.3	100.7	WD	2025-02284
Land										
009-031-001-00	11/14/2025	S BROWN RD	28,000	Land	-	0	3.85	37.5	WD	2025-03301
009-004-001-38	11/7/2025	W ANDERSON TRL	26,000	Land	-	0	2.59	45.0	PTA	PTA
009-354-005-00	9/9/2025	S ARROWHEAD TRL	130,000	Land: LakeMissaukee	-	0	0.49	59.2	WD	2025-02627
009-354-026-00	8/29/2025	S ARROWHEAD TRL	43,000	Land: back lot	-	0	0.69	46.5	WD	2025-02482
009-690-030-00	8/29/2025	W JENNINGS RD	193,500	Land	1,320	988	1.64	55.3	WD	2025-02518
009-017-002-24	8/22/2025	W ROSTED RD	60,000	Land	-	0	10.49	32.3	WD	2025-02440
009-240-015-00	8/14/2025	S RIVERVIEW DR	21,000	Land	-	0	1.80	34.8	WD	2025-02361
009-354-010-00	7/30/2025	S ARROWHEAD TRL	225,000	Land, MultiPIN: Lake M	-	0	0.68	32.9	WD	2025-02227
009-013-011-00	7/23/2025	W JENNINGS RD	73,000	Land	-	0	12.83	46.2	WD	2025-02086
009-010-022-20	7/7/2025	S OAK DR	15,000	Land	-	0	0.26	-	WD	2025-02221
009-575-007-00	6/27/2025	8022 W BLUE RD	6,000	Land	-	0	0.92	56.7	WD	2025-01887
009-017-002-42	6/24/2025	10468 W ROSTED RD	30,000	Land	-	0	3.13	42.0	WD	2025-01819
009-576-024-00	6/5/2025	4871 RIVER WOODS RD	24,000	Land: mutiplePIN	-	0	1.96	50.8	WD	2025-01674
009-003-001-61	5/23/2025	287 S OAK DR	30,000	Land	-	0	0.19	-	WD	2025-01600
009-576-022-00	4/16/2025	4921 RIVER WOODS RD	15,500	Land	-	0	1.01	40.6	WD	2025-01147
009-260-066-00	4/14/2025	6830 W REDMAN DR	66,000	Land	-	0	0.18	23.2	WD	2025-01140
009-576-023-00	4/4/2025	4883 RIVER WOODS RD	15,000	Land	-	0	1.01	42.0	WD	2025-00897
009-576-026-00	3/28/2025	RIVER WOODS RD	35,000	Land	-	0	1.31	45.7	WD	2025-00839
009-250-034-00	3/4/2025	W LOTAN RD	37,000	Land	-	0	0.83	35.1	WD	2025-00585
009-019-018-00	2/27/2025	3550 S SEELEY RD	14,500	Land	-	0	0.60	41.4	WD	2025-00527
009-017-002-22	2/25/2025	10378 W ROSTED RD	62,000	Land	-	0	11.55	-	WD	2025-00454
			<u>22,435,443</u>	Total Sales						
								<u>44%</u>	Residential Sale Ratio*	
*excludes mid year splits & partial construction										