

Lake Township, Missaukee County – Assessing Office

January, 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 underassessment sale ratios for 2025, 2024, and 2023 are 44.3%, 43.2%, and 44.12%, respectively.

The capped taxable value formula will limit increases in taxable value to the inflation rate multiplier. The calculation of the Inflation Rate Multiplier is set in statute in MCL 211.34d: $311.547 / 319.9966 = 2.7\%$.

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 0.9904, reducing the original levy of 1.5 mills from 2024 to 1.4055 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. Annual gains came in at 1.4% for October to October. Chicago leads the yearly gain at 5.8%, followed by New York at 5.0% and Cleveland at 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 31 parcels, including 15 new houses. The Missaukee Building Code office issued 65 building permits 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%
- March Board of Review Administrative Orientation Meeting, 9 am, Tuesday, March 3rd.
- March Board of Review to hear petitions:
 - Monday, March 9th, 3 pm to 9 pm &
 - Tuesday, March 10th, 10 am to 4 pm.
 - Attendance is not required to file an L-4035 petition. Written petitions on Form L-4035 received before adjournment are accepted.

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 | | | | | | | | | | |
| 009-440-012-00 | 12/30/2025 | 7119 W WHITE BIRCH AVE | 679,900 | 2S: Lettich Cove | 1,584 | 1972 | 0.1 | 32.5 | PTA | PTA |
| 009-012-019-80 | 10/23/2025 | 6856 W LAKEVIEW DR | 962,000 | 1.25S | 1,674 | 1997 | 0.5 | 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 | 2.9 | 42.6 | WD | 2025-02825 |
| 009-220-001-00 | 9/8/2025 | 930 S OAK DR | 505,000 | 1.25S | 1,350 | 1995 | 0.4 | 39.1 | WD | 2025-02513 |
| 009-680-012-00 | 9/3/2025 | 7389 W WHITE BIRCH AVE | 425,000 | 1S | 768 | 1966 | 0.3 | 49.9 | WD | 2025-02605 |
| 009-260-038-00 | 8/19/2025 | 6829 W REDMAN DR | 475,000 | 1.5S | 1,080 | 1973 | 0.2 | 45.0 | WD | 2025-02403 |
| 009-270-011-00 | 8/15/2025 | 310 S OAK DR | 512,500 | 1.5S | 1,947 | 1950 | 0.2 | 41.3 | WD | 2025-02385 |
| 009-450-010-80 | 7/30/2025 | 1781 S GREEN RD | 367,000 | 1S | 1,212 | 1965 | 0.1 | 75.7 | WD | 2025-02191 |
| 009-260-021-00 | 6/26/2025 | 117 S MARK TRL | 674,000 | 1.5S | 1,668 | 1989 | 0.2 | 43.9 | WD | 2025-01878 |
| 009-490-021-00 | 6/13/2025 | 7190 W LAKE ST | 460,000 | 1S | 1,008 | 1964 | 0.1 | 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 | 0.3 | 37.5 | WD | 2025-01695 |
| 009-290-033-00 | 5/15/2025 | 316 S CAROLYN AVE | 799,900 | BOCA/STATE | 2,059 | 1977 | 0.3 | 38.8 | WD | 2025-01489 |
| 009-354-001-00 | 5/2/2025 | 1175 S ARROWHEAD TRL | 1,000,000 | 1S: MultiplePIN | 2,328 | 2002 | 2.5 | 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 | 0.7 | 51.8 | WD | 2025-01246 |
| 009-600-116-00 | 4/15/2025 | 8449 W SAPPHIRE AVE | 475,000 | 1S | 1,248 | 1954 | 0.3 | 44.9 | WD | 2025-01122 |
| 009-520-021-00 | 4/11/2025 | 6755 W NORTHSHORE DR | 328,000 | 1S: Lagoon, N Lawn Beach | 1,380 | 1963 | 0.2 | 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 | 0.4 | 38.6 | WD | 2025-02966 |
| 009-300-051-00 | 10/2/2025 | 8991 W OAK LN | 132,500 | 1S | 528 | 1989 | 0.5 | 63.4 | WD | 2025-02860 |
| 009-160-058-00 | 9/22/2025 | 1656 S OAKWOOD DR | 250,000 | 1S | 1,324 | 1975 | 0.2 | 49.1 | WD | 2025-02765 |
| 009-160-107-00 | 6/27/2025 | 6370 W BUENA VISTA | 249,900 | 1S | 1,275 | 1938 | 0.2 | 34.5 | WD | 2025-01886 |
| 009-290-058-00 | 5/9/2025 | 105 W DEER TRL | 175,000 | 1S: MultiplePIN | 816 | 1962 | 0.5 | 53.7 | LC | 2025-01342 & |
| 009-160-087-00 | 2/21/2025 | 6431 W CIRCLE DR | 200,000 | 1S | 1,428 | 1971 | 0.3 | 60.3 | WD | 2025-00429 |
| Residential Homes Rural | | | | | | | | | | |
| 009-510-014-00 | 1/2/2026 | 5232 S NORTH COUNTRY DR | 335,000 | 1S | 1,644 | 2005 | 0.4 | 40.0 | PTA | PTA |
| 009-022-019-00 | 12/24/2025 | 8230 W LOTAN RD | 250,000 | 1S | 936 | 1972 | 0.8 | 7.8 | WD | 2025-03654 |
| 009-369-001-00 | 12/4/2025 | 10022 W ELM ST | 80,000 | 1.5S | 2,868 | 1893 | 0.7 | 105.1 | WD | 2025-03407 |
| 009-340-027-00 | 11/19/2025 | 10824 W KELLY RD | 420,000 | 1.75S | 2,138 | 2015 | 1.1 | 47.9 | WD | 2025-03364 |
| 009-240-009-00 | 10/31/2025 | 5221 S RIVERVIEW DR | 302,000 | 1S | 1,204 | 1995 | 1.1 | 37.7 | WD | 2025-03167 |
| 009-004-004-68 | 10/25/2025 | 9799 W CROOKED LAKE PAR | 230,000 | HUD | 1,352 | 2002 | 0.8 | 41.7 | WD | 2025-03049 |
| 009-032-023-85 | 10/17/2025 | 10122 W CADILLAC RD | 550,000 | 1S | 2,512 | 1999 | 5.0 | 51.5 | WD | 2025-03009 |
| 009-031-001-92 | 10/7/2025 | S BROWN RD | 145,000 | 1S | 392 | 2022 | 15.0 | 25.9 | WD | 2025-02887 |
| 009-013-043-00 | 9/29/2025 | 2641 S GREEN RD | 232,000 | 1S | 1,188 | 1979 | 4.4 | 38.1 | LC | 2025-02797 |
| 009-510-035-00 | 9/29/2025 | 8290 W WHISPERING PINE C | 275,000 | BI | 1,298 | 1978 | 0.5 | 28.3 | WD | 2025-02819 |
| 009-017-008-18 | 9/26/2025 | 10130 W ROSTED RD | 25,250 | HUD | 784 | 1976 | 1.3 | 61.0 | QC | 2025-02759 |
| 009-330-001-01 | 9/15/2025 | 8479 W WORKMAN RD | 92,995 | 1S: MultiplePIN | 1,000 | 1958 | 0.9 | - | LC | 2025-03131 |
| 009-009-028-00 | 9/12/2025 | 9350 W JENNINGS RD | 425,000 | 1S | 1,642 | 1975 | 10.0 | 34.8 | WD | 2025-02713 |
| 009-017-012-30 | 9/9/2025 | 10160 W KELLY RD | 280,000 | HUD | 1,456 | 1999 | 10.4 | 42.5 | WD | 2025-02855 |
| 009-690-029-00 | 8/29/2025 | 6281 W JENNINGS RD | 193,500 | 1S | 1,320 | 1977 | 1.6 | 55.3 | WD | 2025-02518 |
| 009-012-014-00 | 8/21/2025 | 1776 S MOREY RD | 160,000 | 1S | 1,239 | 1952 | 0.3 | 43.3 | WD | 2025-02443 |
| 009-036-004-30 | 8/8/2025 | 6689 W BLUE RD | 85,000 | 1.5S | 1,482 | 1950 | 1.9 | 77.1 | WD | 2025-02300 |
| 009-018-001-50 | 8/1/2025 | 2525 S SEELEY RD | 138,000 | HUD | 1,008 | 1993 | 20.0 | 35.8 | WD | 2025-02256 |
| 009-017-012-69 | 7/15/2025 | 10060 W KELLY RD | 95,000 | HUD | 840 | 1997 | 0.3 | 19.8 | WD | 2025-02019 |
| 009-016-034-00 | 7/11/2025 | 9100 W KELLY RD | 300,000 | HUD | 1,656 | 1998 | 32.1 | 67.5 | WD | 2025-01993 |
| 009-490-066-00 | 7/3/2025 | 1905 S MAYFLOWER AVE | 185,000 | 1S | 1,438 | 1968 | 0.2 | 54.5 | WD | 2025-02108 |
| 009-031-001-35 | 7/2/2025 | 5228 S BROWN RD | 139,000 | GRG | - | 0 | 12.0 | 22.8 | LC | 2025-02058 |
| 009-250-033-00 | 6/24/2025 | 9591 W LOTAN RD | 265,000 | HUD | 1,098 | 1983 | 0.9 | 27.2 | WD | 2025-02733 |
| 009-660-014-00 | 6/23/2025 | 2195 S SARA DR | 215,000 | 1S | 1,008 | 1993 | 0.5 | 39.6 | WD | 2025-01802 |
| 009-240-017-00 | 6/23/2025 | 5206 S RIVERVIEW DR | 254,628 | BOCA/STATE | 1,680 | 1993 | 1.5 | 42.7 | WD | 2025-01857 |
| 009-016-019-25 | 6/12/2025 | 9733 W JENNINGS RD | 265,000 | 1S | 1,344 | 2000 | 1.3 | 44.4 | WD | 2025-01739 |
| 009-014-010-00 | 6/11/2025 | 7931 W JENNINGS RD | 185,000 | 1S:MultiplePIN | 1,532 | 1974 | 4.3 | 65.7 | WD | 2025-02296 |
| 009-010-014-00 | 6/10/2025 | 1760 S SCHNEIDER ST | 449,000 | 1S MultiplePIN | 1,818 | 1952 | 0.3 | 37.5 | WD | 2025-01695 |
| 009-021-001-40 | 6/9/2025 | 9145 W KELLY RD | 50,000 | HUD | 1,108 | 1987 | 0.7 | 46.6 | WD | 2025-01713 |
| 009-023-009-40 | 6/2/2025 | 3313 S DICKERSON RD | 60,000 | HUD | 952 | 1987 | 5.1 | 35.5 | QC | 2025-02027 |
| 009-430-048-00 | 5/20/2025 | 6132 W DONALD DR | 67,370 | 1S | 1,056 | 1977 | 0.5 | 113.0 | WD | 2025-01478 |
| 009-510-015-00 | 5/19/2025 | 5250 S NORTH COUNTRY DR | 350,000 | 1S | 1,536 | 2005 | 0.5 | 38.6 | WD | 2025-01475 |
| 009-430-028-00 | 4/14/2025 | 1693 S KATHLEEN DR | 115,000 | HUD | 1,781 | 1989 | 0.8 | 40.0 | WD | 2025-01125 |
| 009-019-002-90 | 4/8/2025 | 11061 W KELLY RD | 175,000 | BOCA/STATE | 1,056 | 1990 | 1.0 | 40.7 | WD | 2025-00913 |
| 009-024-016-90 | 3/4/2025 | 6240 W LOTAN RD | 245,000 | 1S: MultiplePIN | 960 | 1979 | 10.0 | 28.2 | WD | 2025-00586 |
| 009-180-003-00 | 3/1/2025 | 1767 S DICKERSON RD | 150,000 | 1.25S | 975 | 2001 | 0.5 | 49.9 | WD | 2025-0611 |
| 009-510-030-00 | 2/13/2025 | 8210 FRIENDLY CT | 285,000 | 1S | 1,120 | 1991 | 0.6 | 24.9 | WD | 2025-00422 |
| 009-575-009-00 | 1/29/2025 | 8072 W BLUE RD | 259,900 | 1S | 1,224 | 2024 | 0.9 | 1.5 | WD | 2025-00242 |
| 009-470-073-00 | 1/17/2025 | 1905 S ARBUTUS AVE | 276,000 | HUD | 1,352 | 2003 | 0.2 | 31.3 | WD | 2025-00177 |
| 009-470-062-00 | 1/10/2025 | 1898 S GOLDENROD AVE | 144,000 | 1S | 728 | 1958 | 0.1 | 40.3 | WD | 2025-00111 |
| 009-430-026-00 | 1/6/2025 | 6060 W CHARLES DR | 162,500 | HUD | 1,344 | 1989 | 0.5 | 33.5 | WD | 2024-00040 |

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

| 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 | | | | | | | | | | |
| 009-017-002-32 | 1/2/2026 | W ROSTED RD | 62,000 | Land | - | 0 | 10.8 | 32.3 | PTA | PTA |
| 009-026-018-60 | 12/31/2025 | S DICKERSON RD | 33,000 | Land | - | 0 | 4.1 | 40.9 | PTA | PTA |
| 009-031-001-00 | 11/14/2025 | S BROWN RD | 28,000 | Land | - | 0 | 3.9 | 37.5 | WD | 2025-03301 |
| 009-004-001-38 | 11/7/2025 | W ANDERSON TRL | 26,000 | Land | - | 0 | 2.6 | 45.0 | 2025-0- | 03-ARM'S LENC |
| 009-354-005-00 | 9/9/2025 | S ARROWHEAD TRL | 130,000 | Land: LakeMissaukee | - | 0 | 0.5 | 59.2 | WD | 2025-02627 |
| 009-354-026-00 | 8/29/2025 | S ARROWHEAD TRL | 43,000 | Land: back lot | - | 0 | 0.7 | 46.5 | WD | 2025-02482 |
| 009-690-030-00 | 8/29/2025 | W JENNINGS RD | 193,500 | Land | 1,320 | 988 | 1.6 | 55.3 | WD | 2025-02518 |
| 009-017-002-24 | 8/22/2025 | W ROSTED RD | 60,000 | Land | - | 0 | 10.5 | 32.3 | WD | 2025-02440 |
| 009-240-015-00 | 8/14/2025 | S RIVERVIEW DR | 21,000 | Land | - | 0 | 1.8 | 34.8 | WD | 2025-02361 |
| 009-354-010-00 | 7/30/2025 | S ARROWHEAD TRL | 225,000 | Land, MultiPIN: Lake Missaukee | - | 0 | 0.7 | 32.9 | WD | 2025-02227 |
| 009-013-011-00 | 7/23/2025 | W JENNINGS RD | 73,000 | Land | - | 0 | 12.8 | 46.2 | WD | 2025-02086 |
| 009-010-022-20 | 7/7/2025 | S OAK DR | 15,000 | Land | - | 0 | 0.3 | - | WD | 2025-02221 |
| 009-575-007-00 | 6/27/2025 | 8022 W BLUE RD | 6,000 | Land | - | 0 | 0.9 | 56.7 | WD | 2025-01887 |
| 009-017-002-42 | 6/24/2025 | 10468 W ROSTED RD | 30,000 | Land | - | 0 | 3.1 | 42.0 | WD | 2025-01819 |
| 009-576-024-00 | 6/5/2025 | 4871 RIVER WOODS RD | 24,000 | Land: mutiplePIN | - | 0 | 2.0 | 50.8 | WD | 2025-01674 |
| 009-003-001-61 | 5/23/2025 | 287 S OAK DR | 30,000 | Land | - | 0 | 0.2 | - | WD | 2025-01600 |
| 009-576-022-00 | 4/16/2025 | 4921 RIVER WOODS RD | 15,500 | Land | - | 0 | 1.0 | 40.6 | WD | 2025-01147 |
| 009-260-066-00 | 4/14/2025 | 6830 W REDMAN DR | 66,000 | Land | - | 0 | 0.2 | 23.2 | WD | 2025-01140 |
| 009-576-023-00 | 4/4/2025 | 4883 RIVER WOODS RD | 15,000 | Land | - | 0 | 1.0 | 42.0 | WD | 2025-00897 |
| 009-576-026-00 | 3/28/2025 | RIVER WOODS RD | 35,000 | Land | - | 0 | 1.3 | 45.7 | WD | 2025-00839 |
| 009-250-034-00 | 3/4/2025 | W LOTAN RD | 37,000 | Land | - | 0 | 0.8 | 35.1 | WD | 2025-00585 |
| 009-019-018-00 | 2/27/2025 | 3550 S SEELEY RD | 14,500 | Land | - | 0 | 0.6 | 41.4 | WD | 2025-00527 |
| 009-017-002-22 | 2/25/2025 | 10378 W ROSTED RD | 62,000 | Land | - | 0 | 11.6 | - | WD | 2025-00454 |

23,875,343 Total Sales

0.4 Residential Sale Ratio*

*excludes mid year splits & partial construction