

Lake Township, Missaukee County – Assessing Office

July, Report to the Township Board

Sales Summary 2026 for the year 2027 Assessments:

For the 2027 assessments, the estimated residential sales ratio is 48.75%, indicating a required \$8.8 million mark-to-market increase for the residential class. This estimate is based on the assessed value at the close of the March Board of Review, divided by the County Equalization two-year study's sales ratio ending March 31, 2026. Prior-year residential underassessment ratios for 2026, 2025, 2024, and 2023 were 45.03%, 44.3%, 43.2%, and 44.12%, respectively.

The capped taxable value formula limits the increase in taxable value to the Inflation Rate Multiplier (IRM) under MCL 211.34d. Based on year-to-date CPI data and the most recent observed year-over-year change for the remaining months ($331.01 \div 319.996$), the estimated IRM is 3.44%.

County Equalization has calculated the Headlee Rollback to prevent uncapping from generating excess revenue; millage rates are adjusted to allow revenue growth only for inflation and new construction. The 2025 L-4029 rollback factor is 0.9904, reducing the prior 1.5-mill 2024 levy to 1.4055 mills in 2025.

The S&P Cotality Case-Shiller U.S. National Home Price Index posted a 0.8% annual gain for April 2026, with the National index at 332.68 — of their January 2000 level. For the eleventh consecutive month, inflation outpaced home price appreciation nationally. Still, over the full period since January 2000, cumulative home price gains remain well above cumulative consumer inflation. Housing has handily outpaced inflation over the long run despite limited national gains this past year. Gains and losses continue to vary primarily by geography, with nearly half of the 20 major metros posting year-over-year declines, concentrated in the Sun Belt, Mountain West, and Pacific Northwest. The Midwest and Northeast continue to lead the gains. Chicago led at 6.5%, followed by New York at 3.8% and Cleveland at 3.2%. The largest losses are in Seattle (-2.3%), Denver (-1.8%), and Tampa (-1.8%).

Local Resales:

- 292 S Carolyn Ave: \$738,000 on 2/27/26; \$599,000 on 6/7/23: Gain 23.2%, 9% annually.
- 717 W Mark Trl: \$674,000 on 6/26/25; \$550,000 on 8/26/22: Gain 22.5%, 8% 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 49 parcels, including 17 new houses. In 2025, 2024, 2023, and 2022, the Missaukee Building Code Office issued 66, 59, 56, and 88 building permits, respectively.

Administration:

- Certified Prevailing Institutional Lending Rates of Interest as of March 2026:
 - Residential 6.18%, Commercial 5.25%, Agricultural 6.63%
- July Board of Review for new poverty, late-filed transfer of ownership exemptions, and any other qualified errors under Michigan Compiled Laws 211.53b.
 - Tuesday, July 21st, 9 am at the township hall

pnum	saledate	address	saleprice	style	floorarea	\$/sqft	yearbuilt	netAcres	SaleRatio	instr	liberpage	
Lake Adjacent Homes												
009-200-001-00	6/30/2026	750 SW OAK DR	600,000	1S	920	\$ 652	1968	0.592	38.3	OTH	MLS1947464	
009-600-098-00	6/26/2026	8251 W SAPPHIRE AVE	340,000	1S: multi PIN	816	417	1957	0.575	47.0	WD	2026-01830	
009-300-034-00	6/26/2026	1645 S DUCK POINT RD	285,000	1S	1,054	270	1947	0.147	52.5	OTH	MLS1944809	
009-450-010-40	6/19/2026	1779 S GREEN RD	420,000	LOG	619	679	1952	0.25	53.9	WD	2026-01780	
009-640-020-00	4/16/2026	720 SW OAK DR	800,000	1S: multiPIN	1,906	420	1948	1.509	49.3	WD	2026-01215	
009-520-013-00	2/27/2026	6870 W NORTHSHORE DR	440,000	1S	1,144	385	1955	0.224	46.7	WD	2026-00473	
009-290-030-00	2/27/2026	292 S CAROLYN AVE	738,000	1.5S	1,512	488	2003	0.22	42.4	WD	2026-0484	
						<u>\$ 420</u>	<=median/sqft					
Residential Homes: Back Lots												
Residential Homes Rural												
009-032-006-00	6/30/2026	5322 S LACHANCE RD	271,750	1.25S	1,549	\$ 175	1949	3.22	44.0	WD	2026-01896	
009-590-029-01	6/30/2026	1550 S CHIPPEWA AVE	220,000	1S	1,075	205	1975	0.46	44.8	WD	2026-01901	
009-590-031-00	6/30/2026	1550 S CHIPPEWA AVE	220,000	1S	1,075	205	1975	0.46	44.8	WD	2026-01901	
009-013-039-01	6/26/2026	6795 W ROBERTS RD	240,000	HUD	1,344	179	1992	7.259	-	WD	2026-01888	
009-396-004-00	6/26/2026	186 S CRAPO ST	25,000	1S	720	35	1938	0.239	125.2	QC	2026-01897	
009-660-025-00	6/19/2026	2070 S AMY DR	276,000	BOCA/STATE	1,512	183	2016	0.465	48.6	WD	2026-01782	
009-340-045-00	6/15/2026	10537 W ROSTED RD	179,000	HUD	1,680	107	1991	1.584	39.9	WD	2026-01735	
009-490-042-00	6/4/2026	1820 S GREEN RD	269,900	1S	1,168	231	1970	0.147	49.0	WD	2026-01674	
009-490-087-00	5/29/2026	1916 S ROSE AVE	170,000	1S	933	182	1900	0.138	32.6	WD	2026-01611	
009-009-005-01	5/28/2026	1407 S LACHANCE RD	263,000	1S	1,152	228	1962	14.43	-	WD	2026-01566	
009-250-074-00	5/27/2026	3939 S LACHANCE RD	20,000	HUD	980	20	1986	1.435	111.0	WD	2026-01565	
009-140-013-00	5/26/2026	7675 W BLUE RD	310,000	1.5S	1,512	205	1994	0.906	42.1	WD	2026-01540	
009-510-037-00	5/21/2026	8320 W WHISPERING PINE CIR N	221,347	BI	1,222	181	1977	0.539	50.6	WD	2026-01556	
009-240-017-00	5/21/2026	5206 S RIVERVIEW DR	317,000	BOCA/STATE	1,680	189	1993	1.527	38.1	WD	2026-01592	
009-660-005-00	5/13/2026	2108 S SARA DR	212,500	1S	1,092	195	1995	0.462	53.4	OTH	MLS1943909	
009-250-023-00	5/1/2026	9610 W LOTAN RD	20,000	HUD	1,792	11	1972	3.17	128.0	QC	2026-01332	
009-016-007-00	4/30/2026	9131 W JENNINGS RD	329,000	1.25S	1,544	213	1969	6.157	45.3	WD	2026-01351	
009-396-007-00	4/24/2026	N BALDWIN ST	170,000	1.25S	1,170	145	1948	1.077	25.9	WD	2026-01274	
009-396-008-00	4/24/2026	221 S BALDWIN ST	170,000	1.25S	1,170	145	1948	1.077	25.9	WD	2026-01274	
009-016-007-00	4/30/2026	9131 W JENNINGS RD	329,000	1.25S	1,544	213	1969	6.157	45.3	WD	2026-01351	
009-396-008-00	4/24/2026	221 S BALDWIN ST	170,000	1.25S: multiPIN	1,170	145	1948	1.077	25.9	WD	2026-01274	
009-367-006-50	4/10/2026	499 S BALDWIN ST	58,000	HUD: multiPIN	1,036	56	1974	0.359	35.2	QC	2026-00927	
009-019-004-00	2/13/2026	3087 S SEELEY RD	80,200	HUD	883	91	1978	8.04	45.3	WD	2026-00482	
009-016-032-00	2/11/2026	2520 S BLODGETT RD	205,000	HUD	938	219	1991	2.508	27.1	WD	2026-00384	
009-340-045-00	2/1/2026	10537 ROSTED RD	39,000	HUD	1,680	23	1991	1.584	173.3	WD	2026-00505	
009-510-043-00	1/16/2026	8398 W WHISPERING PINE CIR N	225,000	BI: multiPIN	1,464	154	1976	0.346	40.4	WD	2026-00150	
009-008-010-02	1/15/2026	1403 W ROUND LAKE RD	185,000	1S: parcel split	960	193	2024	1.004	-	WD	2026-00118	
009-510-014-00	1/2/2026	5232 S NORTH COUNTRY DR	335,000	1S	1,644	204	2005	0.423	40.0	WD	2026-00008	
						<u>\$ 154</u>	<=median/sqft					
Commercial Buildings												
009-025-013-00	2/19/2026	6100 W BLUE RD	990,994	MultiPIN: Warehouses - Sto	17,750	\$ 56	various	8.063	36.3	MLC	2026-00447	
009-690-002-00	1/21/2026	1850 S MOREY RD	190,800	Office/formerly House	1,256	152	1974	0.255	50.0	WD	2026-00166	
						<u>\$ 104</u>	<=median/sqft					
Land												
						\$/acre						
009-013-039-05	6/23/2026	6795 W ROBERTS RD	8,000	Land: Ag split	-	\$ 3,556	0	2.25	-	QC	2026-01796	
009-032-011-00	6/9/2026	5955 S BROWN RD	55,000	Land	-	5,830	0	9.434	77.3	OTH	MLS1943282	
009-018-001-65	6/3/2026	S SEELEY RD	170,000	Land	-	2,125	0	80	75.3	WD	2026-01653	
009-013-042-00	5/26/2026	6985 W ROBERTS RD	139,000	GRG	-		1992	1	45.3	WD	MLS1941012	
009-010-039-00	5/22/2026	X W JENNINGS RD	70,000	Land: Multi PIN	-	15,556	0	4.5	70.7	WD	2026-01519	
009-354-020-00	5/20/2026	S ARROWHEAD TRL	55,000	Land	-	107,843	0	0.51	36.4	WD	2026-01497	
009-031-001-25	3/19/2026	5304 S BROWN RD	92,000	Land	-	4,769		19.29	38.8	OTH	MLS1937814	
009-017-002-40	2/20/2026	W ROSTED RD	32,000	Land	-	10,492		3.05	39.1	WD	2026-00418	
009-016-034-80	1/23/2026	S BLODGETT RD	57,001	Land	-	5,638		10.11	46.3	WD	2026-00562	
009-017-002-26	1/9/2026	W ROSTED RD	56,640	Land	-	6,000		9.44	30.9	WD	2026-00063	
009-017-002-32	1/2/2026	W ROSTED RD	62,000	Land	-	5,741		10.8	32.3	LC	2026-00012	
						<u>\$ 5,741</u>	<=median/acre					
			<u>\$ 11,132,132</u>	Total Sales								
									<u>43%</u>	Residential Sale Ratio*		
*excludes mid year splits & partial construction												