

# Lake Township, Missaukee County – Assessing Office

August, 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 ( $330.81 \div 319.997$ ), the estimated IRM is 3.38%.

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 1.1% annual gain for May 2026, with the National index at 335.10 — of their January 2000 level. For the twelfth 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. 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 6.9%, followed by New York at 4.2% and Cleveland at 3.1%. The largest losses are in Seattle (-1.8%), Denver (-1.8%), and Tampa (-1.6%).

## **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 57 parcels, including 19 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 met Tuesday, July 21st and approved one Poverty Exemption with no other items on the docket.
- December Board of Review meets December 15<sup>th</sup>, 9 AM at the township hall to review new poverty exemption applications, late-filed transfer of ownership exemptions, and any other qualified errors under Michigan Compiled Laws 211.53b.

| pnum                                               | saledate  | address                      | saleprice   | style               | floorarea | \$/sqft   | yearbuilt     | netAcres | SaleRatio                   | instr | liberpage  |
|----------------------------------------------------|-----------|------------------------------|-------------|---------------------|-----------|-----------|---------------|----------|-----------------------------|-------|------------|
| Lake Adjacent Homes                                |           |                              |             |                     |           |           |               |          |                             |       |            |
| 009-100-038-00                                     | 7/17/2026 | 1264 S BIRCHAVEN BEACH DR    | \$ 675,000  | 1S                  | 1,730     | \$ 390    | 1966          | 0.4      | 47                          | WD    | 2026-02109 |
| 009-200-001-00                                     | 6/30/2026 | 750 SW OAK DR                | 600,000     | 1S                  | 920       | 652       | 1968          | 0.6      | 38                          | WD    | 2026-01939 |
| 009-260-003-00                                     | 6/30/2026 | 111 DANA TRL                 | 530,000     | 1S                  | 1,747     | 303       | 1984          | 0.3      | 60                          | WD    | 2026-02239 |
| 009-300-034-00                                     | 6/26/2026 | 1645 S DUCK POINT RD         | 285,000     | 1S                  | 1,054     | 270       | 1947          | 0.1      | 52                          | WD    | 2026-01918 |
| 009-600-098-00                                     | 6/26/2026 | 8251 W SAPPHIRE AVE          | 340,000     | 1S: MultiPIN        | 816       | 417       | 1957          | 0.6      | 47                          | WD    | 2026-01830 |
| 009-450-010-40                                     | 6/19/2026 | 1779 S GREEN RD              | 429,000     | LOG                 | 619       | 693       | 1952          | 0.3      | 53                          | WD    | 2026-01780 |
| 009-640-020-00                                     | 4/16/2026 | 720 SW OAK DR                | 800,000     | 1S: MultiPIN        | 1,906     | 420       | 1948          | 1.5      | 49                          | WD    | 2026-01215 |
| 009-290-030-00                                     | 2/27/2026 | 292 S CAROLYN AVE            | 738,000     | 1.5S                | 1,512     | 488       | 2003          | 0.2      | 42                          | WD    | 2026-0484  |
| 009-520-013-00                                     | 2/27/2026 | 6870 W NORTHSORE DR          | 440,000     | 1S                  | 1,144     | 385       | 1955          | 0.2      | 47                          | WD    | 2026-00473 |
|                                                    |           |                              |             |                     |           | \$ 417    | <=median/sqft |          |                             |       |            |
| Residential Homes: Back Lots                       |           |                              |             |                     |           |           |               |          |                             |       |            |
| 009-490-096-00                                     | 7/27/2026 | 1849 S GOLDENROD AVE         | 287,450     | LOG: multiPIN       | 984       | \$ 292    | 1958          | 0.1      | 34                          | WD    | 2026-02228 |
| 009-480-010-00                                     | 7/2/2026  | 1900 S PAVILION DR           | 191,900     | 1.25S               | 990       | 194       | 1936          | 0.3      | 37                          | WD    | 2026-01931 |
| 009-490-042-00                                     | 6/4/2026  | 1820 S GREEN RD              | 269,900     | 1S                  | 1,168     | 231       | 1970          | 0.1      | 49                          | WD    | 2026-01674 |
| 009-490-087-00                                     | 5/29/2026 | 1916 S ROSE AVE              | 170,000     | 1S                  | 933       | 182       | 1900          | 0.1      | 33                          | WD    | 2026-01611 |
|                                                    |           |                              |             |                     |           | \$ 212    | <=median/sqft |          |                             |       |            |
| Residential Homes Rural                            |           |                              |             |                     |           |           |               |          |                             |       |            |
| 009-240-016-00                                     | 7/31/2026 | 5200 S RIVERVIEW DR          | 325,000     | 1S                  | 1,672     | \$ 194    | 1990          | 1.7      | 44                          | WD    | 2026-02274 |
| 009-015-043-60                                     | 7/30/2026 | 8670 W JENNINGS RD           | 385,000     | 1S                  | 1,978     | 195       | 1981          | 10.0     | 52                          | WD    | 2026-02242 |
| 009-510-033-50                                     | 7/24/2026 | 8278 W WHISPERING PINE CIR I | 345,000     | 1.5S MultiPIN       | 1,824     | 189       | 1995          | 1.0      | 52                          | WD    | 2026-02180 |
| 009-397-006-00                                     | 7/22/2026 | 10131 W LAUREL ST            | 163,000     | 1.5S                | 1,122     | 145       | 1972          | 0.5      | 34                          | WD    | 2026-02178 |
| 009-010-018-97                                     | 7/17/2026 | S BIRCHAVEN BEACH DR         | 675,000     | 1S                  | 1,730     | 390       | 1966          | 0.4      | 47                          | WD    | 2026-02109 |
| 009-600-188-00                                     | 7/10/2026 | 8530 W SAPPHIRE AVE          | 55,000      | 1S                  | 1,065     | 52        | 1946          | 0.1      | 132                         | WD    | 2026-02051 |
| 009-032-006-00                                     | 6/30/2026 | 5322 S LACHANCE RD           | 271,750     | 1.25S               | 1,549     | 175       | 1949          | 3.2      | 44                          | WD    | 2026-01896 |
| 009-590-031-00                                     | 6/30/2026 | 1550 S CHIPPEWA AVE          | 220,000     | 1S                  | 1,075     | 205       | 1975          | 0.5      | 45                          | WD    | 2026-01901 |
| 009-396-004-00                                     | 6/26/2026 | 186 S CRAPO ST               | 25,000      | 1S                  | 720       | 35        | 1938          | 0.2      | 125                         | QC    | 2026-01897 |
| 009-660-025-00                                     | 6/19/2026 | 2070 S AMY DR                | 276,000     | BOCA/STATE          | 1,512     | 183       | 2016          | 0.5      | 49                          | WD    | 2026-01782 |
| 009-009-005-01                                     | 5/28/2026 | 1407 S LACHANCE RD           | 263,000     | 1S: split           | 1,152     | 228       | 1962          | 14.4     | 0                           | WD    | 2026-01566 |
| 009-140-013-00                                     | 5/26/2026 | 7675 W BLUE RD               | 310,000     | 1.5S                | 1,512     | 205       | 1994          | 0.9      | 42                          | WD    | 2026-01540 |
| 009-510-037-00                                     | 5/21/2026 | 8320 W WHISPERING PINE CIR I | 221,347     | BI                  | 1,222     | 181       | 1977          | 0.5      | 51                          | WD    | 2026-01556 |
| 009-240-017-00                                     | 5/21/2026 | 5206 S RIVERVIEW DR          | 317,000     | BOCA/STATE          | 1,680     | 189       | 1993          | 1.5      | 38                          | WD    | 2026-01592 |
| 009-660-005-00                                     | 5/13/2026 | 2108 S SARA DR               | 212,500     | 1S                  | 1,092     | 195       | 1995          | 0.5      | 53                          | WD    | 2026-01450 |
| 009-016-007-00                                     | 4/30/2026 | 9131 W JENNINGS RD           | 329,000     | 1.25S               | 1,544     | 213       | 1969          | 6.2      | 45                          | WD    | 2026-01351 |
| 009-396-008-00                                     | 4/24/2026 | 221 S BALDWIN ST             | 170,000     | 1.25S               | 1,170     | 145       | 1948          | 1.1      | 26                          | WD    | 2026-01274 |
| 009-510-043-00                                     | 1/16/2026 | 8398 W WHISPERING PINE CIR I | 225,000     | BI: MultiPIN        | 1,464     | 154       | 1976          | 0.3      | 40                          | WD    | 2026-00150 |
| 009-008-010-02                                     | 1/15/2026 | 10403 W ROUND LAKE RD        | 185,000     | 1S                  | 960       | 193       | 2024          | 1.0      | 0                           | WD    | 2026-00118 |
| 009-510-014-00                                     | 1/2/2026  | 5232 S NORTH COUNTRY DR      | 335,000     | 1S                  | 1,644     | 204       | 2005          | 0.4      | 40                          | WD    | 2026-00008 |
|                                                    |           |                              |             |                     |           | \$ 191    | <=median/sqft |          |                             |       |            |
| Residential Homes Rural: "HUD" - National Standard |           |                              |             |                     |           |           |               |          |                             |       |            |
| 009-013-039-01                                     | 7/10/2026 | 6795 W ROBERTS RD            | 242,000     | HUD                 | 1,344     | \$ 180    | 1992          | 7.3      | 0                           | LC    | 2026-02025 |
| 009-340-045-00                                     | 6/15/2026 | 10537 W ROSTED RD            | 179,000     | HUD                 | 1,680     | 107       | 1991          | 1.6      | 40                          | WD    | 2026-01735 |
| 009-019-004-00                                     | 2/13/2026 | 3087 S SEELEY RD             | 80,200      | HUD                 | 883       | 91        | 1978          | 8.0      | 45                          | WD    | 2026-00482 |
| 009-016-032-00                                     | 2/11/2026 | 2520 S BLODGETT RD           | 205,000     | HUD                 | 938       | 219       | 1991          | 2.5      | 27                          | WD    | 2026-00384 |
| 009-250-074-00                                     | 5/27/2026 | 3939 S LACHANCE RD           | 20,000      | HUD                 | 980       | 20        | 1986          | 1.4      | 111                         | WD    | 2026-01565 |
| 009-367-006-50                                     | 4/10/2026 | 499 S BALDWIN ST             | 58,000      | HUD                 | 1,008     | 58        | 1974          | 0.4      | 35                          | QC    | 2026-00927 |
|                                                    |           |                              |             |                     |           | \$ 190    | <=median/sqft |          |                             |       |            |
| Commercial Buildings                               |           |                              |             |                     |           |           |               |          |                             |       |            |
| 009-025-013-00                                     | 2/19/2026 | 6100 W BLUE RD               | 990,994     | MultiPIN: Warehous  | 17,750    | \$ 56     | various       | 8.1      | 36                          | MLC   | 2026-00447 |
| 009-690-002-00                                     | 1/21/2026 | 1850 S MOREY RD              | 190,800     | Office/formerly Hou | 1,256     | 152       | 1974          | 0.3      | 50                          | WD    | 2026-00166 |
|                                                    |           |                              |             |                     |           | \$ 104    | <=median/sqft |          |                             |       |            |
| Garage Parcels                                     |           |                              |             |                     |           |           |               |          |                             |       |            |
| 009-017-002-44                                     | 7/20/2026 | 10420 W ROSTED RD            | 125,000     | GRG                 | 1,536     | 81        | 2024          | 3.2      | 35                          | PTA   | PTA        |
| 009-013-042-00                                     | 5/26/2026 | 6985 W ROBERTS RD            | 139,000     | GRG                 | 3,200     | 43        | 1992          | 1.0      | 45                          | WD    | MLS1941012 |
|                                                    |           |                              |             |                     |           | \$ 62     | <=median/sqft |          |                             |       |            |
| Land                                               |           |                              |             |                     |           | \$/acre   |               | acres    | ratio                       |       |            |
| 009-012-024-00                                     | 7/17/2026 | W RAILROAD ST                | 15,000      | Land                |           | \$ 54,545 |               | 0.3      | 32                          | WD    | 2026-02177 |
| 009-013-039-05                                     | 6/23/2026 | 6795 W ROBERTS RD            | 8,000       | Land: Ag split      | -         | 3,556     |               | 2.3      | 0                           | QC    | 2026-01796 |
| 009-032-011-00                                     | 6/9/2026  | 5955 S BROWN RD              | 55,000      | Land                | -         | 5,830     |               | 9.4      | 77                          | OTH   | MLS1943282 |
| 009-018-001-65                                     | 6/3/2026  | S SEELEY RD                  | 170,000     | Land                | -         | 2,125     |               | 80.0     | 75                          | WD    | 2026-01653 |
| 009-010-039-00                                     | 5/22/2026 | X W JENNINGS RD              | 70,000      | Land: Multi PIN     | -         | 15,556    |               | 4.5      | 71                          | WD    | 2026-01519 |
| 009-354-020-00                                     | 5/20/2026 | S ARROWHEAD TRL              | 55,000      | Land                | -         | 107,843   |               | 0.5      | 36                          | WD    | 2026-01497 |
| 009-250-023-00                                     | 5/1/2026  | 9610 W LOTAN RD              | 20,000      | HUD: Demo           | -         | 6,309     |               | 3.2      | 128                         | QC    | 2026-01332 |
| 009-031-001-25                                     | 3/19/2026 | 5304 S BROWN RD              | 92,000      | Land                | -         | 4,769     |               | 19.3     | 39                          | OTH   | MLS1937814 |
| 009-017-002-40                                     | 2/20/2026 | W ROSTED RD                  | 32,000      | Land                | -         | 10,492    |               | 3.1      | 39                          | WD    | 2026-00418 |
| 009-016-034-80                                     | 1/23/2026 | S BLODGETT RD                | 57,001      | Land                | -         | 5,638     |               | 10.1     | 46                          | WD    | 2026-00562 |
| 009-017-002-26                                     | 1/9/2026  | W ROSTED RD                  | 56,640      | Land                | -         | 6,000     |               | 9.4      | 31                          | WD    | 2026-00063 |
| 009-017-002-32                                     | 1/2/2026  | W ROSTED RD                  | 62,000      | Land                | -         | 5,741     |               | 10.8     | 32                          | LC    | 2026-00012 |
|                                                    |           |                              |             |                     |           | \$ 5,915  | <=median/acre |          |                             |       |            |
| \$ 13,987,482                                      |           |                              | Total Sales |                     |           |           |               |          |                             |       |            |
|                                                    |           |                              |             |                     |           |           |               |          | 45% Residential Sale Ratio* |       |            |
| *excludes mid year splits & partial construction   |           |                              |             |                     |           |           |               |          |                             |       |            |