

Lake Township, Missaukee County – Assessing Office

September, 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 ($330.10 \div 319.997$), the estimated IRM is 3.16%.

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 1.5% annual gain for June 2026, up from a revised 1.2% in May. For the thirteenth consecutive month, inflation outpaced home price appreciation nationally, with June's 3.5% inflation running about two percentage points ahead of the 1.5% gain in home prices. Still, over the full period since January 2000, cumulative home price gains remain well above cumulative consumer inflation; of the current index value of 336.66, about 70% (236.66 points) represents appreciation since the index's 2000 base of 100. Gains and losses continue to vary primarily by geography, with roughly a third of the 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 for the fourth straight month at 6.9%, followed by New York at 4.8% and Cleveland at 4.1%. The largest losses were in Seattle (-2.0%), Las Vegas (-1.9%), and Denver (-1.2%).

Local Resales:

- 10559 W Rosted Rd: \$235,850 on 8/20/2026; \$210,000 on 8/15/2024: Gain 12.3%, 5.9% annually.
- 720 SW Oak Dr: \$800,000 on 4/16/26; 310,000 on 8/15/2014: Gain 158%, 8.5% annually.
- 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.
 - *Annual rate is the compound annual growth rate (CAGR), computed as $(\text{sale price} \div \text{prior sale price})^{(1 \div \text{years})} - 1$, consistent with the year-over-year methodology reported in the Cotality Home Price Index.*

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 20 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 June 2026:
 - Residential 6.49%, Commercial 5.47%, Agricultural 6.74%
- December Board of Review meets Tuesday, December 15th, 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											
009-460-020-00	8/5/2026	6790 W LAKEVIEW DR	\$ 970,000	1.25S: MultiPIN	1,399	\$ 693	2012	0.3	37	WD	2026-02350
009-260-011-00	7/23/2026	6969 W REDMAN DR	1,220,500	1.25S: MultiPIN	1,534	796	2005	0.2	29	WD	2026-02383
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 NORTHSHORE DR	440,000	1S	1,144	385	1955	0.2	47	WD	2026-00473
						\$ 420	<=median/sqft				
Residential Homes: Back Lots											
009-600-189-00	8/27/2026	8520 S SAPPHIRE AVE	160,000	1S: formerly GRG	424	\$ 377	1975	0.1	8	PTA	MLS1947476
009-490-096-00	7/27/2026	1849 S GOLDENROD AVE	287,450	1S: 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
						\$ 231	<=median/sqft				
Residential Homes Rural											
009-340-046-00	8/20/2026	10559 W ROSTED RD	235,850	BOCA/STATE	1,364	\$ 173	1999	1.7	46	PTA	MLS1948054
009-016-019-25	8/18/2026	9733 W JENNINGS RD	284,900	1S	1,344	212	2000	1.3	45	WD	2026-02440
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	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	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	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
009-250-074-00	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
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
						\$ 99	<=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
Garage Parcels						\$ 104	<=median/sqft				
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	2026-01569
						\$ 62	<=median/sqft				
Land						\$/acre	acres	ratio			
009-600-107-00	8/10/2026	8355 W SAPPHIRE AVE	160,000	Land	-	\$ 1,073,826	0	0.1	33	WD	2026-02392
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	WD	2026-01954
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	WD	2026-02184
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	10732 W ROSTED RD	62,000	Land	-	5,741		10.8	32	LC	2026-00012
						\$ 6,000	<=median/acre				
			\$ 17,018,732	Total Sales				43% Residential Sale Ratio*			