

Lake Township, Missaukee County – Assessing Office

October, 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 ($330.11 \div 319.997$), 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 1.9% annual gain for July 2026, up from 1.6% in June. For the fourteenth consecutive month, inflation outpaced home price appreciation nationally, with July's 3.4% inflation running about one and a half percentage points ahead of the 1.9% 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 337.31, about 70% (237.31 points) represents appreciation since the index's 2000 base of 100. Gains and losses continue to vary primarily by geography, with six of the twenty 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 5.8% and Cleveland at 4.2%. The largest losses were in Seattle (-1.6%), Las Vegas (-1.3%), and Denver (-1.1%).

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.
 - o 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:
 - o 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.

	saledate	address	saleprice	style	floorarea	\$/sqft	yearbuilt	netAcres	SaleRatio	instr	liberpage	
Lake Adjacent Homes												
009-580-001-00	9/17/2026	1876 S SCHNEIDER ST	\$	370,000 1.5S		1,170	\$	316	2003	0.2	58	WD 2026-02790
009-440-019-00	9/17/2026	7049 W WHITE BIRCH AVE		415,000 1.25S		1,174		353	1972	0.3	57	WD 2026-02769
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 NORTHSORE DR		440,000 1S		1,144		385	1955	0.2	47	WD 2026-00473
						\$		417	<=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	WD 2026-02524
009-490-096-00	7/27/2026	1849 S GOLDENROD AVE		287,450 1S: multiPIN		984		292	1958	0.2	46	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												
009-660-015-00	9/15/2026	2173 S SARA DR		220,000 1S		1,008	\$	218	1994	0.5	46	WD 2026-02687
009-340-046-00	8/20/2026	10559 W ROSTED RD		235,850 BOCA/STATE		1,364		173	1999	1.7	46	WD 2026-02554
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 N		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 N		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 N		225,000 BI: MultiPIN		1,464		154	1976	0.7	43	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
						\$		193	<=median/sqft			
Residential Homes Rural: "HUD" - National Standard												
009-029-012-00	9/30/2026	4774 S LACHANCE RD		170,000 HUD		1,107	\$	154	1972	1.0	42	WD 2026-02855
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
						\$		107	<=median/sqft			
Commercial Buildings												
009-025-013-00	2/19/2026	6100 W BLUE RD		990,994 MultiPIN: Warehouse:		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 Hous		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	WD 2026-02537
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												
009-600-107-00	8/10/2026	8355 W SAPPHIRE AVE		160,000 Land		-	\$	1,073,826	0	acres	ratio	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			
			\$	18,193,732	Total Sales		44% Residential Sale Ratio*					
*excludes mid year splits & partial construction												