Lake Township, Missaukee County – Assessing Office

November, Report to the Township Board

Sales Summary 2026 for the year 2027 Assessments:

The County Equalization two-year residential sales study (sales through March 31, 2026) shows a 48.75% ratio, indicating an $8.8 million mark-to-market increase for the 2027 residential class. Prior ratios were 45.03% (2026), 44.3% (2025), and 43.2% (2024).

CPI through September 2026 (330.21 ÷ 319.997) gives a 2027 Inflation Rate Multiplier (IRM) of 3.19%, subject to the State Tax Commission's bulletin.

On the 2026 L-4029, the Headlee rollback fraction is 0.9901, reducing the township operating levy from 1.3920 to 1.3782 mills and the fire levy from 0.4913 to 0.4864 mills.

The S&P Cotality Case-Shiller U.S. National Home Price Index rose 2.1% for the year ending August 2026, trailing 3.4% inflation for the fifteenth straight month. The Midwest and Northeast continue to lead (Chicago 6.7%, New York 6.2%, Cleveland 4.3%), while five metros declined, led by Seattle (-2.0%) and Las Vegas (-1.3%).

Local Resales:

- 9171 W Oak Dr (with adjoining lot): $615,000 on 10/23/26; $599,900 on 11/15/24: Gain 2.5%, 1.3% annually.
- 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.
    - *Annual rate is the compound annual growth rate (CAGR).*

These figures are estimates for discussion and do not replace the county's L-4015 and L-2793. Sales details, the sales map, record cards, and valuation statements are on the township website.

New Construction: Lake Township continues to grow. Seven new homes have been finished so far this year, and 12 more are under construction, including three manufactured homes being placed. That follows 16 new homes in 2025, 16 in 2024, 12 in 2023, and 6 in 2022, counting homes rebuilt after a teardown. Work in progress is active on 37 parcels, with 65 building permits issued so far this year.

Administration:

- Certified prevailing lending rates (June 2026): Residential 6.49%, Commercial 5.47%, Agricultural 6.74%
- December Board of Review: Tuesday, December 15, 9 AM at the township hall, for poverty exemptions, late-filed transfer of ownership exemptions, and qualified errors under MCL 211.53b.

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2026 Sale Summary - see sales map BSA data link for details.

pnum	saledate	address	saleprice	style	floorarea	$/sqft	yearbuilt	netAcres	SaleRatio	instr	liberpage
Lake Adjacent Homes											
009-280-006-00	10/23/2026	9171 W OAK DR	$ 615,000	1.75S: MultiPIN	1,920	$ 320	1970	0.1	41	WD	MLS1950086
009-002-001-92	10/16/2026	248 S CAROLYN AVE	1,230,000	1S	1,884	653	2018	0.7	36	WD	2026-03053
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	0.4	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 NORTHSHORE DR	440,000	1S	1,144	385	1955	0.2	47	WD	2026-00473
						$ 417	**<=median/sqft**				
Residental 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											
009-032-023-75	10/23/2026	10170 W CADILLAC RD	435,000	1S	1,584	$ 275	1982	2.3	44	PTA	PTA
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
						$ 194	**<=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: Warehouses	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						$/acre		acres	ratio		
009-018-001-70	10/22/2026	S SEELEY RD X	82,500	Land: split	-	$ 4,113	0	20.1	0	WD	MLS1946551
009-160-118-00	10/9/2026	6371 W LAKEVIEW DR	125,000	Land: MultiPIN w/ GR	-	390,625	1950	0.3	90	WD	PTA
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**				
			$ 20,681,232	**Total Sales**					**43%**	Residential Sale Ratio*	

***excludes mid year splits & partial construction**