

Glen Arbor Township

Assessing Officers Report - October 2017

Sales Summary 2017: The assessor posted 164 conveyances. 85 conveyances have prices greater than \$100. Sale & assessment detail is available using the BS&A software link and the sale & assessment map on the township website. The year to date sale and ratio summaries presented here contain estimates intended to facilitate discussion of market trends. This document does not replace sales study Forms L-4015 and L-2793.

24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2015	4/15 - 9/15	37	7,280,900	1.0599	7,717,026	15,061,400	51.24%
2015	10/15 - 3/16	28	4,789,100	1.0599	5,075,967	9,563,937	53.07%
12 Month Total Sales		65	12 Month Total Sales		12,792,993	24,625,337	51.95%
2016	4/16 - 9/16	56	13,947,200	1.0376	14,471,615	30,898,900	46.84%
2016	10/16 - 3/17	35	5,756,400	1.0376	5,972,841	11,052,557	54.04%
12 Month Total Sales		91	12 Month Total Sales		20,444,456	41,951,457	48.73%
24 Month Total Sales		156	24 Month Total Sales		33,237,449	66,576,794	
*24 Month Mean Adjusted Ratio							50.34%

IMPORTANT: For Sales from April 2015 through March 2016, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2016 through March 2017. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

12 Month Sales Study

L-4047

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	Adjusted % Ratio (col.F/col.G)
2016	10/16 - 3/17	35	5,756,400	1.0376	5,972,841	11,052,557	54.04%
2017	4/17 - 9/17	45	9,363,700	1.0000	9,363,700	19,705,650	47.52%
12 Month Total Sales		80	12 Month Total Sales		15,336,541	30,758,207	
**12 Month Aggregate Adjusted Ratio							49.86%

Prior year residential assessment increases (decrease):

- 2018 **estimate** at 10/13/2017 = 50.34% \$(1,161,009,733);
- 2017, 47.65% \$27,638,367;
- 2016, 48.39% \$18,167,334;
- 2015, 48.11% \$20,804,115;
- 2014, 48.76% \$13,159,189;

Permits Issued & In Progress year to date:

- **New Permits Issued:** 59 Building, 5 Health, 35 Land Use, 2 DEQ
- **Construction In Progress,** 95 parcels includes: 21 additions/alterations, 15 commercial, 4 decks, 2 foundations, 6 garages, 23 houses, 8 repair, 13 well/septic.

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County: 45- LEELANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2018Ga

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
006-123-033-10	401	4122	10/05/2017	PTA	206,000	368,300	55.93
006-778-002-10	407	H778	09/25/2017	PTA	97,700	180,000	54.28
006-410-005-30	407	H410	09/08/2017	PTA	58,400	132,000	44.24
006-122-022-02	401	4700	09/01/2017	PTA	762,700	1,300,000	58.67
006-545-008-00	407	H545	09/01/2017	PTA	279,200	600,000	46.53
006-820-016-00	401	4610	08/31/2017	PTA	433,000	875,000	49.49
006-129-035-00	401	4610	08/30/2017	WD	320,100	690,000	46.39
006-762-004-30	407	H762	08/28/2017	WD	49,200	108,000	45.56
006-795-017-00	407	H795	08/28/2017	WD	309,700	540,000	57.35
006-715-025-00	407	H715	08/18/2017	WD	83,800	198,500	42.22
006-545-004-00	407	H545	08/18/2017	WD	249,500	480,000	51.98
006-410-004-60	407	H410	08/17/2017	WD	58,400	125,000	46.72
006-715-023-00	407	H715	08/15/2017	WD	85,900	200,000	42.95
006-031-014-11	401	4031	08/14/2017	WD	122,500	427,000	28.69
006-531-020-00	401	4122	08/14/2017	WD	205,700	515,000	39.94
006-546-008-20	407	H5462	08/10/2017	WD	46,400	95,000	48.84
006-840-025-00	407	H841	08/08/2017	WD	113,500	301,000	37.71
006-123-001-50	401	4122	07/31/2017	CD	264,100	405,000	65.21
006-125-054-00	401	4134	07/31/2017	WD	703,400	1,550,000	45.38
006-122-078-00	201	2201	07/21/2017	WD	236,800	400,000	59.20
006-835-002-00	V402	4122	07/20/2017	WD	55,000	118,000	46.61
006-834-002-00	401	4934	07/19/2017	WD	173,600	350,000	49.60
006-840-035-00	407	H841	07/14/2017	WD	118,300	312,500	37.86
006-738-007-00	V402	4122	07/12/2017	WD	45,000	150,000	30.00
006-548-015-00	401	H548	07/11/2017	WD	286,500	635,000	45.12
006-203-007-00	401	4203	07/11/2017	WD	171,500	344,000	49.85
006-802-002-00	407	H802	07/10/2017	WD	63,400	150,000	42.27
006-786-035-00	401	H785	06/22/2017	WD	152,000	285,000	53.33
006-662-001-10	401	4122	06/20/2017	WD	155,600	389,000	40.00
006-547-007-00	407	H547	06/14/2017	WD	206,300	557,250	37.02
006-740-012-50	401	4700	06/06/2017	WD	481,500	1,260,000	38.21
006-818-002-00	407	H818	06/05/2017	WD	96,000	215,000	44.65
006-738-009-00	401	4122	06/01/2017	WD	315,400	635,500	49.63
006-733-005-00	V402	H733	05/31/2017	WD	72,500	151,000	48.01
006-795-021-00	407	H795	05/30/2017	WD	386,200	774,000	49.90
006-715-034-00	407	H715	05/26/2017	WD	118,400	236,000	50.17
006-030-003-20	401	4031	05/17/2017	WD	22,900	69,900	32.76
006-715-032-00	407	H715	05/09/2017	WD	64,100	188,000	34.10
006-546-028-00	407	H5464	05/05/2017	WD	45,000	85,000	52.94
006-795-009-00	407	H795	05/01/2017	WD	390,300	835,000	46.74
006-203-028-00	401	4610	04/28/2017	WD	305,900	694,000	44.08
006-126-001-10	401	4134	04/24/2017	WD	910,500	1,570,000	57.99
006-715-042-00	407	H715	04/14/2017	QC	79,200	180,000	44.00
006-715-047-00	407	H715	04/13/2017	WD	98,800	177,000	55.82
006-724-004-30	407	4924	04/07/2017	WD	90,100	154,000	58.51
006-738-013-00	V402	4122	04/07/2017	WD	45,000	125,000	36.00
006-724-005-10	407	4924	03/30/2017	WD	84,600	185,000	45.73
006-740-069-00	401	4122	03/29/2017	WD	92,800	197,500	46.99
006-605-001-00	401	4605	03/29/2017	WD	518,900	700,000	74.13
006-724-009-10	407	4924	03/29/2017	WD	84,600	174,900	48.37
006-786-034-00	401	H785	03/15/2017	WD	219,700	415,000	52.94
006-705-028-00	407	H705	03/10/2017	WD	210,400	455,000	46.24
006-762-012-10	407	H762	03/10/2017	WD	55,300	99,500	55.58
006-645-011-00	407	H645	03/09/2017	WD	172,300	349,000	49.37
006-786-044-00	401	H785	03/08/2017	WD	234,900	439,012	53.51
006-547-044-00	V402	H547	03/06/2017	WD	40,000	150,000	26.67
006-802-006-00	407	H802	03/06/2017	WD	65,800	138,000	47.68
006-724-004-20	407	4924	02/27/2017	WD	84,600	147,995	57.16
006-818-020-00	407	H818	02/24/2017	WD	94,200	175,000	53.83
006-549-001-40	407	H549	02/13/2017	WD	32,800	69,900	46.92
006-705-021-00	407	H705	01/27/2017	WD	166,600	254,000	65.59
006-125-042-00	V402	4030V	01/20/2017	WD	43,000	57,250	75.11
006-795-019-00	407	H795	01/20/2017	WD	359,200	725,000	49.54
006-738-014-00	401	4122	01/12/2017	WD	297,800	490,000	60.78
006-602-008-00	401	4031	01/12/2017	WD	58,200	130,000	44.77
006-547-048-00	407	H547	01/12/2017	WD	287,900	485,000	59.36
006-610-039-00	401	4610	01/05/2017	WD	374,100	765,000	48.90

Averages:

197,204

398,985

49.43

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
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*** ** Statistics for this group (67 in sample) *** **

Statistical Mean= 48.532 Median= 48.013 Maximum= 75.109 Minimum= 26.667

*** ** Statistics about Mean *** **

Normalized Average Deviation	=	0.14238	(Coefficient of Dispersion)
Average Squared Deviation	=	87.83510	(Variance)
Square Root of Squared Deviation	=	9.37204	(Standard Deviation)
Normalized Standard Deviation	=	0.19311	(Covariance)
2 Standard Deviation Range (Low)	=	29.78753	(High) = 67.27568

*** ** Statistics about Median *** **

Normalized Average Deviation	=	0.14365	(Coefficient of Dispersion)
Average Squared Deviation	=	88.10787	(Variance)
Square Root of Squared Deviation	=	9.38658	(Standard Deviation)
Normalized Standard Deviation	=	0.19550	(Covariance)
2 Standard Deviation Range (Low)	=	29.24009	(High) = 66.78640

Glen Arbor Township - Sales Summary 2017 year to date

pnum	saledate	addresscombined	saleprice	style	floorarea	yearbuilt	neighdesc	liberpage	instr	Ratio Study	terms
006-122-078-00	7/21/2017	6654 W WESTERN AVE	400,000	Commercial	3,321	1940	2122 COMMERCIAL LAND	1302P249	WD	Conventional	ARMS LENGTH
Residential Homes											
006-602-008-00	1/12/2017	7076 S DUNNS FARM RD	130,000	MODULAR	1,440	1970	4602 DEERWOOD ACRES	1284P707	WD	Conventional	ARMS LENGTH
006-740-069-00	3/29/2017	6815 W HARBOR HWY	197,500	1 STORY	664	1968	4740 PIERCE STOCKING	1291P238	WD	Conventional	ARMS LENGTH
006-786-035-00	6/22/2017	35 SKIPPERS WOODS SUB	285,000	1.5 STORY	1,158	1998	H786 SKIPPERS WOODS II	1299P571	WD	Conventional	ARMS LENGTH
006-203-007-00	7/11/2017	6854 W DAY FOREST RD	344,000	1.5 STORY	2,172	1967	4203 RURAL	1300P389	WD	Conventional	MULTI PARCEL
006-122-003-01	3/30/2017	6324 W WESTERN AVE	350,000	1.5 Story	1,592	1900	2122 COMMERCIAL LAND	1292P432	WD	Not Used	SPLIT IMPROVED
006-834-002-00	7/19/2017	7291 W DAY FOREST RD /	350,000	1 STORY	572	1955	4834 WANDERERS REST CONDO HOME	1301P433	WD	Conventional	ARMS LENGTH
006-123-033-10	10/5/2017	5788 W TREESONG LN	368,300	MODULAR	2,184	2001	4123 CRYSTAL RIVER AREA	PTA	PTA	Conventional	ARMS LENGTH
006-662-001-10	6/20/2017	6456 W STATE ST	389,000	2 STORY	1,456	1999	4127 SECTION 127	1299P951	WD	Conventional	ARMS LENGTH
006-123-001-50	7/31/2017	5212 S FACULTY ROW	405,000	1 STORY	4,094	1970	4123 CRYSTAL RIVER AREA	1304P231	CD	Conventional	BANK SALE
006-786-034-00	3/15/2017	34 SKIPPERS WOODS SUB	415,000	1.5 STORY	1,726	1980	H786 SKIPPERS WOODS II	1290P598	WD	Conventional	ARMS LENGTH
006-031-014-11	8/14/2017	3411 W TRUMBULL RD	427,000	2 STORY	1,184	2006	4031 NEIGHBORHOOD	1303P986	WD	Conventional	ARMS LENGTH
006-786-044-00	3/8/2017	44 SKIPPERS WOODS SUB	439,012	1 STORY	2,246	2003	H786 SKIPPERS WOODS II	1289P159	WD	Conventional	ARMS LENGTH
006-547-048-00	1/12/2017	48 BROOK HILL COTTAGE	485,000	1 STORY	1,524	1998	H547 BROOK COTTAGE HOMESITES	1284P856	WD	Conventional	ARMS LENGTH
006-738-014-00	1/12/2017	6273 W COTTAGE LN	490,000	2 STORY	1,992	2000	4738 OAK HOLLOW CONDO SITE	1284P738	WD	Conventional	ARMS LENGTH
006-531-020-00	8/14/2017	6284 W LAKE WOOD DR	515,000	1 STORY	1,620	1994	4530 ARBOR ESTATES	1304P1	WD	Conventional	ARMS LENGTH
006-547-007-00	6/14/2017	7 BROOK HILL COTTAGES	557,250	1.5 STORY	1,368	1997	H547 BROOK COTTAGE HOMESITES	1299P907	WD	Conventional	ARMS LENGTH
006-548-015-00	7/11/2017	15 CHIMNEY RDG	635,000	1.75 STORY	1,698	1995	H548 CHIMNEY RIDGE HOMESTEAD	1300P573	WD	Conventional	ARMS LENGTH
006-738-009-00	6/1/2017	6302 W COTTAGE CT	635,500	1.75 STORY	2,767	2004	4738 OAK HOLLOW CONDO SITE	1296P833	WD	Conventional	ARMS LENGTH
006-129-035-00	8/30/2017	6727 S DUNE HWY	690,000	1 STORY	1,352	1960	4610 LITTLE GLEN AREAS	1305P470	WD	Conventional	ARMS LENGTH
006-203-028-00	4/28/2017	6871 W DAY FOREST RD	694,000	1 STORY	1,808	1960	4610 LITTLE GLEN AREAS	1294P514	WD	Conventional	ARMS LENGTH
006-605-001-00	3/29/2017	5772 S DUNNS FARM RD	700,000	1.25 STORY	1,442	1990	4605 FISHER LAKE AREA	1291P255	WD	Conventional	MULTI PARCEL
006-610-039-00	1/5/2017	7777 W DAY FOREST RD	765,000	1 STORY	1,819	1963	4610 LITTLE GLEN AREAS	1284P943	WD	Conventional	ARMS LENGTH
006-710-011-00	4/28/2017	7320 S BIRCHWAY DR	770,000	1 STORY	990	1965	4710 HARBOR ISLAND SUB	1299P426	WD	Not Used	SPLIT IMPROVED
006-820-016-00	8/31/2017	7021 W DAY FOREST RD	875,000	1.5 STORY	2,502	1993	4610 LITTLE GLEN AREAS	PTA	PTA	Conventional	ARMS LENGTH
006-740-012-50	6/6/2017	7276 W ARBOR PINES DR	1,260,000	1.5 STORY	1,203	1955	4770 LAKE MICHIGAN	1297P452	WD	Conventional	ARMS LENGTH
006-122-022-02	9/1/2017	5705 S SHERIDAN LN	1,300,000	1 STORY	4,069	1993	4770 LAKE MICHIGAN	PTA	PTA	Conventional	MULTI PARCEL
006-125-054-00	7/31/2017	6776 S DUNNS FARM RD	1,550,000	2 STORY	3,519	1948	4000 BIG GLEN	1302P762	WD	Conventional	ARMS LENGTH
006-126-001-10	4/24/2017	5333 W NORTHWOOD DF	1,570,000	1 STORY	1,840	1987	4000 BIG GLEN	1293P268	WD	Conventional	ARMS LENGTH
Fractional Shares											
006-549-001-40	2/13/2017	1 CAMP FIREFLY	69,900	CONDOMINIUM	1,800	2005	H549 CAMP FIREFLY HOMESTEAD	1287P328	WD	Conventional	ARMS LENGTH
006-546-028-00	5/5/2017	28 BROOK HILL A	85,000	CONDOMINIUM	1,467	1980	H546 BROOK HILL CONDO HOMESTEAD	1294P528	WD	Conventional	ARMS LENGTH
006-546-008-20	8/10/2017	8 BROOK HILL	95,000	CONDOMINIUM	1,189	1980	H546 BROOK HILL CONDO HOMESTEAD	1303P578	WD	Conventional	ARMS LENGTH
006-762-012-10	3/10/2017	12 PINNACLE PL	99,500	CONDOMINIUM	1,347	1986	H762 PINNACLE APPURTENANT SHARE	1290P207	WD	Conventional	ARMS LENGTH
006-762-004-30	8/28/2017	4 PINNACLE PL B	108,000	CONDOMINIUM	1,347	1986	H762 PINNACLE APPURTENANT SHARE	1304P404	WD	Conventional	ARMS LENGTH
006-410-004-60	8/17/2017	4 BEALS HOUSE G	125,000	3 STORY	1,091	2002	H410 BEALS HOUSE APPURTENANT SH.	1304P668	WD	Conventional	ARMS LENGTH
006-410-005-30	9/8/2017	5 BEALS HOUSE D	132,000	3 STORY	1,091	2002	H410 BEALS HOUSE APPURTENANT SH.	PTA	PTA	Conventional	ARMS LENGTH
006-724-004-20	2/27/2017	5707 S LAKE ST 4C	147,995	CONDOMINIUM	2,200	2004	4924 - LE BEAR CONDO	1288P457	WD	Conventional	ARMS LENGTH
006-724-004-30	4/7/2017	5707 S LAKE ST 4D	154,000	CONDOMINIUM	2,200	2004	4924 - LE BEAR CONDO	1291P701	WD	Conventional	ARMS LENGTH
006-724-009-10	3/29/2017	5707 S LAKE ST 9B	174,900	CONDOMINIUM	2,200	2004	4924 - LE BEAR CONDO	1291P413	WD	Conventional	ARMS LENGTH
006-778-002-10	9/25/2017	2 SHORESIDE	180,000	CONDOMINIUM	1,078	2000	H778 SHORESIDE APPURTANCE	PTA	PTA	Conventional	ARMS LENGTH
006-724-005-10	3/30/2017	5707 S LAKE ST 5B	185,000	CONDOMINIUM	2,200	2004	4924 - LE BEAR CONDO	1292P576	WD	Conventional	ARMS LENGTH
Whole Ownership											
006-802-006-00	3/6/2017	6 SOUTH VLG	138,000	CONDOMINIUM	697	1980	H802 SOUTH VILLAGE CONDO HOMES	1288P933	WD	Conventional	ARMS LENGTH
006-802-002-00	7/10/2017	2 SOUTH VLG	150,000	CONDOMINIUM	695	1980	H802 SOUTH VILLAGE CONDO HOMES	1300P353	WD	Conventional	ARMS LENGTH
006-818-020-00	2/24/2017	4 TALL TIMBER 3	175,000	CONDOMINIUM	465	1976	H818 TALL TIMBER	1287P877	WD	Conventional	ARMS LENGTH
006-715-047-00	4/13/2017	47 HAWKS NEST	177,000	CONDOMINIUM	812	1986	H715 HAWKS NEST CONDOS	1292P852	WD	Conventional	ARMS LENGTH
006-715-042-00	4/14/2017	42 HAWKS NEST	180,000	CONDOMINIUM	812	1986	H715 HAWKS NEST CONDOS	1293P88	QC	Conventional	ARMS LENGTH
006-715-032-00	5/9/2017	32 HAWKS NEST	188,000	CONDOMINIUM	603	1986	H715 HAWKS NEST CONDOS	1295P181	WD	Conventional	ARMS LENGTH
006-715-025-00	8/18/2017	25 HAWKS NEST	198,500	CONDOMINIUM	806	1986	H715 HAWKS NEST CONDOS	1304P591	WD	Conventional	ARMS LENGTH
006-715-023-00	8/15/2017	23 HAWKS NEST	200,000	CONDOMINIUM	812	1986	H715 HAWKS NEST CONDOS	1304P54	WD	Conventional	ARMS LENGTH
006-818-002-00	6/5/2017	1 TALL TIMBER 4	215,000	CONDOMINIUM	643	1976	H818 TALL TIMBER	1297P303	WD	Conventional	ARMS LENGTH
006-715-034-00	5/26/2017	34 HAWKS NEST	236,000	CONDOMINIUM	1,185	1986	H715 HAWKS NEST CONDOS	1296P469	WD	Conventional	ARMS LENGTH
006-705-021-00	1/27/2017	41 GREAT LKS	254,000	CONDOMINIUM	888	1976	H705 GREAT LAKES	1285P875	WD	Conventional	ESTATE SALE
006-840-025-00	8/8/2017	25 WILDERNESS	301,000	CONDOMINIUM	866	1973	H840 WILDERNESS CONDO	1303P555	WD	Conventional	ARMS LENGTH
006-725-017-00	6/22/2017	23 LOGGERS RUN	302,300	CONDOMINIUM	1,050	1979	H725 LOGGERS RUN CONDO HOMESTE	1300P94	CD	Not Used	BANK SALE
006-840-035-00	7/14/2017	35 WILDERNESS	312,500	CONDOMINIUM	1,405	1973	H840 WILDERNESS CONDO	1301P652	WD	Conventional	ARMS LENGTH
006-645-011-00	3/9/2017	21 GENTLE WINDS	349,000	CONDOMINIUM	889	1977	H645 GENTLE WINDS CONDOS HOMES	1289P759	WD	Conventional	ARMS LENGTH
006-705-028-00	3/10/2017	55 GREAT LKS	455,000	CONDOMINIUM	1,130	1976	H705 GREAT LAKES	1289P779	WD	Conventional	ARMS LENGTH
006-545-004-00	8/18/2017	5 BEACH WALK 5/6	480,000	CONDOMINIUM	1,039	1980	H545 BEACH WALK CONDO HOMESTE	1304P618	WD	Conventional	ARMS LENGTH
006-795-017-00	8/28/2017	17 SOUTH BEACH	540,000	CONDOMINIUM	1,476	1984	H795 SOUTH BEACH CONDO HOMESTE	1305P935	WD	Conventional	ARMS LENGTH
006-545-008-00	9/1/2017	13 BEACH WALK 13	600,000	CONDOMINIUM	1,287	1980	H545 BEACH WALK CONDO HOMESTE	PTA	PTA	Conventional	ARMS LENGTH
006-795-019-00	1/20/2017	19 SOUTH BEACH	725,000	CONDOMINIUM	2,466	1984	H795 SOUTH BEACH CONDO HOMESTE	1286P6	WD	Conventional	ARMS LENGTH
006-795-021-00	5/30/2017	21 SOUTH BEACH	774,000	CONDOMINIUM	2,570	1984	H795 SOUTH BEACH CONDO HOMESTE	1296P577	WD	Conventional	ARMS LENGTH
006-795-009-00	5/1/2017	9 SOUTH BEACH	835,000	CONDOMINIUM	2,466	1984	H795 SOUTH BEACH CONDO HOMESTE	1293P895	WD	Conventional	ARMS LENGTH

Glen Arbor Township - Sales Summary 2017 year to date

Vacant Parcels										
006-125-042-00	1/20/2017 S DUNNS FARM RD	57,250	Multiple Vacant	-	0	4030V - SECTION 30	1285P463	WD	Conventional	PART OF ARMS LENGTH
006-125-068-00	1/20/2017 S DUNNS FARM RD	57,250	Multiple Vacant	-	0	4030V - SECTION 30	1285P463	WD	Not Used	PART OF ARMS LENGTH
006-030-003-20	5/17/2017 3577 W CHENEY RD	69,900	GARAGE	-	1992	4030N CHENEY AREA WOODDED SITES	1295P448	WD	Conventional	WARRANTY DEED
006-710-012-00	5/5/2017 7320 S BIRCHWAY DR	95,000	vacant	-	0	4710 HARBOR ISLAND SUB	1294P509	WD	Not Used	Split Vacant
006-835-002-00	7/20/2017 W EGELER RD	118,000	vacant	-	0	4835 WHISPERING PINES	1301P577	WD	Conventional	ARMS LENGTH
006-738-013-00	4/7/2017 6289 W COTTAGE CT	125,000	vacant	-	0	4738 OAK HOLLOW CONDO SITE	1291P704	WD	Conventional	ARMS LENGTH
006-122-017-02	4/6/2017 W CRYSTAL BEND DR	142,500	vacant	-	0	4122 IN TOWN AREA	1292P291	WD	Not Used	Split Vacant
006-122-017-03	4/3/2017 6108 W CRYSTAL BEND D	146,500	vacant	-	0	4122 IN TOWN AREA	1292P317	WD	Not Used	Split Vacant
006-547-044-00	3/6/2017 44 BROOK HILL COTTAGE	150,000	vacant	-	0	H547 BROOK COTTAGE HOMESITES	1288P930	WD	Conventional	ARMS LENGTH
006-738-007-00	7/12/2017 6290 W COTTAGE CT	150,000	vacant	-	0	4738 OAK HOLLOW CONDO SITE	1300P409	WD	Conventional	ARMS LENGTH
006-733-005-00	5/31/2017 5 MILLSIDE	151,000	vacant	-	0	H733 MILLSIDE HOMESITES	1296P847	WD	Conventional	ARMS LENGTH
006-790-029-00	5/26/2017 5720 S MANITOU BLVD	195,000	vacant	-	0	4790 SLEEPING BEAR BEACH PLAT	1296P480	WD	Not Used	Split Vacant
006-765-010-00	6/16/2017 14 SAND PIPER	300,000	RELATED PARTY	1,171	1979	H765 SANDPIPER CONDOS HOMESTEAD	1299P8	WD	Not Used	RELATED PARTY
006-203-013-15	7/11/2017 6854 W DAY FOREST RD	344,000	multiple Vacant	2,172	1967	4203 RURAL	1300P389	WD	Conventional	MULTI PARCEL
006-860-067-00	1/6/2017 8 TWISTED OAK	400,000	RELATED PARTY	2,521	2003	H860 WOODSTONE	1284P709	WD	Not Used	RELATED PARTY
006-124-005-10	3/29/2017 5772 S DUNNS FARM RD	700,000	Multiple Improved	1,442	1990	4605 FISHER LAKE AREA	1291P255	WD	Not Used	PART OF ARMS LENGTH