

Glen Arbor Township

Assessing Officers Report - September 2017

Sales Summary 2017: The assessor posted 154 conveyances. 82 conveyances have prices greater than \$100. The sales & assessment map at the township web site contains summary information about each sale. Additional detail is available using the BS&A software link, also on the township website. The year to date sale and ratio summaries presented here are not intended to replace sales study forms L-4015 & L-2793. This information contains year to date estimates intended to facilitate discussion of general market trends and to identify comparable sales. The new sales study time period ended March, 2017. The upward pressure evident with this summer's sales (47% sale ratio) will not affect assessments until the 2019 assessments.

Prior year residential assessment increases (decrease):

- 2018 **estimate** at 8/31/2017 = 50.39% \$(1,159,857,710);
- 2017, 47.65% \$27,638,367;
- 2016, 48.39% \$18,167,334;
- 2015, 48.11% \$20,804,115;
- 2014, 48.76% \$13,159,189;

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	55	13,797,700	1.0376	14,316,494	30,627,900	46.74%
2016	10/16 - 3/17	35	5,756,400	1.0376	5,972,841	11,052,557	54.04%
12 Month Total Sales		90	12 Month Total Sales		20,289,335	41,680,457	48.68%
24 Month Total Sales		155	24 Month Total Sales		33,082,328	66,305,794	
*24 Month Mean Adjusted Ratio							50.31%

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	H. 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	43	9,207,600	1.0000	9,207,600	19,393,650	47.48%
12 Month Total Sales		78	12 Month Total Sales		15,180,441	30,446,207	
**12 Month Aggregate Adjusted Ratio							49.86%

Permits Issued & In Progress year to date:

- **New Permits Issued:** 47 Building, 4 Health, 31 Land Use, 2 DEQ
- **Construction In Progress,** 83 parcels includes: 19 additions/alterations, 15 commercial, 3 decks, 2 foundations, 5 garages, 22 houses, 1 repair, 13 well/septic.

Glen Arbor Township- YTD sales

pnum	saledate	addresscombined	saleprice	style	floorarea	yearbuilt	neighdesc	liberpage	instr	RatioStudy	terms
006-122-078-00	7/21/2017	6654 W WESTERN AVE	400,000	Commercial	3,321	1940	2122 COMMERCIAL LAND	PTA	PTA	Conventional	ARMS LENGTH
Homes											
006-602-008-00	1/12/2017	7076 S DUNNS FARM RC	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 SU	285,000	1.5 STORY	1,158	1998	H786 SKIPPERS WOODS II	1299P571	WD	Conventional	ARMS LENGTH
006-203-013-15	7/11/2017	6854 W DAY FOREST RD	344,000	1.5 STORY: MultiP	2,172	1967	4203 RURAL	1300P389	WD	Conventional	ARMS LENGTH
006-203-007-00	7/11/2017	6854 W DAY FOREST RD	344,000	1.5 STORY: MultiP	2,172	1967	4203 RURAL	1300P389	WD	Conventional	MULTI PARCEL
006-834-002-00	7/19/2017	7291 W DAY FOREST RD	350,000	1 STORY	572	1955	4834 WANDERERS REST CONDO HOM	1301P433	WD	Conventional	ARMS LENGTH
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	PART OF
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
006-860-067-00	1/6/2017	8 TWISTED OAK	400,000	1.25 STORY	2,521	2003	H860 WOODSTONE	1284P709	WD	Not Used	RELATED PARTY
006-123-001-50	7/31/2017	5221 S FACULTY ROW	405,000	1 STORY	4,094	1970	4123 CRYSTAL RIVER AREA	PTA	PTA	Conventional	BANK SALE
006-786-034-00	3/15/2017	34 SKIPPERS WOODS SU	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	PTA	PTA	Conventional	ARMS LENGTH
006-786-044-00	3/8/2017	44 SKIPPERS WOODS SU	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 COTTAG	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	PTA	PTA	Conventional	ARMS LENGTH
006-547-007-00	6/14/2017	7 BROOK HILL COTTAGE:	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	PTA	PTA	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
006-124-005-10	3/29/2017	5772 S DUNNS FARM RC	700,000	1.25 STORY	1,442	1990	4605 FISHER LAKE AREA	1291P255	WD	Not Used	PART OF ARMS LENC
006-605-001-00	3/29/2017	5772 S DUNNS FARM RC	700,000	1.25 STORY	1,442	1990	4605 FISHER LAKE AREA	1291P255	WD	Conventional	PART OF ARMS LENC
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 DI	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 RC	1,550,000	2 STORY	3,519	1948	4000 BIG GLEN	PTA	PTA	Conventional	ARMS LENGTH
006-126-001-10	4/24/2017	5333 W NORTHWOOD C	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 HOMESTE	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 HOMESTE	PTA	PTA	Conventional	ARMS LENGTH
006-762-012-10	3/10/2017	12 PINNACLE PL	99,500	CONDOMINIUM	1,347	1986	H762 PINNACLE APPURTENANT SHAI	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 SHAI	PTA	PTA	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 S	1304P668	WD	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	WARRANTY DEED
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
006-724-005-10	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											
006-802-002-00	7/10/2017	2 SOUTH VLG	150,000	CONDOMINIUM	695	1980	H802 SOUTH VILLAGE CONDO HOME	1300P353	WD	Conventional	ARMS LENGTH
006-802-006-00	3/6/2017	6 SOUTH VLG	138,000	CONDOMINIUM	697	1980	H802 SOUTH VILLAGE CONDO HOME	1288P933	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	PTA	PTA	Conventional	ARMS LENGTH
006-715-023-00	8/15/2017	23 HAWKS NEST	200,000	CONDOMINIUM	812	1986	H715 HAWKS NEST CONDOS	PTA	PTA	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
006-765-010-00	6/16/2017	14 SAND PIPER	300,000	CONDOMINIUM	1,171	1979	H765 SANDPIPER CONDOS HOMESTE	1299P8	WD	Not Used	RELATED PARTY
006-840-025-00	8/8/2017	25 WILDERNESS	301,000	CONDOMINIUM	866	1973	H840 WILDERNESS CONDO	PTA	PTA	Conventional	ARMS LENGTH
006-725-017-00	6/22/2017	23 LOGGERS RUN	302,300	CONDOMINIUM	1,050	1979	H725 LOGGERS RUN CONDO HOMES	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 HOMI	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 HOMEST	PTA	PTA	Conventional	ARMS LENGTH
006-795-017-00	8/28/2017	17 SOUTH BEACH	540,000	CONDOMINIUM	1,476	1984	H795 SOUTH BEACH CONDO HOMST	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 HOMEST	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 HOMST	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 HOMST	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 HOMST	1293P895	WD	Conventional	ARMS LENGTH

Glen Arbor Township- YTD sales

pnum	saledate	addresscombined	saleprice	style	floorarea	yearbuilt	neighdesc	liberpage	instr	RatioStudy	terms
Vacant Lots & Acres											
006-125-068-00	1/20/2017	S DUNNS FARM RD	57,250	Vacant: MultiplePIN	-	0	4030V - SECTION 30	1285P463	WD	Not Used	PART OF ARMS LENC
006-125-042-00	1/20/2017	S DUNNS FARM RD	57,250	Vacant: MultiplePIN	-	0	4030V - SECTION 30	1285P463	WD	Conventional	PART OF ARMS LENC
006-030-003-20	5/17/2017	3577 W CHENEY RD	69,900	GARAGE	-	1992	4030N CHENEY AREA WOODED SITE	1295P448	WD	Conventional	WARRANTY DEED
006-710-012-00	5/5/2017	7320 S BIRCHWAY DR	95,000	Vacant Split	-	0	4710 HARBOR ISLAND SUB	1294P509	WD	Not Used	VACANT SPLIT
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	PART OF ARMS LENC
006-122-017-03	4/3/2017	6108 W CRYSTAL BEND I	146,500	Vacant	-	0	4122 IN TOWN AREA	1292P317	WD	Not Used	PART OF ARMS LENC
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
006-547-044-00	3/6/2017	44 BROOK HILL COTTAG	150,000	Vacant	-	0	H547 BROOK COTTAGE HOMESITES	1288P930	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 Split	-	0	4790 SLEEPING BEAR BEACH PLAT	1296P480	WD	Not Used	VACANT SPLIT

10:42 AM

County: 45- LEELANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2018Ga

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
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	PTA	320,100	690,000	46.39
006-762-004-30	407	H762	08/28/2017	PTA	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	PTA	83,800	198,500	42.22
006-545-004-00	407	H545	08/18/2017	PTA	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	PTA	85,900	200,000	42.95
006-031-014-11	401	4031	08/14/2017	PTA	122,500	427,000	28.69
006-531-020-00	401	4122	08/14/2017	PTA	205,700	515,000	39.94
006-546-008-20	407	H5462	08/10/2017	PTA	46,400	95,000	48.84
006-840-025-00	407	H841	08/08/2017	PTA	113,500	301,000	37.71
006-123-001-50	401	4122	07/31/2017	PTA	264,100	405,000	65.21
006-125-054-00	401	4134	07/31/2017	PTA	703,400	1,550,000	45.38
006-122-078-00	201	2201	07/21/2017	PTA	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
006-203-013-15	401	4203	07/11/2017	WD	171,500	344,000	49.85
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:

200,340

406,088

49.33

10:42 AM

County: 45- LEELANAU Unit: GLEN ARBOR TOWNSHIP

DB: 2018Ga

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
---------------	-------	-------	-----------	-------	----------------	-----------------	-------

Statistical Mean= 48.416 Median= 47.847 Maximum= 75.109 Minimum= 26.667

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

Normalized Average Deviation	=	0.14188	(Coefficient of Dispersion)
Average Squared Deviation	=	88.93441	(Variance)
Square Root of Squared Deviation	=	9.43050	(Standard Deviation)
Normalized Standard Deviation	=	0.19478	(Covariance)
2 Standard Deviation Range (Low) = 29.55467 (High) = 67.27669			

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

Normalized Average Deviation	=	0.14346	(Coefficient of Dispersion)
Average Squared Deviation	=	89.26263	(Variance)
Square Root of Squared Deviation	=	9.44789	(Standard Deviation)
Normalized Standard Deviation	=	0.19746	(Covariance)
2 Standard Deviation Range (Low) = 28.95142 (High) = 66.74298			