

Glen Arbor Township

Assessing Officers Report - January 2017

Sales, year 2016 summary:

Median Prices:

- House lakeside \$1,325,000
- House \$320,500
- Condominium \$300,000
- Fractional share \$96,000

Register of Deeds presented 205 conveyances of real property: 108 parcels conveyed have prices greater than \$100; 95 grantees made a claim of exemption from uncapping. See page 2 & 3 for sale summary & sales ratios, sales map updated on the township website.

The Leelanau County ratio studies & required increases for year 2017 assessments are presented on Form L-4018R. The ratios & required true cash value by class are as follows:

- Commercial: 44.17%, assessment increase \$3,906,443, total True Cash Value \$67,005,886
- Industrial: 47.78%, assessment increase \$1,514, total True Cash Value \$68,231
- Residential: 47.65, assessment increase \$27,638,367, total True Cash Value \$1,176,100,735
 - Prior year residential assessment increases (decrease):
 - 2016, 48.39% \$18,167,334;
 - 2015, 48.11% \$20,804,115;
 - 2014, 48.76% \$13,159,189;
 - 2013, 52.60% (26,811,447).

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)	
2014	10/14 - 3/15	36	6,740,600	1.0449	7,043,253	14,543,490	48.43%	
2015	4/15 - 9/15	37	7,280,900	1.0215	7,437,439	15,061,400	49.38%	
12 Month Total Sales		73	12 Month Total Sales		14,480,692	29,604,890	48.91%	
2015	10/15 - 3/16	27	4,641,000	1.0215	4,740,782	9,323,937	50.85%	
2016	4/16 - 9/16	54	13,782,500	1.0000	13,782,500	30,602,900	45.04%	
12 Month Total Sales		81	12 Month Total Sales		18,523,282	39,926,837	46.39%	
24 Month Total Sales		154	24 Month Total Sales		33,003,974	69,531,727		
							*24 Month Mean Adjusted Ratio	47.65%

IMPORTANT: For Sales from Oct. 2014 through Sept. 2015, 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 Oct. 2015 through Sept. 2016. Finally, sum the two 'Adjusted % Ratios' and divide the result by 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to form 603 (formerly Form L-4018).

Permits: Year 2016 building permit totals by category; 38 Well & Septic Permits, 4 DEQ Permits, 17 Addition/Alterations, 10 Commercial, 1 Deck, 4 Demolitions, 1 Foundation, 6 Garage, 10 Houses, 8 repairs

Administation: March Board of Review at the township hall March 15th Wednesday 3:00 pm to 9:00 pm and Thursday 16th 10:00 am to 4:00 pm. Taxpayers, please call or email the assessor prior to the board of review with any questions or concerns. Letter petitions must be received prior to close of the board. Protests may be filed by mail, per MCL 211.30(5).

Thank you,
Tim & Polly Cairns Assessors

pnum	saledate	propstreetcombined	saleprice	resb_floorarea	resb_yearbuilt	Building Style	instr	terms	liberpage	cmts
006-790-044-00	7/1/2016	6610 W WESTERN AVE	230,000	732	1968	Commercial	WD	ARMS LENGTH	1265P663	\$314/SQFT
006-662-008-00	2/8/2016	6391 W WESTERN AVE	425,000	2478		remodeled Commercial	WD	ARMS LENGTH	1252P396	CENTURY 21 -
006-740-073-01	4/29/2016	6675 W WESTERN AVE	276,000	1380	1991	Commercial	MLC	ARMS LENGTH	1259P518	\$200/SQFT MEMO OF LAND CONTRAC
Residential Homes - Lake Side										
006-124-033-00	1/12/2016	5793 S FISHER RD	300,000	1488	1940	1.25 STORY	WD	ARMS LENGTH	1252P947	\$201/SQFT CRYSTAL RIVER/FISHER
006-820-015-00	9/9/2016	7043 W DAY FOREST RD	400,000	846	1988	GARAGE	MLC	ARMS LENGTH	1272P234	DOWN PMT 100K ANN INT?
006-125-064-00	9/14/2016	6374 S DUNNS FARM RD	617,000	616	1940	1+ STORY	WD	ARMS LENGTH	1272P222	\$1001/SQFT BLUFF OVERLOOK
006-134-038-00	10/20/2016	7800 S GLEN LAKE RD	665,000	1812	1994	1.5 STORY	WD	ARMS LENGTH	1277P675	\$366/SQFT
006-610-058-00	11/15/2016	8129 W DAY FOREST RD	730,000	1929	1654	1 STORY	WD	ARMS LENGTH	1281P49	\$378/SQFT 3 BDRM 2 BA
006-131-027-00	8/19/2016	7285 S DUNE HWY	809,000	1793	1972	1 STORY	WD	ARMS LENGTH	1270P237	\$451/SQFT
006-134-015-31	8/18/2016	7366 S GLEN LAKE RD	841,000	3892	1981	1.5 STORY	WD	ARMS LENGTH	1272P805	\$216/SQFT
006-120-022-00	10/12/2016	8804 W SLEEPING BEAR DR	1,002,600	1840	1962	1.5 STORY	WD	ARMS LENGTH	1275P556	RESERVES UNTO WEEKS A LIFE EST
006-125-057-00	6/27/2016	6710 S DUNNS FARM RD	1,325,000	3034	1940	2 STORY	WD	ARMS LENGTH	1264P736	\$436/SQFT
006-031-039-40	8/31/2016	7700 S DUNNS FARM RD	1,550,000	4678	1997	1.5 STORY	WD	ARMS LENGTH	1270P822	\$299/SQFT - 2 DWELLINGS
006-120-043-10	8/15/2016	8762 W SLEEPING BEAR DR	1,600,000	2294	1960	1 STORY	WD	ARMS LENGTH	1269P665	\$697/SQFT - 75' FF
006-740-004-00	7/29/2016	7434 W ARBOR PINES DR	1,600,000	1349	1955	1 STORY	WD	ARMS LENGTH	1267P621	\$1189/SQFT
006-114-003-00	6/3/2016	4156 S SUNSET SHORES DR	1,600,000	3216	1978	2 STORY	WD	ARMS LENGTH	1262P677	\$995/SQFT
006-122-101-10	7/15/2016	6750 W HARBOR HWY	1,880,000	2538	1993	1.5 STORY	WD	ARMS LENGTH	1270P728	\$740/SQFT
006-837-002-00	4/8/2016	2 WEST SHR	2,060,000	3846	2001	2 STORY	WD	ARMS LENGTH	1257P261	\$535/SQFT
006-125-062-00	6/3/2016	4709 W NORTHWOOD DR	2,100,000	3439	2016	1 STORY	WD	ARMS LENGTH	1262P638	\$989/SQFT
006-031-054-00	9/1/2016	7660 S DUNNS FARM RD	2,300,000	4610	2001	1.5 STORY	WD	ARMS LENGTH	1271P683	\$498/SQFT
Residential Homes										
006-127-057-00	12/21/2016	6016 S GLEN LAKE RD	162,165	448	1900	1 STORY	WD	ARMS LENGTH	1283P38	\$361/SQFT 2 BDRM 1 BATH
006-122-100-00	12/21/2016	5990 MANITOU BLVD	179,335	760	1950	1 STORY	WD	ARMS LENGTH	1283P236	\$235/SQFT 2BDRM 1 BATH
006-123-025-00	5/26/2016	5550 W RIVER RD	190,000	732	1986	LOG	WD	ARMS LENGTH	1261P818	\$259/SQFT GARAGE CONVERSION
006-203-003-00	5/4/2016	7896 S GLEN LAKE RD	206,000	1631	1950	1 STORY	WD	ARMS LENGTH	1259P872	\$126/SQFT BACK LOT M-22
006-602-001-00	7/26/2016	6924 S DUNNS FARM RD	238,000	1633	1998	1 STORY	WD	ARMS LENGTH	1267P727	\$145/SQFT
006-710-015-00	12/1/2016	7366 S BIRCHWAY DR	254,000	756	1964	1 STORY	WD	ARMS LENGTH	1281P126	\$335/SQFT SHARED LAKE ACCESS
006-127-051-20	12/16/2016	6216 S GLEN LAKE RD	260,000	1120	1989	1 STORY	WD	ARMS LENGTH	1282P805	\$232/SQFT 2 BDRM 2 BATH
006-123-020-20	2/2/2016	5219 S FLEURY ROW	265,000	2216	1999	1.5 STORY	CD	BANK SALE	1264P204	GARAGE WITH STUDIO APARTMENT
006-790-049-00	4/1/2016	5890 S LAKE ST	271,000	1310	1956	1 STORY	WD	ARMS LENGTH	1257P436	\$202/SQFT
006-031-008-01	10/28/2016	3372 W TRUMBULL RD	295,000	1688	1988	1 STORY	WD	ARMS LENGTH	1278P146	\$174/SQFT 3BDRM 2 BA
006-123-033-00	4/8/2016	5780 W TREESONG LN	295,000	1280	1969	1 STORY	WD	ARMS LENGTH	1257P534	\$230/SQFT
006-630-011-10	9/9/2016	6007 S FOREST HAVEN DR	310,000	1684	1977	1 STORY	WD	ARMS LENGTH	1272P2	\$184/SQFT
006-122-058-10	4/8/2016	5760 S OAK ST	331,000	1458	1920	1.5 STORY	WD	ARMS LENGTH	1257P259	\$227/SQFT
006-726-019-00	7/7/2016	19 LOGGERS RUN SUBDIVISION	360,000	1312	1992	1 STORY	WD	ARMS LENGTH	1265P891	\$247/SQFT
006-531-024-00	9/19/2016	6252 W LAKE WOOD DR	360,000	1620	1998	1.5 STORY	WD	ARMS LENGTH	1273P68	\$222/SQFT
006-530-002-00	9/30/2016	6144 S LAKE ST	365,000	1512	1993	1.5 STORY	WD	ARMS LENGTH	1275P98	\$241/SQFT
006-535-002-00	4/29/2016	6134 S GLEN LAKE RD	390,000	1722	2013	1 STORY	WD	ARMS LENGTH	1259P536	\$226/SQFT
006-203-004-30	9/23/2016	6882 W DAY FOREST RD	395,000	1727	2000	1 STORY	WD	ARMS LENGTH	1275P330	\$228/SQFT
006-548-003-00	12/2/2016	3 CHIMNEY RDG	451,000	1813	1995	1.75 STORY	WD	ARMS LENGTH	1282P292	\$248/SQFT 4 BDRM 3.5 BATH
006-860-066-00	9/1/2016	6 TWISTED OAK	485,000	2346	2010	1 STORY	WD	ARMS LENGTH	1270P964	\$206/SQFT
006-860-067-00	5/31/2016	6 TWISTED OAK	500,000	2521	2003	1.25 STORY	WD	ARMS LENGTH	1262P151	\$198/SQFT
006-530-005-00	8/19/2016	6188 S LAKE ST	530,000	2065	1998	1.25 STORY	WD	ARMS LENGTH	1270P421	\$256/SQFT
006-670-001-00	6/17/2016	3947 W CHENEY WOODS TRL	550,000	956	2006	1 STORY	WD	ARMS LENGTH	1263P632	\$575/SQFT MILLER HILL RIDGE
006-030-008-40	7/20/2016	3673 W CHENEY WOODS TRL	550,000	1676	1996	1.25 STORY	WD	ARMS LENGTH	1266P865	\$328/SQFT
006-818-016-00	5/23/2016	3 TALL TIMBER 1	100,000	277	1976	CONDOMINIUM	WD	ARMS LENGTH	1261P487	\$361/SQFT
006-802-011-00	9/8/2016	11 SOUTH VLG	121,000	505	1980	CONDOMINIUM	WD	ARMS LENGTH	1272P22	\$239/SQFT 1BDRM / 1 BATH
006-802-014-00	6/15/2016	14 SOUTH VLG	123,500	515	1980	CONDOMINIUM	WD	ARMS LENGTH	1263P562	\$239/SQFT 1BDRM 1 BATH
006-715-030-00	8/17/2016	30 HAWKS NEST	130,000	603	1986	CONDOMINIUM	WD	ARMS LENGTH	1270P865	\$215/SQFT 1 BDRM & LOFT
006-802-005-00	1/8/2016	5 SOUTH VLG 66	130,000	505	1980	CONDOMINIUM	WD	ARMS LENGTH	1249P999	\$257/SQFT 1BDRM 1 BATH
006-724-003-70	2/12/2016	5707 S LAKE ST 3H	135,000	2200	2004	CONDOMINIUM	WD	ARMS LENGTH	1252P606	\$61/SQFT MLS NOT FOUND 1/8TH
006-715-018-00	12/22/2016	18 HAWKS NEST	175,000	632	1986	CONDOMINIUM	PTA	ARMS LENGTH	PTA	\$276/SQFT 2 BATH 1BDRM + LOFT
006-818-018-00	11/18/2016	3 TALL TIMBER 5	201,000	744	1976	CONDOMINIUM	WD	ARMS LENGTH	1281P81	\$270/SQFT 2 BDRM 2 BATH
006-775-002-00	5/17/2016	5 SHIP WATCH	255,000	680	1978	CONDOMINIUM	WD	ARMS LENGTH	1261P22	\$375/SQFT
006-803-001-00	9/14/2016	1 STONY BROOK LODGE 1_2	265,000	907	1998	CONDOMINIUM	WD	ARMS LENGTH	1272P39	\$292/SQFT 2BDRM 2BATH
006-705-007-00	12/22/2016	13 GREAT LKS	300,000	870	1976	CONDOMINIUM	WD	ARMS LENGTH	1283P667	\$344/SQFT
006-715-006-00	8/30/2016	6 HAWKS NEST	300,000	1008	1986	CONDOMINIUM	WD	ARMS LENGTH	1271P289	\$297/SQFT
006-715-016-00	1/20/2016	16 HAWKS NEST	330,000	1022	1986	CONDOMINIUM	WD	ARMS LENGTH	1250P715	\$322/SQFT 3BDRM 2.5BATH END
006-775-004-00	5/27/2016	11 SHIP WATCH	354,000	1050	1978	CONDOMINIUM	WD	ARMS LENGTH	1262P596	\$337/SQFT
006-722-001-00	9/23/2016	5833 S LAKE ST A	390,000	1624	2007	CONDOMINIUM	WD	ARMS LENGTH	1273P978	\$240/SQFT
006-765-017-00	11/30/2016	23 SAND PIPER	400,000	902	1979	CONDOMINIUM	WD	ARMS LENGTH	1280P542	\$443/SQFT 2 BDRM 2 BATH
006-765-008-00	1/15/2016	7 SAND PIPER 8	425,000	1041	1979	CONDOMINIUM	WD	ARMS LENGTH	1250P719	\$408/SQFT 2BDRM 2 BATH
006-805-006-00	11/1/2016	11 SUN DANCE	480,000	1320	1982	CONDOMINIUM	WD	ARMS LENGTH	1277P845	\$363/SQFT 3BDRM 2 BATH LKMI
006-545-012-00	9/13/2016	17 BEACH WALK 17	580,000	1288	1980	CONDOMINIUM	WD	ARMS LENGTH	1272P572	\$450/SQFT 3 BD 2 BA, LK MICH
006-795-014-00	5/12/2016	14 SOUTH BEACH	615,000	1736	1984	CONDOMINIUM	WD	ARMS LENGTH	1260P897	\$354/SQFT
006-833-014-00	6/7/2016	14 VANTAGE PT	679,000	1434	1987	CONDOMINIUM	WD	ARMS LENGTH	1262P660	\$473/SQFT
006-795-010-00	9/19/2016	10 SOUTH BEACH	920,000	2892	1984	CONDOMINIUM	WD	ARMS LENGTH	1273P69	\$318/SQFT
006-721-016-30	9/2/2016	16 THE INN D	60,000	816	2001	Fractional Share	WD	ARMS LENGTH	1272P28	\$73/SQFT 1/8 FRACTION
006-762-011-10	9/28/2016	11 PINNACLE PL	80,000	1371	1986	Fractional Share	TD	ARMS LENGTH	1277P125	\$58/SQFT RELATED-DAUGHTER
006-762-009-20	10/7/2016	9 PINNACLE PL 9B	82,500	1368	1986	Fractional Share	WD	ARMS LENGTH	1275P505	\$60/SQFT FRACTIONAL 1/4
006-546-028-30	9/9/2016	28 BROOK HILL D	90,000	1467	1980	Fractional Share	WD	ARMS LENGTH	1271P766	\$61/SQFT 1/4 SHARE 3BDRM 2.5BA
006-721-004-10	5/2/2016	4 THE INN B	96,000	1178	2001	Fractional Share	WD	ARMS LENGTH	1259P590	\$81/SQFT FRACTIONAL 1/8 SHARE
006-762-008-30	9/1/2016	8 PINNACLE PL B	100,000	1362	1986	Fractional Share	WD	ARMS LENGTH	1272P633	\$73/SQFT FRACTIONAL 1/4 SHARE
006-410-005-10	11/1/2016	5 BEALS HOUSE B	112,000	1091	2002	Fractional Share	WD	ARMS LENGTH	1278P357	\$102/SQFT FRACTIONAL 1/8 SHARE
006-604-001-10	6/9/2016	1 FISH HOUSE 1B	128,900	1232	1998	Fractional Share	WD	ARMS LENGTH	1262P808	\$104/SQFT FRACTIONAL 1/8
006-724-005-70	8/29/2016	5707 S LAKE ST 5H	195,000	2200	2004	CONDOMINIUM	WD	ARMS LENGTH	1271P247	\$88/SQFT FRACTIONAL 1/8

pnunb	saledate	propstreetcombined	saleprice	resb_floorarea	resb_yearbuilt	Building Style	instr	terms	liberpage	cmnts
006-030-007-40	11/22/2016	6481 S MILLER HILL RD	25,000			Vacant	WD	ARMS LENGTH	1280P514	VACANT WOODED LOT 3.5A
006-535-003-00	5/6/2016	6146 S GLEN LAKE RD	92,500			Vacant	WD	ARMS LENGTH	1260P131	VACANT .33A
006-127-016-50	4/29/2016	S GLEN LAKE RD	95,000			Vacant	WD	ARMS LENGTH	1259P11	VACANT SITE
006-740-061-00	11/18/2016	W HARBOR HWY	95,000			Vacant	WD	ARMS LENGTH	1278P444	VACANT LOT .689A M/L
006-710-013-01	8/19/2016	7320 S BIRCHWAY DR	95,000			Vacant	WD	ARMS LENGTH	1269P816	SPLIT VACANT LOT # 13
006-723-001-00	12/2/2016	S PINE ST	105,000			Vacant	WD	ARMS LENGTH	1281P252	VACANT LOT ADJ ART ASSOC BLDG
006-126-017-10	12/22/2016	5961 S GLEN WOODS DR	125,000			Vacant	WD	ARMS LENGTH	1283P520	VACANT 2.37A NEAR NORTHWOOD DR
006-860-092-00	1/7/2016	4 CRYSTAL BEND	163,500			Vacant	WD	ARMS LENGTH	1249P715	VACANT WOODSTONE RIVER SITE
006-123-027-20	5/26/2016	5550 W RIVER RD	190,000			MultipleParcels	PTA	ARMS LENGTH	PTA	SEE HOUSE SALE @ 123-025-00
006-790-039-00	4/18/2016	S LAKE ISLE DR	210,000	768	1975	GARAGE	WD	ARMS LENGTH	1258P543	VACANT LOT WITH 1975 GARAGE
006-127-004-10	9/16/2016	S GLEN LAKE RD	265,000			MultipleParcels	WD	ARMS LENGTH	1272P627	3 PARCELS TO ADJ OWNER
006-127-004-20	9/16/2016	S GLEN LAKE RD	265,000			MultipleParcels	WD	ARMS LENGTH	1272P627	SEE 004-10
006-127-004-30	9/16/2016	S GLEN LAKE RD	265,000			MultipleParcels	WD	ARMS LENGTH	1272P627	SEE 004-10
006-127-004-10	8/17/2016	S GLEN LAKE RD	265,000			MultipleParcels	WD	RELATED PARTY	1270P441	
006-127-004-20	8/17/2016	S GLEN LAKE RD	265,000			MultipleParcels	WD	RELATED PARTY	1270P441	
006-127-004-30	8/17/2016	S GLEN LAKE RD	265,000			MultipleParcels	WD	RELATED PARTY	1270P441	
006-127-045-00	6/24/2016	S SUNSET DR	295,000			MultipleParcels	WD	ARMS LENGTH	1264P703	VACANT SPLIT 8.31A OF 9.37
006-127-045-01	6/24/2016	S SUNSET DR	295,000			MultipleParcels	WD	ARMS LENGTH	1264P703	VACANT SPLIT PART 127-045-00
006-127-004-00	6/24/2016	6611 S GLEN LAKE RD	295,000			MultipleParcels	WD	ARMS LENGTH	1264P703	SPLIT RECEIVED FROM 127-045-00
006-127-029-40	9/21/2016	S LAKE ST	350,000			Vacant	WD	ARMS LENGTH	1273P548	2.41 ACRES FROM ADJ 127-029-00
006-125-025-10	6/3/2016	W NORTHWOOD DR	400,000			Vacant	WD	ARMS LENGTH	1262P643	VACANT WOODED 2.3A
006-610-042-00	5/20/2016	7819 W DAY FOREST RD	630,000			Vacant	WD	ARMS LENGTH	1261P20	VACANT LITTLE GLEN 100' \$6300/
006-019-004-11	2/26/2016	S MILLER HILL RD	3,041,949			MultipleParcels	MLC	ARMS LENGTH	1253P287	VACANT 707.44 ACRES \$4,300/A
006-019-009-00	2/26/2016	S MILLER HILL RD	3,041,949			MultipleParcels	MLC	ARMS LENGTH	1253P287	VACANT 707.44 ACRES \$4,300/A
006-030-001-01	2/26/2016	CHENEY RD	3,041,949			MultipleParcels	MLC	ARMS LENGTH	1253P287	VACANT 707.44 ACRES \$4,300/A
006-030-004-10	2/26/2016	S WHEELER RD	3,041,949			MultipleParcels	MLC	ARMS LENGTH	1253P287	VACANT 707.44 ACRES \$4,300/A
006-019-003-00	2/26/2016	S MILLER HILL RD	3,041,949			MultipleParcels	MLC	ARMS LENGTH	1253P287	VACANT 707.44 ACRES \$4,300/A

11:41 AM

County: 45- LEELANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2017Ga

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
006-715-018-00	407	H715	12/22/2016	PTA	104,400	175,000	59.66
006-126-017-10	V402	4122	12/22/2016	WD	52,500	125,000	42.00
006-705-007-00	407	H705	12/22/2016	WD	162,200	300,000	54.07
006-127-057-00	401	4122	12/21/2016	WD	129,600	162,165	79.92
006-122-100-00	401	4122	12/21/2016	WD	141,300	179,335	78.79
006-127-051-20	401	4122	12/16/2016	WD	143,600	260,000	55.23
006-723-001-00	V202	2201	12/02/2016	WD	51,200	105,000	48.76
006-548-003-00	401	H548	12/02/2016	WD	231,800	451,000	51.40
006-710-015-00	401	4031	12/01/2016	WD	75,400	254,000	29.69
006-765-017-00	407	H765	11/30/2016	WD	212,400	400,000	53.10
006-030-007-40	V402	4030V	11/22/2016	WD	15,200	25,000	60.80
006-740-061-00	V402	4122	11/18/2016	WD	70,000	95,000	73.68
006-818-018-00	407	H818	11/18/2016	WD	120,700	201,000	60.05
006-610-058-00	401	4610	11/15/2016	WD	330,600	730,000	45.29
006-805-006-00	407	H805	11/01/2016	WD	225,100	480,000	46.90
006-410-005-10	407	H410	11/01/2016	WD	65,200	112,000	58.21
006-031-008-01	401	4031	10/28/2016	WD	150,700	295,000	51.08
006-134-038-00	401	4134	10/20/2016	WD	290,300	665,000	43.65
006-762-009-20	407	H762	10/07/2016	WD	48,200	82,500	58.42
006-530-002-00	401	4122	09/30/2016	WD	174,600	365,000	47.84
006-203-004-30	401	4203	09/23/2016	WD	151,300	395,000	38.30
006-722-001-00	407	4922	09/23/2016	WD	159,000	390,000	40.77
006-795-010-00	407	H795	09/19/2016	WD	420,100	920,000	45.66
006-531-024-00	401	4122	09/19/2016	WD	150,800	360,000	41.89
006-127-004-10	V402	4122	09/16/2016	WD	121,300	265,000	45.77
006-803-001-00	407	H803	09/14/2016	WD	138,700	265,000	52.34
006-125-064-00	401	4134	09/14/2016	WD	284,300	617,000	46.08
006-545-012-00	407	H545	09/13/2016	WD	259,100	580,000	44.67
006-630-011-10	401	4122	09/09/2016	WD	159,300	310,000	51.39
006-546-028-30	407	H5464	09/09/2016	WD	56,300	90,000	62.56
006-820-015-00	401	4610	09/09/2016	MLC	291,600	400,000	72.90
006-802-011-00	407	H802	09/08/2016	WD	60,900	121,000	50.33
006-721-016-30	407	H721	09/02/2016	WD	32,200	60,000	53.67
006-031-054-00	401	4134	09/01/2016	WD	879,200	2,300,000	38.23
006-762-008-30	407	H762	09/01/2016	WD	55,700	100,000	55.70
006-860-066-00	401	H861	09/01/2016	WD	207,500	485,000	42.78
006-031-039-40	401	4134	08/31/2016	WD	775,200	1,550,000	50.01
006-715-006-00	407	H715	08/30/2016	WD	160,500	300,000	53.50
006-724-005-70	407	4924	08/29/2016	WD	84,600	195,000	43.38
006-131-027-00	401	4610	08/19/2016	WD	350,900	809,000	43.37
006-530-005-00	401	4122	08/19/2016	WD	214,900	530,000	40.55
006-134-015-31	401	4134	08/18/2016	WD	490,100	841,000	58.28
006-715-030-00	407	H715	08/17/2016	WD	78,900	130,000	60.69
006-740-004-00	401	4700	07/29/2016	WD	642,400	1,600,000	40.15
006-602-001-00	401	4031	07/26/2016	WD	116,900	238,000	49.12
006-030-008-40	401	4030V	07/20/2016	WD	286,300	550,000	52.05
006-122-101-10	401	4700	07/15/2016	WD	833,000	1,880,000	44.31
006-726-019-00	401	H726	07/07/2016	WD	188,100	360,000	52.25
006-790-044-00	201	2201	07/01/2016	WD	101,300	230,000	44.04
006-125-057-00	401	4134	06/27/2016	WD	554,300	1,325,000	41.83
006-670-001-00	401	4030V	06/17/2016	WD	273,300	550,000	49.69
006-802-014-00	407	H802	06/15/2016	WD	66,900	123,500	54.17
006-604-001-10	407	H604	06/09/2016	WD	65,200	128,900	50.58
006-833-014-00	407	H833	06/07/2016	WD	288,100	679,000	42.43
006-125-062-00	401	4134	06/03/2016	WD	869,900	2,100,000	41.42
006-125-025-10	V402	4605	06/03/2016	WD	152,400	400,000	38.10
006-114-003-00	401	4700	06/03/2016	WD	549,000	1,600,000	34.31
006-860-067-00	401	H861	05/31/2016	WD	216,700	500,000	43.34
006-775-004-00	407	H775	05/27/2016	WD	173,200	354,000	48.93
006-123-025-00	401	4122	05/26/2016	WD	132,000	190,000	69.47
006-818-016-00	407	H818	05/23/2016	WD	51,700	100,000	51.70
006-610-042-00	V401	4610	05/20/2016	WD	250,000	630,000	39.68
006-775-002-00	407	H775	05/17/2016	WD	137,100	255,000	53.76
006-795-014-00	407	H795	05/12/2016	WD	297,900	615,000	48.44
006-535-003-00	V402	4122	05/06/2016	WD	41,400	92,500	44.76
006-203-003-00	401	4203	05/04/2016	WD	107,800	206,000	52.33
006-721-004-10	407	H721	05/02/2016	WD	48,200	96,000	50.21
006-127-016-50	V402	4122	04/29/2016	WD	40,000	95,000	42.11
006-535-002-00	401	4122	04/29/2016	WD	192,500	390,000	49.36
006-740-073-01	201	2201	04/29/2016	MLC	125,700	276,000	45.54

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County: 45- LEE LANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2017Ga

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
006-790-039-00	401	4790	04/18/2016	WD	85,300	210,000	40.62
006-122-058-10	401	4122	04/08/2016	WD	150,400	331,000	45.44
006-837-002-00	401	H837	04/08/2016	WD	905,800	2,060,000	43.97
006-123-033-00	401	4122	04/08/2016	WD	160,200	295,000	54.31
006-790-049-00	401	4122	04/01/2016	WD	149,500	271,000	55.17
006-724-003-70	407	4924	02/12/2016	WD	78,500	135,000	58.15
006-662-008-00	201	2201	02/08/2016	WD	180,700	425,000	42.52
006-715-016-00	407	H715	01/20/2016	WD	166,300	330,000	50.39
006-765-008-00	407	H765	01/15/2016	WD	246,900	425,000	58.09
006-124-033-00	401	4605	01/12/2016	WD	154,300	300,000	51.43
006-802-005-00	407	H802	01/08/2016	WD	57,300	130,000	44.08
006-860-092-00	V402	H863	01/07/2016	WD	75,000	163,500	45.87
Averages:					214,499	464,810	46.15

*** ** Statistics for this group (82 in sample) *** **

Statistical Mean= 49.945 Median= 49.359 Maximum= 79.919 Minimum= 29.685

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

Normalized Average Deviation = 0.13771 (Coefficient of Dispersion)
Average Squared Deviation = 85.05125 (Variance)
Square Root of Squared Deviation = 9.22232 (Standard Deviation)
Normalized Standard Deviation = 0.18465 (Covariance)
2 Standard Deviation Range (Low) = 31.50042 (High) = 68.38971

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

Normalized Average Deviation = 0.13893 (Coefficient of Dispersion)
Average Squared Deviation = 85.39899 (Variance)
Square Root of Squared Deviation = 9.24116 (Standard Deviation)
Normalized Standard Deviation = 0.18722 (Covariance)
2 Standard Deviation Range (Low) = 30.87666 (High) = 67.84129