

Glen Arbor Township

Assessing Officers Report - February 2017

Sales, year 2016 summary:

Median Prices:

- House lakeside \$1,325,000
- House \$320,500
- Condominium \$330,000
- Fractional share \$96,000

Register of Deeds presented 212 conveyances of real property: 109 parcels conveyed have prices greater than \$100 (printed list includes 8 year 2017 sales for MBOR reference convenience); 115 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

Glen Arbor Township - Sales summary 2016 2017 January

pnnum	saledate	addresscombined	saleprice	resb_floorarea	yearbuilt	style	liberpage	instr	cmts	neighdesc
006-602-008-00	1/12/2017	7076 S DUNNS FARM RD	130,000	1,440	1970	MODULAR	1284P707	WD	\$90/SQFT	4602 DEERWOOD ACRES
006-127-057-00	12/21/2016	6016 S GLEN LAKE RD	162,165	448	1900	1 STORY	1283P38	WD	\$361/SQFT 2 BDRM 1 BATH	2122 COMMERCIAL LAND
006-122-100-00	12/21/2016	5990 MANITOU BLVD	179,335	760	1950	1 STORY	1283P236	WD	\$235/SQFT 2BDRM 1 BATH	2122 COMMERCIAL LAND
006-123-025-00	5/26/2016	5550 W RIVER RD	190,000	732	1986	LOG	1261P818	WD	\$259/SQFT GARAGE CONVERSION	4123 CRYSTAL RIVER AREA
006-203-003-00	5/4/2016	7896 S GLEN LAKE RD	206,000	1,631	1950	1 STORY	1259P872	WD	\$126/SQFT BACK LOT M-22	4203 RURAL
006-602-001-00	7/26/2016	6924 S DUNNS FARM RD	238,000	1,633	1998	1 STORY	1267P727	WD	\$145/SQFT	4602 DEERWOOD ACRES
006-710-015-00	12/1/2016	7366 S BIRCHWAY DR	254,000	756	1964	1 STORY	1281P126	WD	\$335/SQFT SHARED LAKE ACCESS	4710 HARBOR ISLAND SUB
006-127-051-20	12/16/2016	6216 S GLEN LAKE RD	260,000	1,120	1989	1 STORY	1282P805	WD	\$232/SQFT 2 BDRM 2 BATH	4127 SECTION 127
006-123-020-20	2/2/2016	5219 S FACULTY ROW	265,000	2,216	1999	1.5 STORY	1264P204	CD	GARAGE WITH STUDIO APARTMENT	4123 CRYSTAL RIVER AREA
006-790-049-00	4/1/2016	5890 S LAKE ST	271,000	1,310	1956	1 STORY	1257P436	WD	\$202/SQFT	4790 SLEEPING BEAR BEACH PLAT
006-031-008-01	10/28/2016	3372 W TRUMBULL RD	295,000	1,688	1988	1 STORY	1278P146	WD	\$174/SQFT 3BDRM 2 BA	4030V - SECTION 30
006-123-033-00	4/8/2016	5780 W TREESONG LN	295,000	1,280	1969	1 STORY	1257P534	WD	\$230/SQFT	4123 CRYSTAL RIVER AREA
006-630-011-10	9/9/2016	6007 S FOREST HAVEN DR	310,000	1,684	1977	1 STORY	1272P2	WD	\$184/SQFT	4633 FOREST HAVEN
006-122-058-10	4/8/2016	5760 S OAK ST	331,000	1,458	1920	1.5 STORY	1257P259	WD	\$227/SQFT	4122 IN TOWN AREA
006-531-024-00	9/19/2016	6252 W LAKE WOOD DR	360,000	1,620	1998	1.5 STORY	1273P68	WD	\$222/SQFT	4530 ARBOR ESTATES
006-726-019-00	7/7/2016	19 LOGGERS RUN SUBDIVISION	360,000	1,312	1992	1 STORY	1265P891	WD	\$247/SQFT	H726 LOGGERS RUN HOME SUB HOMESTEAD
006-530-002-00	9/30/2016	6144 S LAKE ST	365,000	1,512	1993	1.5 STORY	1275P98	WD	\$241/SQFT	4530 ARBOR ESTATES
006-535-002-00	4/29/2016	6134 S GLEN LAKE RD	390,000	1,722	2013	1 STORY	1259P536	WD	\$226/SQFT	4127 SECTION 127
006-203-004-30	9/23/2016	6882 W DAY FOREST RD	395,000	1,727	2000	1 STORY	1275P330	WD	\$228/SQFT	4203 RURAL
006-548-003-00	12/2/2016	3 CHIMNEY RDG	451,000	1,813	1995	1.75 STORY	1282P292	WD	\$248/SQFT 4 BDRM 3.5 BATH	H548 CHIMNEY RIDGE HOMESTEAD
006-547-048-00	1/12/2017	48 BROOK HILL COTTAGES	485,000	1,524	1998	1 STORY	1284P856	WD	\$318/SQFT 3BDRM 2 BATH	H547 BROOK COTTAGE HOMESITES
006-860-066-00	9/1/2016	6 TWISTED OAK	485,000	2,346	2010	1 STORY	1270P964	WD	\$206/SQFT	H860 WOODSTONE
006-738-014-00	1/12/2017	6273 W COTTAGE LN	490,000	2,656	2000	2 STORY	1284P738	WD	\$184/SQFT 3BDRM 2 BATH	4738 OAK HOLLOW CONDO SITE
006-860-067-00	5/31/2016	8 TWISTED OAK	500,000	2,521	2003	1.25 STORY	1262P151	WD	\$198/SQFT	H860 WOODSTONE
006-530-005-00	8/19/2016	6188 S LAKE ST	530,000	2,065	1998	1.25 STORY	1270P421	WD	\$256/SQFT	4530 ARBOR ESTATES
006-030-008-40	7/20/2016	3673 W CHENEY WOODS TRL	550,000	1,676	1996	1.25 STORY	1266P865	WD	\$328/SQFT	4030V - SECTION 30
006-670-001-00	6/17/2016	3947 W CHENEY WOODS TRL	550,000	956	2006	1 STORY	1263P632	WD	\$575/SQFT MILLER HILL RIDGE	4670 GLEN CREST SUB
006-124-033-00	1/12/2016	5793 S FISHER RD	300,000	1,476	1940	1.25 STORY	1252P947	WD	\$201/SQFT CRYSTAL RIVER/FISHER	4605 FISHER LAKE AREA
006-125-064-00	9/14/2016	6374 S DUNNS FARM RD	617,000	616	1940	1+ STORY	1272P222	WD	\$1001/SQFT BLUFF OVERLOOK	4000 BIG GLEN
006-134-038-00	10/20/2016	7800 S GLEN LAKE RD	665,000	1,812	1994	1.5 STORY	1277P675	WD	\$366/SQFT	4000 BIG GLEN
006-610-058-00	11/15/2016	8129 W DAY FOREST RD	730,000	1,929	1654	1 STORY	1281P49	WD	\$378/SQFT 3 BDRM 2 BA	4610 LITTLE GLEN AREAS
006-610-039-00	1/5/2017	7777 W DAY FOREST RD	765,000	1,819	1963	1 STORY	1284P943	WD	\$420/SQFT 3BDRM 2 BATH	4610 LITTLE GLEN AREAS
006-131-027-00	8/19/2016	7285 S DUNE HWY	809,000	1,793	1972	1 STORY	1270P237	WD	\$451/SQFT	4610 LITTLE GLEN AREAS
006-134-015-31	8/18/2016	7366 S GLEN LAKE RD	841,000	3,892	1981	1.5 STORY	1272P805	WD	\$216/SQFT	4000 BIG GLEN
006-120-022-00	10/12/2016	8804 W SLEEPING BEAR DR	1,002,600	1,840	1962	1.5 STORY	1275P556	WD	RESERVES UNTO WEEKS A LIFE EST	4770 LAKE MICHIGAN
006-125-057-00	6/27/2016	6710 S DUNNS FARM RD	1,325,000	3,034	1940	2 STORY	1264P736	WD	\$436/SQFT	4000 BIG GLEN
006-031-039-40	8/31/2016	7700 S DUNNS FARM RD	1,550,000	4,678	1997	1.5 STORY	1270P822	WD	\$299/SQFT - 2 DWELLINGS	4000 BIG GLEN
006-114-003-00	6/3/2016	4156 S SUNSET SHORES DR	1,600,000	1,608	1978	2 STORY	1262P677	WD	\$995/SQFT	4770 LAKE MICHIGAN
006-120-043-10	8/15/2016	8762 W SLEEPING BEAR DR	1,600,000	2,294	1960	1 STORY	1269P665	WD	\$697/SQFT - 75' FF	4770 LAKE MICHIGAN
006-740-004-00	7/29/2016	7434 W ARBOR PINES DR	1,600,000	1,349	1955	1 STORY	1267P621	WD	\$1189/SQFT	4770 LAKE MICHIGAN
006-122-101-10	7/15/2016	6750 W HARBOR HWY	1,880,000	2,538	1993	1.5 STORY	1270P728	WD	\$740/SQFT	4770 LAKE MICHIGAN
006-837-002-00	4/8/2016	2 WEST SHR	2,060,000	3,846	2001	2 STORY	1257P261	WD	\$535/SQFT	H837 WEST SHORE
006-125-062-00	6/3/2016	4709 W NORTHWOOD DR	2,100,000	3,439	2016	1 STORY	1262P638	WD	\$989/SQFT - DEMO AFTER SALE	4000 BIG GLEN
006-031-054-00	9/1/2016	7660 S DUNNS FARM RD	2,300,000	4,610	2001	1.5 STORY	1271P683	WD	\$498/SQFT	4000 BIG GLEN
006-721-016-30	9/2/2016	16 THE INN D	60,000	816	2001	CONDOMINIUM	1272P28	WD	\$73/SQFT 1/8 FRACTION	H721 THE INN CONDO - HOMESTEAD
006-762-011-10	9/28/2016	11 PINNACLE PL	80,000	1,371	1986	CONDOMINIUM	1277P125	TD	\$58/SQFT RELATED-DAUGHTER	H762 PINNACLE APPURTENANT SHARE
006-762-009-20	10/7/2016	9 PINNACLE PL 9B	82,500	1,368	1986	CONDOMINIUM	1275P505	WD	\$60/SQFT FRACTIONAL 1/4	H762 PINNACLE APPURTENANT SHARE
006-546-028-30	9/9/2016	28 BROOK HILL D	90,000	1,467	1980	CONDOMINIUM	1271P766	WD	\$61/SQFT 1/4 SHARE 3BDRM 2.5BA	H546 BROOK HILL CONDO HOMESTEAD
006-721-004-10	5/2/2016	4 THE INN B	96,000	1,178	2001	CONDOMINIUM	1259P590	WD	\$81/SQFT FRACTIONAL 1/8 SHARE	H721 THE INN CONDO - HOMESTEAD
006-762-008-30	9/1/2016	8 PINNACLE PL B	100,000	1,362	1986	CONDOMINIUM	1272P633	WD	\$73/SQFT FRACTIONAL 1/4 SHARE	H762 PINNACLE APPURTENANT SHARE
006-818-016-00	5/23/2016	3 TALL TIMBER 1	100,000	277	1976	CONDOMINIUM	1261P487	WD	\$361/SQFT	H818 TALL TIMBER
006-410-005-10	11/1/2016	5 BEALS HOUSE B	112,000	1,091	2002	3 STORY	1278P357	WD	\$102/SQFT FRACTIONAL 1/8 SHARE	H410 BEALS HOUSE APPURTENANT SHARE
006-604-001-10	6/9/2016	1 FISH HOUSE 1B	128,900	1,232	1998	CONDOMINIUM	1262P808	WD	\$104/SQFT FRACTIONAL 1/8	H604 FISH HOUSE 1/8TH INTEREST
006-724-003-70	2/12/2016	5707 S LAKE ST 3H	135,000	2,200	2004	CONDOMINIUM	1252P606	WD	\$61/SQFT MLS NOT FOUND 1/8TH	4924 - LE BEAR CONDO
006-724-005-70	8/29/2016	5707 S LAKE ST 5H	195,000	2,200	2004	CONDOMINIUM	1271P247	WD	\$88/SQFT FRACTIONAL 1/8	4924 - LE BEAR CONDO
006-802-011-00	9/8/2016	11 SOUTH VLG	121,000	505	1980	CONDOMINIUM	1272P22	WD	\$239/SQFT 1BDRM / 1 BATH	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-802-014-00	6/15/2016	14 SOUTH VLG	123,500	515	1980	CONDOMINIUM	1263P562	WD	\$239/SQFT 1BDRM 1 BATH	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-715-030-00	8/17/2016	30 HAWKS NEST	130,000	603	1986	CONDOMINIUM	1270P865	WD	\$215/SQFT 1 BDRM & LOFT	H715 HAWKS NEST CONDOS
006-802-005-00	1/8/2016	5 SOUTH VLG 66	130,000	505	1980	CONDOMINIUM	1249P999	WD	\$257/SQFT 1BDRM 1 BATH	H802 SOUTH VILLAGE CONDO HOMESTEAD
006-715-018-00	12/22/2016	18 HAWKS NEST	175,000	632	1986	CONDOMINIUM	1284P67	WD	\$276/SQFT 2 BATH 1BDRM + LOFT	H715 HAWKS NEST CONDOS
006-818-018-00	11/18/2016	3 TALL TIMBER 5	201,000	744	1976	CONDOMINIUM	1281P81	WD	\$270/SQFT 2 BDRM 2 BATH	H818 TALL TIMBER
006-705-021-00	1/27/2017	41 GREAT LKS	254,000	882	1976	CONDOMINIUM	1285P875	WD	\$287/SQFT 2BDRM 2 BATH	H705 GREAT LAKES
006-775-002-00	5/17/2016	5 SHIP WATCH	255,000	680	1978	CONDOMINIUM	1261P22	WD	\$375/SQFT	H775 SHIP WATCH CONDOS HOMESTEAD
006-803-001-00	9/14/2016	1 STONY BROOK LODGE 1_2	265,000	907	1998	CONDOMINIUM	1272P39	WD	\$292/SQFT 2BDRM 2BATH	H803 STONY BROOK CONDO
006-705-007-00	12/22/2016	13 GREAT LKS	300,000	870	1976	CONDOMINIUM	1283P667	WD	\$344/SQFT	H705 GREAT LAKES
006-715-006-00	8/30/2016	6 HAWKS NEST	300,000	1,008	1986	CONDOMINIUM	1271P289	WD	\$297/SQFT	H715 HAWKS NEST CONDOS
006-715-016-00	1/20/2016	16 HAWKS NEST	330,000	1,022	1986	CONDOMINIUM	1250P715	WD	\$322/SQFT 3BDRM 2.5BATH END	H715 HAWKS NEST CONDOS
006-775-004-00	5/27/2016	11 SHIP WATCH	354,000	1,050	1978	CONDOMINIUM	1262P596	WD	\$337/SQFT	H775 SHIP WATCH CONDOS HOMESTEAD
006-722-001-00	9/23/2016	5833 S LAKE ST A	390,000	1,624	2007	CONDOMINIUM	1273P978	WD	\$240/SQFT	4922 LAKE ST CONDO
006-765-017-00	11/30/2016	23 SAND PIPER	400,000	902	1979	CONDOMINIUM	1280P542	WD	\$443/SQFT 2 BDRM 2 BATH	H765 SANDPIPER CONDOS HOMESTEAD
006-765-008-00	1/15/2016	7 SAND PIPER 8	425,000	1,041	1979	CONDOMINIUM	1250P719	WD	\$408/SQFT 2BDRM 2 BATH	H765 SANDPIPER CONDOS HOMESTEAD
006-805-006-00	11/1/2016	11 SUN DANCE	480,000	1,320	1982	CONDOMINIUM	1277P845	WD	\$363/SQFT 3BDRM 2 BATH LKMI	H805 SUN DANCE CONDO
006-545-012-00	9/13/2016	17 BEACH WALK 17	580,000	1,288	1980	CONDOMINIUM	1272P572	WD	\$450/SQFT 3 BD 2 BA, LK MICH	H545 BEACH WALK CONDO HOMESTEAD
006-795-014-00	5/12/2016	14 SOUTH BEACH	615,000	1,736	1984	CONDOMINIUM	1260P897	WD	\$354/SQFT	H795 SOUTH BEACH CONDO HOMESTEAD
006-833-014-00	6/7/2016	14 VANTAGE PT	679,000	1,434	1987	CONDOMINIUM	1262P660	WD	\$473/SQFT	H833 VANTAGE POINTE HOME SITE
006-795-019-00	1/20/2017	19 SOUTH BEACH	725,000	2,466	1984	CONDOMINIUM	1286P6	WD	\$293/SQFT 3BDRM 3 BATH	H795 SOUTH BEACH CONDO HOMESTEAD
006-795-010-00	9/19/2016	10 SOUTH BEACH	920,000	2,892	1984	CONDOMINIUM	1273P69	WD	\$318/SQFT	H795 SOUTH BEACH CONDO HOMESTEAD

Glen Arbor Township - Sales summary 2016 2017 January

006-740-073-01	4/29/2016	6675 W WESTERN AVE	276,000	1,380	1991	Office Building	1259P518	MLC	\$200/SQFT MEMO OF LAND CONTRAC	2122 COMMERCIAL LAND
006-662-008-00	2/8/2016	6391 W WESTERN AVE	425,000	2,478		Office Building	1252P396	WD	CENTURY 21 -	2122 COMMERCIAL LAND
006-790-044-00	7/1/2016	6610 W WESTERN AVE	230,000	732	1968	Store, Retail	1265P663	WD	\$314/SQFT	2122 COMMERCIAL LAND
006-820-015-00	9/9/2016	7043 W DAY FOREST RD	400,000	846	1988	GARAGE	1272P34	MLC	DOWN PMT 100K ANN INT?	4610 LITTLE GLEN AREAS
006-790-039-00	4/18/2016	S LAKE ISLE DR	210,000	768	1975	GARAGE	1258P543	WD	VACANT LOT WITH 1975 GARAGE	4790 SLEEPING BEAR BEACH PLAT
006-030-007-40	11/22/2016	6481 S MILLER HILL RD	25,000	-	0	Vacant	1280P514	WD	VACANT WOODED LOT 3.5A	4030V - SECTION 30
006-125-042-00	1/20/2017	S DUNNS FARM RD	57,250	-	0	Vacant	1285P463	WD	VACANT ABOVE DUNNS FARM RD	4000 BIG GLEN
006-535-003-00	5/6/2016	6146 S GLEN LAKE RD	92,500	-	0	Vacant	1260P131	WD	VACANT .33A	4127 SECTION 127
006-740-061-00	11/18/2016	W HARBOR HWY	95,000	-	0	Vacant	1278P444	WD	VACANT LOT .689A M/L	4740 PIERCE STOCKING
006-127-016-50	4/29/2016	S GLEN LAKE RD	95,000	-	0	Vacant	1259P11	WD	VACANT SITE	4127 SECTION 127
006-710-013-01	8/19/2016	7320 S BIRCHWAY DR	95,000	-	0	VacantSplit	1269P816	WD	SPLIT VACANT LOT # 13	4710 HARBOR ISLAND SUB
006-723-001-00	12/2/2016	S PINE ST	105,000	-	0	Vacant	1281P252	WD	VACANT LOT ADJ ART ASSOC BLDG	2122 COMMERCIAL LAND
006-126-017-10	12/22/2016	5961 S GLEN WOODS DR	125,000	-	0	Vacant	1283P520	WD	VACANT 2.37A NEAR NORTHWOOD DR	4126 NORTHWOODS DR AREA
006-860-092-00	1/7/2016	4 CRYSTAL BEND	163,500	-	0	Vacant	1249P715	WD	VACANT WOODSTONE RIVER SITE	H860 WOODSTONE
006-123-027-20	5/26/2016	5550 W RIVER RD	190,000	-	0	VacantMultiplePIN	1261P818	WD	SEE HOUSE SALE @ 123-025-00	4123 CRYSTAL RIVER AREA
006-127-004-10	9/16/2016	S GLEN LAKE RD	265,000	-	0	VacantMultiplePIN	1272P627	WD	3 PARCELS TO ADJ OWNER	4127 SECTION 127
006-127-004-20	9/16/2016	S GLEN LAKE RD	265,000	-	0	VacantMultiplePIN	1272P627	WD	SEE 004-10	4127 SECTION 127
006-127-004-30	9/16/2016	S GLEN LAKE RD	265,000	-	0	VacantMultiplePIN	1272P627	WD	SEE 004-10	4127 SECTION 127
006-127-045-01	6/24/2016	S SUNSET DR	295,000	-	0	VacantSplit	1264P703	WD	VACANT SPLIT PART 127-045-00	4127 SECTION 127
006-127-029-40	9/21/2016	S SUNSET DR	350,000	-	0	Vacant	1273P548	WD	2.41 ACRES FROM ADJ 127-029-00	4127 SECTION 127
006-125-025-10	6/3/2016	W NORTHWOOD DR	400,000	-	0	Vacant	1262P643	WD	VACANT WOODED 2.3A	4114 LAKE MICH NORTHWOODS SUNSET
006-030-006-11	6/17/2016	3947 W CHENEY WOODS TRL	550,000	-	2006	VacantMultiplePIN	1263P632	WD	SEE 670-001-00 HOUSE	4030V - SECTION 30
006-610-042-00	5/20/2016	7819 W DAY FOREST RD	630,000	-	0	Vacant	1261P20	WD	VACANT LITTLE GLEN 100' \$6300/	4610 LITTLE GLEN AREAS
006-019-004-11	2/26/2016	S MILLER HILL RD	3,041,949	-	0	VacantMultiplePIN	1253P287	MLC	VACANT 707.44 ACRES \$4,300/A	4019 RURAL ACREAGE
006-019-009-00	2/26/2016	S MILLER HILL RD	3,041,949	-	0	VacantMultiplePIN	1253P287	MLC	VACANT 707.44 ACRES \$4,300/A	4019 RURAL ACREAGE
006-030-001-01	2/26/2016	CHENEY RD	3,041,949	-	0	VacantMultiplePIN	1253P287	MLC	VACANT 707.44 ACRES \$4,300/A	4019 RURAL ACREAGE
006-030-004-10	2/26/2016	S WHEELER RD	3,041,949	-	0	VacantMultiplePIN	1253P287	MLC	VACANT 707.44 ACRES \$4,300/A	4019 RURAL ACREAGE
006-019-003-00	2/26/2016	S MILLER HILL RD	3,041,949	-	0	VacantMultiplePIN	1253P287	MLC	VACANT 707.44 ACRES \$4,300/A	4019 RURAL ACREAGE

County: 45- LEELANAU Unit: GLEN ARBOR TOWNSHIP

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

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County: 45- LEELANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2017Ga

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
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
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:					216,719	464,155	46.69

*** ** Statistics for this group (88 in sample) *** **

Statistical Mean= 50.453 Median= 49.545 Maximum= 79.919 Minimum= 29.685

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

Normalized Average Deviation = 0.14093 (Coefficient of Dispersion)
Average Squared Deviation = 90.62186 (Variance)
Square Root of Squared Deviation = 9.51955 (Standard Deviation)
Normalized Standard Deviation = 0.18868 (Covariance)
2 Standard Deviation Range (Low) = 31.41420 (High) = 69.49240

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

Normalized Average Deviation = 0.14235 (Coefficient of Dispersion)
Average Squared Deviation = 91.45667 (Variance)
Square Root of Squared Deviation = 9.56330 (Standard Deviation)
Normalized Standard Deviation = 0.19302 (Covariance)
2 Standard Deviation Range (Low) = 30.41823 (High) = 68.67142