

Glen Arbor Township

Assessing Officers Report - November 2018

Sales Summary 2018: The sales summary reports presented in this document contain estimates intended to facilitate discussion of market trends. Sale & assessment detail is available at the township website with: the BS&A software link, the sale & assessment map, record cards & valuations statements. This document does not replace sales study Forms L-4015 and L-2793. Below is the assessor's year to date estimate of the 24-month sales ratio study. The 24 month study is not final until it is issued by the County Equalization Department on December 2nd.

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	4/16 - 9/16	56	13,882,300	1.0304	14,304,322	30,767,900	46.49%
2016	10/16 - 3/17	35	5,756,400	1.0304	5,931,395	11,052,557	53.67%
12 Month Total Sales		91	12 Month Total Sales		20,235,717	41,820,457	48.39%
2017	4/17 - 9/17	44	8,988,600	0.9932	8,927,478	19,065,650	46.82%
2017	10/17 - 3/18	44	8,234,200	0.9932	8,178,207	17,979,800	45.49%
12 Month Total Sales		88	12 Month Total Sales		17,105,685	37,045,450	46.17%
24 Month Total Sales		179	24 Month Total Sales		37,341,402	78,865,907	
*24 Month Mean Adjusted Ratio							47.28%

Residential assessment increase (decrease), estimated future & actual prior years:

- 2019, 47.28% \$33,685,612 estimated;
- 2018, 50.31% \$(7,202,553), new end date of the 24 month sales study = 3/31;
- 2017, 47.65% \$27,638,367, old end date of the 24 month sales study = 9/30;
- 2016, 48.39% \$18,167,334;
- 2015, 48.11% \$20,804,115;
- 2014, 48.76% \$13,159,189;

Commercial assessment (decrease), estimated 24 Month ratio on 5 sales:

- 2019, 50.67% \$(440,163)

Permits:

- **New Permits Issued 2018:** 76 Building, 25 Land Use
- **Construction In Progress** includes: 13 residential additions/alterations/Repair, 3 commercial alterations, 3 Garage, 10 single family dwellings.

Administration:

- **December Board of Review meets Thursday December 13th, 2018, 10am at the township hall for qualified errors, poverty exemptions, & petitions of late filed forms PRE. Currently, no items are on the docket.**
- The Michigan Township Association reported a stakeholder workgroup proposed revised language to the assessing reform bills. The discussed changes include the deletion of several provisions including that a district must have a minimum of 5000 parcels with \$12,000,000 in tax revenue. We await the revised language to [House Bill 6049](#), sponsored by Rep. James Lower (R-Cedar Lake), and [Senate Bill 1025](#), sponsored by Sen. Jim Stamas (R-Midland Chtr. Twp.)
- Michigan Department of Treasury Bulletin No.15 of 2018, Inflation Rate Multiplier is 2.4%

County: 45- LEE LANAU Unit: GLEN ARBOR TOWNSHIP

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
006-722-004-00	407	4922	10/29/2018	PTA	212,200	400,000	53.05
006-203-020-00	V402	4610	10/26/2018	PTA	71,700	350,000	20.49
006-030-008-60	V402	4030V	10/19/2018	WD	174,300	300,000	58.10
006-721-017-20	407	H721	10/12/2018	WD	40,200	69,500	57.84
006-123-019-10	401	4122	10/09/2018	WD	123,900	450,000	27.53
006-705-002-00	407	H705	10/05/2018	WD	248,000	450,000	55.11
006-545-005-00	407	H545	10/01/2018	WD	223,800	535,000	41.83
006-786-041-00	401	H785	09/28/2018	CD	271,100	539,000	50.30
006-860-005-00	401	H860	09/21/2018	WD	266,600	570,000	46.77
006-410-003-70	407	H410	09/21/2018	WD	55,100	127,500	43.22
006-531-010-00	401	4122	09/21/2018	WD	283,300	525,000	53.96
006-724-006-60	407	4924	09/19/2018	WD	72,900	137,500	53.02
006-860-001-00	401	H860	09/14/2018	WD	290,900	577,500	50.37
006-030-006-10	401	4031	09/07/2018	WD	181,100	400,000	45.28
006-531-014-00	401	4122	09/06/2018	WD	294,200	570,000	51.61
006-860-070-00	401	H861	08/31/2018	WD	253,100	480,000	52.73
006-795-009-00	407	H795	08/31/2018	WD	393,100	800,000	49.14
006-790-060-00	401	4790	08/31/2018	WD	160,700	415,900	38.64
006-121-004-20	V402	4700	08/30/2018	WD	462,900	1,895,000	24.43
006-778-004-70	407	H778	08/30/2018	WD	90,100	215,000	41.91
006-125-036-00	001	4134	08/30/2018	WD	802,700	1,600,000	50.17
006-724-007-20	407	4924	08/30/2018	WD	72,900	135,000	54.00
006-762-011-30	407	H762	08/29/2018	WD	37,300	77,000	48.44
006-134-009-00	401	4134	08/28/2018	WD	380,200	753,200	50.48
006-610-034-00	401	4610	08/28/2018	WD	311,800	755,255	41.28
006-805-008-00	407	H805	08/27/2018	WD	252,800	500,000	50.56
006-726-006-00	401	H726	08/17/2018	WD	216,200	380,000	56.89
006-837-002-00	401	H837	08/15/2018	WD	947,900	2,600,000	36.46
006-705-001-00	407	H705	08/09/2018	WD	139,500	250,000	55.80
006-549-001-15	407	H549	08/06/2018	WD	32,600	67,500	48.30
006-740-063-00	401	4122	08/03/2018	WD	154,800	348,000	44.48
006-610-046-00	401	4610	08/03/2018	FD	362,300	826,750	43.82
006-604-001-60	407	H604	07/27/2018	WD	63,700	137,500	46.33
006-860-093-00	V402	H863	07/23/2018	WD	75,000	179,000	41.90
006-790-044-00	201	2201	07/16/2018	WD	112,000	325,000	34.46
006-722-004-00	407	4922	07/13/2018	WD	212,200	395,000	53.72
006-705-006-00	407	H705	07/02/2018	WD	129,300	250,000	51.72
006-030-008-65	401	4030V	06/29/2018	WD	184,400	359,000	51.36
006-860-073-00	401	H860	06/27/2018	WD	305,100	731,020	41.74
006-724-006-10	407	4924	06/25/2018	WD	72,900	140,000	52.07
006-410-001-40	407	H410	06/07/2018	WD	55,600	137,000	40.58
006-715-060-00	407	H715	05/31/2018	WD	101,800	230,000	44.26
006-410-004-50	407	H410	05/31/2018	WD	57,000	135,000	42.22
006-763-008-00	407	H763	05/25/2018	WD	147,600	328,000	45.00
006-840-026-00	407	H841	05/21/2018	WD	118,200	295,000	40.07
006-762-003-10	407	H762	05/17/2018	WD	43,600	87,375	49.90
006-715-013-00	407	H715	05/11/2018	WD	68,000	180,000	37.78
006-410-004-00	407	H410	05/08/2018	WD	57,000	135,000	42.22
006-549-001-30	407	H549	05/04/2018	WD	32,600	67,500	48.30
006-122-054-00	V402	4122	05/01/2018	WD	62,000	139,900	44.32
006-765-001-00	407	H765	04/30/2018	WD	259,000	542,250	47.76
006-663-001-00	201	2201	04/20/2018	WD	216,000	275,000	78.55
006-860-084-00	V402	H860	04/16/2018	WD	52,500	103,000	50.97
006-715-049-00	407	H715	04/10/2018	CD	116,500	233,000	50.00
006-795-056-00	407	H795	04/06/2018	WD	217,900	430,000	50.67
006-127-039-05	401	4122	04/02/2018	WD	325,100	700,000	46.44
006-763-004-00	407	H763	04/02/2018	WD	149,200	345,000	43.25
006-131-007-50	401	4610	03/30/2018	WD	357,300	850,000	42.04
006-833-018-00	407	H833	03/28/2018	WD	446,400	1,200,000	37.20
006-833-015-00	407	H833	03/28/2018	WD	388,100	805,000	48.21
006-778-001-50	407	H778	03/16/2018	WD	98,100	215,000	45.63
006-122-088-00	201	2201	03/15/2018	WD	39,100	145,000	26.97
006-410-001-70	407	H410	03/15/2018	WD	56,900	117,000	48.63
006-795-043-00	407	H795	03/05/2018	WD	208,000	430,000	48.37
006-603-004-00	407	H603	03/02/2018	WD	424,900	899,000	47.26
006-790-068-00	401	4790	02/28/2018	WD	225,300	475,000	47.43
006-775-018-00	407	H775	02/28/2018	WD	120,000	275,000	43.64
006-545-009-00	407	H545	02/09/2018	WD	284,500	570,000	49.91
006-610-003-00	401	4610	02/08/2018	WD	432,100	1,125,000	38.41
006-833-016-00	407	H833	02/02/2018	WD	483,900	980,000	49.38

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
006-738-010-00	V402	4122	01/31/2018	WD	45,000	127,000	35.43
006-122-002-60	V402	4122	01/19/2018	WD	54,500	92,800	58.73
006-546-017-30	407	H5463	01/19/2018	WD	38,900	88,000	44.20
006-549-001-25	407	H549	01/12/2018	WD	32,800	67,500	48.59
006-762-003-20	407	H762	01/09/2018	WD	43,800	90,000	48.67
006-720-012-00	V402	4605	01/05/2018	WD	115,000	265,000	43.40
006-786-040-00	401	H785	01/05/2018	WD	208,000	430,000	48.37
Averages:					197,623	444,486	44.46

*** ** Statistics for this group (77 in sample) *** **

Statistical Mean= 46.391 Median= 47.764 Maximum= 78.545 Minimum= 20.486

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

Normalized Average Deviation = 0.12703 (Coefficient of Dispersion)
Average Squared Deviation = 68.21344 (Variance)
Square Root of Squared Deviation = 8.25914 (Standard Deviation)
Normalized Standard Deviation = 0.17804 (Covariance)
2 Standard Deviation Range (Low) = 29.87222 (High) = 62.90879

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

Normalized Average Deviation = 0.12173 (Coefficient of Dispersion)
Average Squared Deviation = 70.12461 (Variance)
Square Root of Squared Deviation = 8.37404 (Standard Deviation)
Normalized Standard Deviation = 0.17532 (Covariance)
2 Standard Deviation Range (Low) = 31.01586 (High) = 64.51203

Glen Arbor Township - sales summary year to date
see BSA data link and sales map for details

pnum	saledate	address	saleprice	style	floorarea	yearbuilt	liberpage
006-837-002-00	43,327	2 WEST SHR	2,600,000	2 STORY		2001	1337P783
006-121-004-20	43,342	W HARBOR HWY	1,895,000	vacant		0	1339P485
006-125-036-00	43,342	4499 W GLEN EDEN DR	1,600,000	1 STORY	1,182	1940	1339P161
006-833-018-00	43,187	18 VANTAGE PT	1,200,000	1.5 STORY	2,960	2000	1324P908
006-610-003-00	43,139	7259 W DAY FOREST RD	1,125,000	1 STORY	1,916	1995	1321P896
006-833-016-00	43,133	16 VANTAGE PT	980,000	1.25 STORY	2,248	1987	1320P263
006-603-004-00	43,161	4 EAST SHR	899,000	1 STORY	2,157	2015	1322P606
006-131-007-50	43,189	7385 S DUNE HWY	850,000	1 STORY	2,142	1950	1326P577
006-610-046-00	43,315	7901 W DAY FOREST RD	826,750	1 STORY	1,850	1968	1337P736
006-833-015-00	43,187	15 VANTAGE PT	805,000	CONDOMINIUM	1,828	1987	1324P876
006-795-009-00	43,343	9 SOUTH BEACH	800,000	CONDOMINIUM	2,466	1984	1339P458
006-610-034-00	43,340	7677 W DAY FOREST RD	755,255	1 STORY	1,024	1976	1339P477
006-134-009-00	43,340	7213 S GLEN LAKE RD	753,200	1.5 STORY	1,808	1930	1339P205
006-860-073-00	43,278	3 FROG POND	731,020	1.25 STORY	2,354	2013	133P316
006-127-039-05	43,192	6263 S LAKE ST	700,000	1 STORY	1,755	2013	1325P236
006-860-001-00	43,357	1 PINE TRACE	577,500	1.5 STORY	3,202	2007	1340P575
006-860-005-00	43,364	5 PINE TRACE	570,000	1.25 STORY	2,531	2002	1341P764
006-531-014-00	43,349	6275 W LAKE WOOD DR	570,000	LOG	3,286	1997	1340P969
006-545-009-00	43,140	14 BEACH WALK 14	570,000	CONDOMINIUM	1,287	1980	1320P349
006-765-001-00	43,220	1 SAND PIPER	542,250	CONDOMINIUM	1,196	1979	1328P474
006-786-041-00	43,371	41 SKIPPERS WOODS SUB	539,000	1.75 STORY	3,073	1997	1342P914
006-545-005-00	43,374	7 BEACH WALK 7	535,000	CONDOMINIUM	1,039	1980	1342P1
006-531-010-00	43,364	6251 W LAKE WOOD DR	525,000	1.75 STORY	2,856	2000	1341P756
006-805-008-00	43,339	15 SUN DANCE	500,000	CONDOMINIUM	1,320	1982	1339P518
006-860-070-00	43,343	13 TWISTED OAK	480,000	1.25 STORY	2,430	2013	1340P74
006-790-068-00	43,159	5685 S MANITOU BLVD	475,000	TRI-LEVEL	2,030	1970	1321P868
006-123-019-10	43,382	5440 W HARBOR HWY	450,000	2 STORY	1,385	1870	1343P380
006-705-002-00	43,378	3 GREAT LKS	450,000	CONDOMINIUM	1,130	1976	1343P460
006-795-056-00	43,196	56 SOUTH BEACH	430,000	CONDOMINIUM	1,074	1984	1327P394
006-795-043-00	43,164	43 SOUTH BEACH	430,000	CONDOMINIUM	1,074	1984	1322P538
006-786-040-00	43,105	40 SKIPPERS WOODS SUB	430,000	1.5 STORY	2,242	1979	1317P854
006-790-060-00	43,343	5727 S MANITOU BLVD	415,900	1.5 STORY	1,152	1998	1340P218
006-722-004-00	43,402	5833 S LAKE ST D	400,000	CONDOMINIUM	1,624	2007	PTA
006-030-006-10	43,350	3943 W CHENEY WOODS TRL	400,000	1.25 STORY	1,668	2005	1340P128
006-722-004-00	43,294	5833 S LAKE ST D	395,000	CONDOMINIUM	1,624	2007	1334P875
006-726-006-00	43,329	6 LOGGERS RUN SUBDIVISION	380,000	1.25 STORY	1,486	1987	1338P333
006-030-008-65	43,280	6801 S GLEN LAKE VIEW DR	359,000	1 STORY	1,786	1990	1335P42
006-203-020-00	43,399	W DAY FOREST RD	350,000	vacant	-	0	PTA
006-740-063-00	43,315	6909 W HARBOR HWY	348,000	1 STORY	2,686	1973	1336P709
006-763-004-00	43,192	13 RIDGE TOP	345,000	CONDOMINIUM	1,040	1979	1325P200
006-763-008-00	43,245	7 RIDGE TOP	328,000	CONDOMINIUM	1,040	1979	1330P316
006-790-044-00	43,297	6610 W WESTERN AVE	325,000	Commercial	732	1968	1336P647
006-030-008-75	43,392	W CHENEY WOODS TRL	300,000	Multiple PIN	-	0	1344P96
006-030-008-95	43,392	W CHENEY WOODS TRL	300,000	Multiple PIN	-	0	1344P96
006-030-008-60	43,392	W CHENEY WOODS TRL	300,000	vacant	-	0	1344P96
006-030-008-55	43,392	W CHENEY WOODS TRL	300,000	Multiple PIN	-	0	1344P96
006-840-026-00	43,241	26 WILDERNESS	295,000	CONDOMINIUM	902	1973	1330P386
006-663-018-00	43,210	6310 W STATE ST	275,000	Commercial	2,467	1980	1327P763
006-663-001-00	43,210	6310 W STATE ST	275,000	Multiple PIN	3,987	1980	1327P763
006-775-018-00	43,159	35 SHIP WATCH	275,000	CONDOMINIUM	680	1978	1321P906
006-720-012-00	43,105	S HILL CREEK RD	265,000	vacant	-	0	1323P611
006-705-001-00	43,321	1 GREAT LKS	250,000	CONDOMINIUM	888	1976	1337P979
006-705-006-00	43,283	11 GREAT LKS	250,000	CONDOMINIUM	888	1976	1333P772
006-715-049-00	43,200	49 HAWKS NEST	233,000	CONDOMINIUM	1,025	1986	PTA
006-715-060-00	43,251	60 HAWKS NEST	230,000	CONDOMINIUM	802	1986	1330P578
006-778-004-70	43,342	4 SHORESIDE	215,000	CONDOMINIUM	1,098	2000	1339P479
006-778-001-50	43,175	1 SHORESIDE	215,000	CONDOMINIUM	1,098	2000	1323P807
006-031-018-00	43,102	3235 W TRUMBULL RD	185,000	demolish	-	0	1317P281
006-715-013-00	43,231	13 HAWKS NEST	180,000	CONDOMINIUM	612	1986	1329P93
006-860-093-00	43,304	5 CRYSTAL BEND	179,000	vacant	-	0	1335P409
006-724-004-50	43,364	5707 S LAKE ST 4F	155,000	CONDOMINIUM	4,400	2004	1342P890
006-724-004-60	43,364	5707 S LAKE ST 4G	155,000	CONDOMINIUM	4,400	2004	1342P890
006-122-088-00	43,174	6540 W STATE ST	145,000	Commercial	1,260	1988	L1324P721
006-724-006-10	43,276	5707 S LAKE ST 6B	140,000	CONDOMINIUM	2,200	2004	1332P983
006-122-054-00	43,221	W RIVER RD	139,900	vacant	-	0	1328P478
006-724-006-60	43,362	5707 S LAKE ST 6G	137,500	CONDOMINIUM	2,200	2004	1341P893
006-604-001-60	43,308	1 FISH HOUSE 1G	137,500	CONDOMINIUM	1,232	1998	1336P103
006-410-001-40	43,258	1 BEALS HOUSE E	137,000	CONDOMINIUM	1,068	2000	1331P507
006-724-007-20	43,342	5707 S LAKE ST 7C	135,000	CONDOMINIUM	2,200	2004	1340P527
006-410-004-50	43,251	4 BEALS HOUSE F	135,000	CONDOMINIUM	1,091	2002	1331P372
006-410-004-00	43,228	4 BEALS HOUSE A	135,000	CONDOMINIUM	1,091	2002	1330P738
006-410-003-70	43,364	3 BEALS HOUSE H	127,500	CONDOMINIUM	1,068	2000	1341P528
006-738-010-00	43,131	6308 W COTTAGE CT	127,000	vacant	-	0	1320P107
006-410-001-70	43,174	1 BEALS HOUSE H	117,000	CONDOMINIUM	1,068	2000	1323P712

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pnum	saledate	address	saleprice	style	floorarea	yearbuilt	liberpage
006-860-084-00	43,206	14 FROG POND	103,000	vacant	-	0	1327P101
006-122-002-60	43,119	S SHERIDAN LN OFF	92,800	vacant	-	0	1319P393
006-762-003-20	43,109	3 PINNACLE PL	90,000	CONDOMINIUM	1,371	1986	1318P231
006-546-017-30	43,119	17 BROOK HILL D	88,000	CONDOMINIUM	707	1980	1318P718
006-762-003-10	43,237	3 PINNACLE PL	87,375	CONDOMINIUM	1,371	1986	1330P361
006-762-011-30	43,341	11 PINNACLE PL	77,000	CONDOMINIUM	1,371	1986	1339P521
006-721-017-20	43,385	17 THE INN C	69,500	CONDOMINIUM	978	2001	1343P588
006-549-001-15	43,318	1 CAMP FIREFLY	67,500	CONDOMINIUM	1,800	2005	1336P846
006-549-001-30	43,224	1 CAMP FIREFLY	67,500	CONDOMINIUM	1,800	2005	1328P394
006-549-001-25	43,112	1 CAMP FIREFLY	67,500	CONDOMINIUM	1,800	2005	1318P307