

# Glen Arbor Township

## Assessing Officers Report - January 2019

**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 2<sup>nd</sup>.

| A.<br>Year of Assessment | B.<br>Sales Period | C.<br>Number of Sales | D.<br>Total Assessed Value for Sales | E.<br>Applicable Adjustment Modifier | F.<br>Adjusted Assessed Value | G.<br>Total Adjusted Prices | H.<br>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                  |                                      |               |
|                          |                    |                       |                                      |                                      |                               |                             | <b>*24 Month Mean Adjusted Ratio</b> | <b>47.28%</b> |

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

- 2019, 47.28% \$33,685,612,
- 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, 50.68% \$(446,645)

**Permits:**

- **New Permits Issued 2018:** 85 Building, 37 Land Use
- **Construction In Progress** includes: 13 residential additions/alterations/Repair, 4 commercial alterations, 2 Garage, 9 single family dwellings.

**Administration:**

- **March Board of Review** meets March 13<sup>th</sup>, Wednesday 3pm to 9pm & March 14<sup>th</sup>, Thursday 10am-4pm
- March Board of Review organizational meeting meets Tuesday March 5<sup>th</sup> at 1pm
- Michigan Department of Treasury Bulletin No.15 of 2018, Inflation Rate Multiplier is 2.4%
- Michigan Department of Treasury Bulletin No.9 of 2018, Certified Prevailing Institutional Lending Rates of Interest for the Period June 2018, expressed as Percentages: Residential 5.05, Commercial 4.91, Agricultural 5.14

Glen Arbor Township - sales summary 2018

\*see BSA datalink and sales map for details

| pnum           | saledate   | propstreet                 | saleprice | style       | floorarea | yearbuilt | liberpage | instr |
|----------------|------------|----------------------------|-----------|-------------|-----------|-----------|-----------|-------|
| 006-126-004-01 | 12/14/2018 | 5493 W NORTHWOOD DR        | 2,750,000 | 1 STORY     | 3,120     | 2015      | 1349P56   | WD    |
| 006-837-002-00 | 8/15/2018  | 2 WEST SHR                 | 2,600,000 | 2 STORY     | 3,846     | 2001      | 1337P783  | WD    |
| 006-121-004-20 | 8/30/2018  | W HARBOR HWY               | 1,895,000 | vacant      | -         | 0         | 1339P485  | WD    |
| 006-125-036-00 | 8/30/2018  | 4499 W GLEN EDEN DR        | 1,600,000 | 1 STORY     | 1,182     | 1940      | 1339P161  | WD    |
| 006-833-018-00 | 3/28/2018  | 18 VANTAGE PT              | 1,200,000 | 1.5 STORY   | 2,960     | 2000      | 1324P908  | WD    |
| 006-610-003-00 | 2/8/2018   | 7259 W DAY FOREST RD       | 1,125,000 | 1 STORY     | 1,916     | 1995      | 1321P896  | WD    |
| 006-833-016-00 | 2/2/2018   | 16 VANTAGE PT              | 980,000   | 1.25 STORY  | 2,248     | 1987      | 1320P263  | WD    |
| 006-603-004-00 | 3/2/2018   | 4 EAST SHR                 | 899,000   | 1 STORY     | 2,157     | 2015      | 1322P606  | WD    |
| 006-131-007-50 | 3/30/2018  | 7385 S DUNE HWY            | 850,000   | 1 STORY     | 2,142     | 1950      | 1326P577  | WD    |
| 006-610-046-00 | 8/3/2018   | 7901 W DAY FOREST RD       | 826,750   | 1 STORY     | 1,850     | 1968      | 1337P736  | FD    |
| 006-134-037-00 | 1/4/2019   | 7842 S GLEN LAKE RD        | 820,000   | 1.5 STORY   | 2,482     | 2001      | PTA       | PTA   |
| 006-833-015-00 | 3/28/2018  | 15 VANTAGE PT              | 805,000   | CONDOMINIUM | 1,828     | 1987      | 1324P876  | WD    |
| 006-795-009-00 | 8/31/2018  | 9 SOUTH BEACH              | 800,000   | CONDOMINIUM | 2,466     | 1984      | 1339P458  | WD    |
| 006-610-034-00 | 8/28/2018  | 7677 W DAY FOREST RD       | 755,255   | 1 STORY     | 1,024     | 1976      | 1339P477  | WD    |
| 006-134-009-00 | 8/28/2018  | 7213 S GLEN LAKE RD        | 753,200   | 1.5 STORY   | 1,808     | 1930      | 1339P205  | WD    |
| 006-860-091-00 | 11/9/2018  | 3 CRYSTAL BEND             | 733,950   | 1.25 STORY  | 3,300     | 2006      | 1345P873  | WD    |
| 006-860-073-00 | 6/27/2018  | 3 FROG POND                | 731,020   | 1.25 STORY  | 2,354     | 2013      | 133P316   | WD    |
| 006-726-012-00 | 11/30/2018 | 12 LOGGERS RUN SUBDIVISION | 730,000   | 1.5 STORY   | 3,494     | 1991      | 1347P423  | WD    |
| 006-610-014-00 | 11/9/2018  | 7397 W DAY FOREST RD       | 725,500   | 1.5 STORY   | 1,625     | 1956      | 1346P674  | WD    |
| 006-127-039-05 | 4/2/2018   | 6263 S LAKE ST             | 700,000   | 1 STORY     | 1,755     | 2013      | 1325P236  | WD    |
| 006-860-001-00 | 9/14/2018  | 1 PINE TRACE               | 577,500   | 1.5 STORY   | 3,202     | 2007      | 1340P575  | WD    |
| 006-860-005-00 | 9/21/2018  | 5 PINE TRACE               | 570,000   | 1.25 STORY  | 2,531     | 2002      | 1341P764  | WD    |
| 006-531-014-00 | 9/6/2018   | 6275 W LAKE WOOD DR        | 570,000   | LOG         | 3,286     | 1997      | 1340P969  | WD    |
| 006-545-009-00 | 2/9/2018   | 14 BEACH WALK 14           | 570,000   | CONDOMINIUM | 1,287     | 1980      | 1320P349  | WD    |
| 006-765-001-00 | 4/30/2018  | 1 SAND PIPER               | 542,250   | CONDOMINIUM | 1,196     | 1979      | 1328P474  | WD    |
| 006-786-041-00 | 9/28/2018  | 41 SKIPPERS WOODS SUB      | 539,000   | 1.75 STORY  | 3,073     | 1997      | 1342P914  | CD    |
| 006-545-005-00 | 10/1/2018  | 7 BEACH WALK 7             | 535,000   | CONDOMINIUM | 1,039     | 1980      | 1342P1    | WD    |
| 006-531-010-00 | 9/21/2018  | 6251 W LAKE WOOD DR        | 525,000   | 1.75 STORY  | 2,856     | 2000      | 1341P756  | WD    |
| 006-805-008-00 | 8/27/2018  | 15 SUN DANCE               | 500,000   | CONDOMINIUM | 1,320     | 1982      | 1339P518  | WD    |
| 006-860-070-00 | 8/31/2018  | 13 TWISTED OAK             | 480,000   | 1.25 STORY  | 2,430     | 2013      | 1340P74   | WD    |
| 006-790-068-00 | 2/28/2018  | 5685 S MANITOU BLVD        | 475,000   | TRI-LEVEL   | 2,030     | 1970      | 1321P868  | WD    |
| 006-123-019-10 | 10/9/2018  | 5440 W HARBOR HWY          | 450,000   | 2 STORY     | 1,385     | 1870      | 1343P380  | WD    |
| 006-705-002-00 | 10/5/2018  | 3 GREAT LKS                | 450,000   | CONDOMINIUM | 1,130     | 1976      | 1343P460  | WD    |
| 006-795-056-00 | 4/6/2018   | 56 SOUTH BEACH             | 430,000   | CONDOMINIUM | 1,074     | 1984      | 1327P394  | WD    |
| 006-795-043-00 | 3/5/2018   | 43 SOUTH BEACH             | 430,000   | CONDOMINIUM | 1,074     | 1984      | 1322P538  | WD    |
| 006-786-040-00 | 1/5/2018   | 40 SKIPPERS WOODS SUB      | 430,000   | 1.5 STORY   | 2,242     | 1979      | 1317P854  | WD    |
| 006-790-060-00 | 8/31/2018  | 5727 S MANITOU BLVD        | 415,900   | 1.5 STORY   | 1,152     | 1998      | 1340P218  | WD    |
| 006-722-004-00 | 10/29/2018 | 5833 S LAKE ST D           | 400,000   | CONDOMINIUM | 1,624     | 2007      | 1345P902  | WD    |
| 006-030-006-10 | 9/7/2018   | 3943 W CHENEY WOODS TRL    | 400,000   | 1.25 STORY  | 1,668     | 2005      | 1340P128  | WD    |
| 006-722-004-00 | 7/13/2018  | 5833 S LAKE ST D           | 395,000   | CONDOMINIUM | 1,624     | 2007      | 1334P875  | WD    |
| 006-726-006-00 | 8/17/2018  | 6 LOGGERS RUN SUBDIVISION  | 380,000   | 1.25 STORY  | 1,486     | 1987      | 1338P333  | WD    |
| 006-030-008-65 | 6/29/2018  | 6801 S GLEN LAKE VIEW DR   | 359,000   | 1 STORY     | 1,786     | 1990      | 1335P42   | WD    |
| 006-203-020-00 | 10/26/2018 | W DAY FOREST RD            | 350,000   | vacant      | -         | 0         | 1345P589  | WD    |
| 006-740-063-00 | 8/3/2018   | 6909 W HARBOR HWY          | 348,000   | 1 STORY     | 2,686     | 1973      | 1336P709  | WD    |
| 006-763-004-00 | 4/2/2018   | 13 RIDGE TOP               | 345,000   | CONDOMINIUM | 1,040     | 1979      | 1325P200  | WD    |
| 006-763-008-00 | 5/25/2018  | 7 RIDGE TOP                | 328,000   | CONDOMINIUM | 1,040     | 1979      | 1330P316  | WD    |
| 006-790-044-00 | 7/16/2018  | 6610 W WESTERN AVE         | 325,000   | Commercial  | 732       | 1968      | 1336P647  | WD    |
| 006-030-008-75 | 10/19/2018 | W CHENEY WOODS TRL         | 300,000   | vacant      | -         | 0         | 1344P96   | WD    |
| 006-030-008-95 | 10/19/2018 | W CHENEY WOODS TRL         | 300,000   | MultiplePIN | -         | 0         | 1344P96   | WD    |
| 006-030-008-60 | 10/19/2018 | 3581 W CHENEY WOODS TRL    | 300,000   | MultiplePIN | -         | 0         | 1344P96   | WD    |
| 006-030-008-55 | 10/19/2018 | W CHENEY WOODS TRL         | 300,000   | MultiplePIN | -         | 0         | 1344P96   | WD    |
| 006-840-026-00 | 5/21/2018  | 26 WILDERNESS              | 295,000   | CONDOMINIUM | 902       | 1973      | 1330P386  | WD    |
| 006-663-018-00 | 4/20/2018  | 6300 W STATE ST            | 275,000   | Commercial  | 2,467     | 1980      | 1327P763  | WD    |
| 006-663-001-00 | 4/20/2018  | 6310 W STATE ST            | 275,000   | MultiplePIN | 3,987     | 1980      | 1327P763  | WD    |
| 006-775-018-00 | 2/28/2018  | 35 SHIP WATCH              | 275,000   | CONDOMINIUM | 680       | 1978      | 1321P906  | WD    |
| 006-720-012-00 | 1/5/2018   | S HILL CREEK RD            | 265,000   | vacant      | -         | 0         | 1323P611  | WD    |
| 006-705-001-00 | 8/9/2018   | 1 GREAT LKS                | 250,000   | CONDOMINIUM | 888       | 1976      | 1337P979  | WD    |
| 006-705-006-00 | 7/2/2018   | 11 GREAT LKS               | 250,000   | CONDOMINIUM | 888       | 1976      | 1333P772  | WD    |

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\*see BSA datalink and sales map for details

|                |            |                    |         |             |       |      |           |     |
|----------------|------------|--------------------|---------|-------------|-------|------|-----------|-----|
| 006-715-049-00 | 4/10/2018  | 49 HAWKS NEST      | 233,000 | CONDOMINIUM | 1,025 | 1986 | PTA       | CD  |
| 006-715-060-00 | 5/31/2018  | 60 HAWKS NEST      | 230,000 | CONDOMINIUM | 802   | 1986 | 1330P578  | WD  |
| 006-778-004-70 | 8/30/2018  | 4 SHORESIDE        | 215,000 | CONDOMINIUM | 1,098 | 2000 | 1339P479  | WD  |
| 006-778-001-50 | 3/16/2018  | 1 SHORESIDE        | 215,000 | CONDOMINIUM | 1,098 | 2000 | 1323P807  | WD  |
| 006-790-031-00 | 12/14/2018 | S MANITOU BLVD     | 185,000 | vacant      | -     | 0    | PTA       | PTA |
| 006-031-018-00 | 1/2/2018   | 3235 W TRUMBULL RD | 185,000 | demolish    | -     | 0    | 1317P281  | WD  |
| 006-715-013-00 | 5/11/2018  | 13 HAWKS NEST      | 180,000 | CONDOMINIUM | 612   | 1986 | 1329P93   | WD  |
| 006-860-093-00 | 7/23/2018  | 5 CRYSTAL BEND     | 179,000 | vacant      | -     | 0    | 1335P409  | WD  |
| 006-724-004-60 | 12/1/2018  | 5707 S LAKE ST 4G  | 155,000 | CONDOMINIUM | 2,200 | 2004 | 1347P690  | WD  |
| 006-724-004-50 | 9/21/2018  | 5707 S LAKE ST 4F  | 155,000 | CONDOMINIUM | 4,400 | 2004 | 1342P890  | WD  |
| 006-724-004-60 | 9/21/2018  | 5707 S LAKE ST 4G  | 155,000 | CONDOMINIUM | 4,400 | 2004 | 1342P890  | WD  |
| 006-410-005-40 | 11/8/2018  | 5 BEALS HOUSE E    | 145,000 | CONDOMINIUM | 1,091 | 2002 | 1346P80   | WD  |
| 006-122-088-00 | 3/15/2018  | 6540 W STATE ST    | 145,000 | Commercial  | 1,260 | 1988 | L1324P721 | WD  |
| 006-724-006-10 | 6/25/2018  | 5707 S LAKE ST 6B  | 140,000 | CONDOMINIUM | 2,200 | 2004 | 1332P983  | WD  |
| 006-122-054-00 | 5/1/2018   | W RIVER RD         | 139,900 | vacant      | -     | 0    | 1328P478  | WD  |
| 006-724-006-60 | 9/19/2018  | 5707 S LAKE ST 6G  | 137,500 | CONDOMINIUM | 2,200 | 2004 | 1341P893  | WD  |
| 006-604-001-60 | 7/27/2018  | 1 FISH HOUSE 1G    | 137,500 | CONDOMINIUM | 1,232 | 1998 | 1336P103  | WD  |
| 006-410-001-40 | 6/7/2018   | 1 BEALS HOUSE E    | 137,000 | CONDOMINIUM | 1,068 | 2000 | 1331P507  | WD  |
| 006-724-007-20 | 8/30/2018  | 5707 S LAKE ST 7C  | 135,000 | CONDOMINIUM | 2,200 | 2004 | 1340P527  | WD  |
| 006-410-004-50 | 5/31/2018  | 4 BEALS HOUSE F    | 135,000 | CONDOMINIUM | 1,091 | 2002 | 1331P372  | WD  |
| 006-410-004-00 | 5/8/2018   | 4 BEALS HOUSE A    | 135,000 | CONDOMINIUM | 1,091 | 2002 | 1330P738  | WD  |
| 006-410-003-70 | 9/21/2018  | 3 BEALS HOUSE H    | 127,500 | CONDOMINIUM | 1,068 | 2000 | 1341P528  | WD  |
| 006-738-010-00 | 1/31/2018  | 6308 W COTTAGE CT  | 127,000 | vacant      | -     | 0    | 1320P107  | WD  |
| 006-860-090-00 | 11/21/2018 | 2 CRYSTAL BEND     | 124,656 | vacant      | -     | 0    | 1347P23   | WD  |
| 006-410-001-70 | 3/15/2018  | 1 BEALS HOUSE H    | 117,000 | CONDOMINIUM | 1,068 | 2000 | 1323P712  | WD  |
| 006-818-013-00 | 11/2/2018  | 3 TALL TIMBER 2    | 105,000 | CONDOMINIUM | 300   | 1976 | 1345P489  | WD  |
| 006-860-084-00 | 4/16/2018  | 14 FROG POND       | 103,000 | vacant      | -     | 0    | 1327P101  | WD  |
| 006-762-012-00 | 11/16/2018 | 12 PINNACLE PL     | 99,000  | CONDOMINIUM | 1,347 | 1986 | 1347P18   | WD  |
| 006-122-002-60 | 1/19/2018  | S SHERIDAN LN OFF  | 92,800  | vacant      | -     | 0    | 1319P393  | WD  |
| 006-762-003-20 | 1/9/2018   | 3 PINNACLE PL      | 90,000  | CONDOMINIUM | 1,371 | 1986 | 1318P231  | WD  |
| 006-546-017-30 | 1/19/2018  | 17 BROOK HILL D    | 88,000  | CONDOMINIUM | 707   | 1980 | 1318P718  | WD  |
| 006-762-003-10 | 5/17/2018  | 3 PINNACLE PL      | 87,375  | CONDOMINIUM | 1,371 | 1986 | 1330P361  | WD  |
| 006-762-001-20 | 12/7/2018  | 1 PINNACLE PL      | 80,600  | CONDOMINIUM | 1,368 | 1986 | 1348P362  | WD  |
| 006-762-011-30 | 8/29/2018  | 11 PINNACLE PL     | 77,000  | CONDOMINIUM | 1,371 | 1986 | 1339P521  | WD  |
| 006-721-017-20 | 10/12/2018 | 17 THE INN C       | 69,500  | CONDOMINIUM | 978   | 2001 | 1343P588  | WD  |
| 006-549-001-15 | 8/6/2018   | 1 CAMP FIREFLY     | 67,500  | CONDOMINIUM | 1,800 | 2005 | 1336P846  | WD  |
| 006-549-001-30 | 5/4/2018   | 1 CAMP FIREFLY     | 67,500  | CONDOMINIUM | 1,800 | 2005 | 1328P394  | WD  |
| 006-549-001-25 | 1/12/2018  | 1 CAMP FIREFLY     | 67,500  | CONDOMINIUM | 1,800 | 2005 | 1318P307  | WD  |

10:58 AM

County: 45- LEE LANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2019Ga

| Parcel Number  | Class | Neigh | Sale Date  | Inst. | Assessed Value | Adj. Sale Price | Ratio |
|----------------|-------|-------|------------|-------|----------------|-----------------|-------|
| 006-134-037-00 | 401   | 4134  | 01/04/2019 | PTA   | 426,700        | 820,000         | 52.04 |
| 006-126-004-01 | 401   | 4134  | 12/14/2018 | WD    | 1,248,500      | 2,750,000       | 45.40 |
| 006-790-031-00 | V402  | 4790  | 12/14/2018 | PTA   | 90,000         | 185,000         | 48.65 |
| 006-762-001-20 | 407   | H762  | 12/07/2018 | WD    | 43,500         | 80,600          | 53.97 |
| 006-724-004-60 | 407   | 4924  | 12/01/2018 | WD    | 72,900         | 155,000         | 47.03 |
| 006-726-012-00 | 401   | H726  | 11/30/2018 | WD    | 385,300        | 730,000         | 52.78 |
| 006-762-012-00 | 407   | H762  | 11/16/2018 | WD    | 48,200         | 99,000          | 48.69 |
| 006-860-091-00 | 401   | H863  | 11/09/2018 | WD    | 369,200        | 733,950         | 50.30 |
| 006-610-014-00 | 401   | 4610  | 11/09/2018 | WD    | 353,400        | 725,500         | 48.71 |
| 006-410-005-40 | 407   | H410  | 11/08/2018 | WD    | 57,000         | 145,000         | 39.31 |
| 006-818-013-00 | 407   | H818  | 11/02/2018 | WD    | 52,600         | 105,000         | 50.10 |
| 006-722-004-00 | 407   | 4922  | 10/29/2018 | WD    | 212,200        | 400,000         | 53.05 |
| 006-203-020-00 | V402  | 4610  | 10/26/2018 | WD    | 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 |

10:58 AM

County: 45- LEELANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2019Ga

| Parcel Number  | Class | Neigh | Sale Date  | Inst. | Assessed Value | Adj. Sale Price | Ratio |
|----------------|-------|-------|------------|-------|----------------|-----------------|-------|
| 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 |
| 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:      |       |       |            |       | 208,685        | 463,119         | 45.06 |

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

Statistical Mean= 46.694    Median= 48.296    Maximum= 78.545    Minimum= 20.486

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

Normalized Average Deviation = 0.11979 (Coefficient of Dispersion)  
Average Squared Deviation = 62.09900 (Variance)  
Square Root of Squared Deviation = 7.88029 (Standard Deviation)  
Normalized Standard Deviation = 0.16877 (Covariance)  
2 Standard Deviation Range (Low) = 30.93310 (High) = 62.45427

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

Normalized Average Deviation = 0.11304 (Coefficient of Dispersion)  
Average Squared Deviation = 64.69688 (Variance)  
Square Root of Squared Deviation = 8.04344 (Standard Deviation)  
Normalized Standard Deviation = 0.16654 (Covariance)  
2 Standard Deviation Range (Low) = 32.20942 (High) = 64.38317