

Glen Arbor Township

Assessing Officers Report - January 2022

Sales Summary 2021 for the year 2022 Assessments: The 24 Month Sales Study continues to measure long-term growth in the local residential market. The March 31st, 2021 ratio study capped the 2022 assessment increase at \$31,275,611. Recent sales ratios continue to measure additional gains and will necessitate a similar assessment increase to adjust values to market prices on next year's assessment roll, 2023.

Nationally, CoreLogic Home Price Index again recorded a historical value increase in the year-over-year gains, with November 2020 to November of 2021 coming in at 18.1%. The CoreLogic HPI Forecast continues to pronounce moderation of gains, anticipating 2.8% growth from November 2021 to November 2022. Black Knight's Mortgage Monitor highlights foreclosure starts and active foreclosure inventory hit new record lows in November. Residential loan-to-value ratios up 40% from last year drove cash-out refinancing, provided relief to homeowners in forbearance, and limited the volume of distressed properties on the market.

The sales summary reports and projections presented here 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 official county-issued sales study Forms L-4015 and L-2793.

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)
2019	4/19 - 9/19	51	15,094,200	1.0510	15,864,004	32,392,067	48.97%
2019	10/19 - 3/20	40	8,996,100	1.0510	9,454,901	18,225,250	51.88%
12 Month Total Sales		91	12 Month Total Sales		25,318,905	50,617,317	50.02%
2020	4/20 - 9/20	72	11,638,300	1.0215	11,888,523	25,404,887	46.80%
2020	10/20 - 3/21	93	13,711,100	1.0215	14,005,889	31,577,199	44.35%
12 Month Total Sales		165	12 Month Total Sales		25,894,412	56,982,086	45.44%
24 Month Total Sales		256	24 Month Total Sales		51,213,317	107,599,403	47.73%
*24 Month Mean Adjusted Ratio							47.73%

Prior years residential increases: **2021, 48.94%** \$13,830,106; **2020, 48.04%** \$25,242,800; **2019, 47.28%** \$33,685,612

Permits: **New Permits Issued 2021:** 55 Land Use, 75 Building, 90 Electrical, 110 Mechanical, 47 Plumbing
21 new houses are under construction.

Administration:

- **March Board of Review** meets at the Township Hall:
 - Tuesday, March 8th, 1 pm to 2 pm, organization meeting.
 - **Wednesday, March 16th, 3 pm to 9 pm**, petitions on Form L-4035 by letter & walk-in accepted;
 - **Thursday, March 17th, 10 am to 4 pm**, petitions on Form L-4035 by letter & walk-in accepted.
- Certified Prevailing Institutional Lending Rates of Interest for June 2021:
 - Residential 3.65%, Commercial 2.52%, Agricultural 4.08%
- Inflation Rate Multiplier (IRM) Used in 2022 Capped Value Formula is 1.033
- December Board of Review met Tuesday, December 14th, at 9 am at the township hall; see change summary.

Tim Cairns, MAAO(3) & Polly Cairns MMAO(4), Assessors

Glen Arbor Township
2021 Sales - see BSA datalink and sales map for details

pnum	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	liberpage	instr	terms
006-136-011-01	1/6/2021	S DUNNS FARM RD	4,447,704	MultiplePIN	-	0	2021000833	WD	19-MULTI PARCEL ARM'S LENGTH
006-136-011-02	1/6/2021	S DUNNS FARM RD	4,447,704	MultiplePIN	-	0	2021000833	WD	19-MULTI PARCEL ARM'S LENGTH
006-136-010-01	1/6/2021	6886 S DUNNS FARM RD	4,447,704	MultiplePIN	-	0	2021000833	WD	19-MULTI PARCEL ARM'S LENGTH
006-770-010-03	3/29/2021	6860 W HARBOR HWY	2,283,519	1.5 STORY	3,248	2001	2021003072	WD	21-NOT USED
006-695-007-00	1/10/2022	6224 S TAMARACK LN	2,085,000	1 STORY	1,719	1965	MLS1893575	OTH	03-ARM'S LENGTH
006-700-007-50	4/30/2021	6893 S GLEN LAKE RD	2,000,000	1 STORY	1,989	1945	2021003707	WD	03-ARM'S LENGTH
006-724-012-70	4/2/2021	5707 S LAKE ST 12H	1,980,000	MultiplePIN	4,400	2004	2021003072	WD	19-MULTI PARCEL ARM'S LENGTH
006-724-012-60	4/2/2021	5707 S LAKE ST 12G	1,980,000	MultiplePIN	4,400	2004	2021003070	WD	19-MULTI PARCEL ARM'S LENGTH
006-724-012-10	4/1/2021	5707 S LAKE ST 12B	1,980,000	MultiplePIN	13,200	2004	2021003070	WD	19-MULTI PARCEL ARM'S LENGTH
006-724-012-20	4/1/2021	5707 S LAKE ST 12C	1,980,000	MultiplePIN	13,200	2004	2021003070	WD	19-MULTI PARCEL ARM'S LENGTH
006-724-012-30	4/1/2021	5707 S LAKE ST 12D	1,980,000	MultiplePIN	13,200	2004	2021003070	WD	19-MULTI PARCEL ARM'S LENGTH
006-724-012-40	4/1/2021	5707 S LAKE ST 12E	1,980,000	MultiplePIN	13,200	2004	2021003070	WD	19-MULTI PARCEL ARM'S LENGTH
006-724-012-50	4/1/2021	5707 S LAKE ST 12F	1,980,000	MultiplePIN	13,200	2004	2021003070	WD	19-MULTI PARCEL ARM'S LENGTH
006-724-012-00	3/29/2021	5707 S LAKE ST 12A	1,980,000	MultiplePIN	2,200	2004	2021003070	WD	19-MULTI PARCEL ARM'S LENGTH
006-740-013-50	1/6/2022	7238 W ARBOR PINES DR	1,750,000	1.75 STORY	2,518	2005	MLS1895163	OTH	03-ARM'S LENGTH
006-122-035-00	5/14/2021	5699 S SHERIDAN LN	1,700,000	1.5 STORY	1,035	1974	2021004297	WD	03-ARM'S LENGTH
006-122-078-10	5/12/2021	6680 W WESTERN AVE	1,565,000	2 STORY	2,352	2006	2021004119	WD	03-ARM'S LENGTH
006-134-037-00	9/3/2021	7842 S GLEN LAKE RD	1,325,000	1.5 STORY	2,482	2001	2021007161	WD	03-ARM'S LENGTH
006-134-038-00	9/24/2021	7800 S GLEN LAKE RD	1,250,000	1.5 STORY	1,812	1994	2021007835	WD	03-ARM'S LENGTH
006-136-011-03	1/6/2021	6782 S DUNNS FARM RD	1,052,296	Vacant	-	0	2021000835	WD	03-ARM'S LENGTH
006-531-015-00	9/23/2021	6281 W LAKE WOOD DR	975,000	1 STORY	3,071	2012	2021007602	WD	03-ARM'S LENGTH
006-127-029-00	5/25/2021	S SUNSET DR	975,000	Vacant	-	0	2021004629	WD	03-ARM'S LENGTH
006-820-004-00	4/27/2021	7181 W DAY FOREST RD	965,000	1.5 STORY	2,127	1995	2021003781	WD	03-ARM'S LENGTH
006-203-018-20	1/6/2021	8097 S GLEN LAKE RD	955,000	2 STORY	2,940	1930	2021000221	WD	03-ARM'S LENGTH
006-125-037-20	12/27/2021	S DUNNS FARM RD	950,000	MultiplePIN	-	0	2021009938	LC	19-MULTI PARCEL ARM'S LENGTH
006-125-037-35	12/27/2021	S MILLER HILL RD	950,000	MultiplePIN	-	0	2021009938	LC	19-MULTI PARCEL ARM'S LENGTH
006-125-037-15	12/27/2021	S DUNNS FARM RD	950,000	MultiplePIN	-	0	2021009938	LC	19-MULTI PARCEL ARM'S LENGTH
006-820-014-00	7/2/2021	7061 W DAY FOREST RD	935,000	1.5 STORY	1,729	1955	2021007079	QC	21-NOT USED
006-820-014-00	3/10/2021	7061 W DAY FOREST RD	935,000	1.5 STORY	1,729	1955	2021002303	WD	03-ARM'S LENGTH
006-723-004-00	3/25/2021	S PINE ST	848,000	MultiplePIN	-	0	2021002460	WD	19-MULTI PARCEL ARM'S LENGTH
006-723-005-00	3/25/2021	5710 S PINE ST	848,000	1.5 STORY	2,782	2008	2021002460	WD	19-MULTI PARCEL ARM'S LENGTH
006-785-017-00	9/10/2021	16 SKIPPERS WOOD	842,500	2 STORY	5,147	1980	2021007355	WD	31-SPLIT IMPROVED
006-785-017-01	9/10/2021	16 SKIPPERS WOOD	842,500	2 STORY	5,147	1980	2021007355	WD	31-SPLIT IMPROVED
006-610-001-50	11/16/2021	7255 W DAY FOREST RD	805,000	BI-LEVEL	1,092	1960	2021009401	WD	03-ARM'S LENGTH
006-547-034-00	12/1/2021	34 BROOK HILL COTTAGES	800,000	2 STORY	1,552	1998	2021009494	WD	03-ARM'S LENGTH
006-661-010-51	1/13/2021	6445 W WESTERN AVE	800,000	Commercial	5,981	1980	2021000517	WD	03-ARM'S LENGTH
006-540-010-00	6/18/2021	9 BEACH COMBER	755,000	CONDOMINIUM	1,249	1979	2021005080	WD	03-ARM'S LENGTH
006-795-056-00	11/1/2021	56 SOUTH BEACH	752,000	CONDOMINIUM	1,074	1984	2021008503	WD	03-ARM'S LENGTH
006-547-018-00	9/28/2021	18 BROOK HILL COTTAGES	749,000	3 STORY	2,430	2001	2021007916	WD	03-ARM'S LENGTH
006-030-006-85	1/14/2021	3937 W CHENEY WOODS TRL	745,000	LOG	1,628	1989	2021000659	WD	03-ARM'S LENGTH
006-548-004-00	6/18/2021	4 CHIMNEY RDG	740,000	1.75 STORY	2,580	1995	2021005429	WD	03-ARM'S LENGTH
006-123-033-00	11/22/2021	5780 W TREESONG LN	735,000	1 STORY	1,280	1969	2021009075	WD	03-ARM'S LENGTH
006-547-031-00	8/5/2021	31 BROOK HILL COTTAGES	729,000	1.75 STORY	1,866	1999	2021006554	WD	03-ARM'S LENGTH
006-795-025-00	5/14/2021	25 SOUTH BEACH	725,000	CONDOMINIUM	1,476	1984	2021004115	WD	03-ARM'S LENGTH
006-795-051-00	3/26/2021	51 SOUTH BEACH	725,000	CONDOMINIUM	1,476	1984	20210028340	WD	03-ARM'S LENGTH
006-030-008-46	6/8/2021	3705 W CHENEY WOODS TRL	700,000	2 STORY	2,752	1997	2021005848	WD	03-ARM'S LENGTH
006-540-005-00	7/21/2021	3 BEACH COMBER	660,000	CONDOMINIUM	887	1979	2021006099	WD	03-ARM'S LENGTH
006-124-048-00	7/8/2021	5991 S FISHER RD	650,000	1 STORY	360	1920	2021005491	WD	03-ARM'S LENGTH
006-726-009-00	10/25/2021	9 LOGGERS RUN SUBDIVISION	625,000	1+ STORY	2,328	1978	2021008525	WD	03-ARM'S LENGTH
006-203-007-00	4/16/2021	6854 W DAY FOREST RD	615,000	1.5 STORY	2,172	1967	2021003286	WD	03-ARM'S LENGTH
006-203-013-15	4/16/2021	W DAY FOREST RD	615,000	MultiplePIN	-	0	2021003285	WD	19-MULTI PARCEL ARM'S LENGTH
006-548-008-00	1/8/2021	8 CHIMNEY RDG	600,000	1.75 STORY	1,671	1998	2021000300	WD	03-ARM'S LENGTH
006-662-008-00	4/16/2021	6391 W WESTERN AVE	585,000	Commerical	2,478	remodeled	2021003283	WD	03-ARM'S LENGTH
006-547-040-00	4/21/2021	40 BROOK HILL COTTAGES	575,000	2 STORY	1,616	2004	2021003459	WD	03-ARM'S LENGTH
006-860-068-00	6/15/2021	10 TWISTED OAK	549,000	1.5 STORY	2,601	2005	2021005165	WD	03-ARM'S LENGTH
006-775-007-00	10/8/2021	9 SHIP WATCH	545,000	CONDOMINIUM	1,050	1978	2021007977	WD	03-ARM'S LENGTH
006-530-008-00	7/21/2021	6239 S LAKE ST	535,000	1 STORY	1,505	2016	2021006261	WD	03-ARM'S LENGTH
006-775-007-00	7/12/2021	9 SHIP WATCH	535,000	CONDOMINIUM	1,050	1978	2021005690	WD	03-ARM'S LENGTH
006-775-004-00	7/9/2021	11 SHIP WATCH	535,000	CONDOMINIUM	1,050	1978	2021005692	WD	03-ARM'S LENGTH
006-663-008-05	7/1/2021	S OAK ST	535,000	MultiplePIN	-	0	2021005577	WD	19-MULTI PARCEL ARM'S LENGTH
006-663-010-00	7/1/2021	6281 W WESTERN AVE	535,000	Commercial	967	1983	2021005577	WD	03-ARM'S LENGTH
006-123-034-00	7/28/2021	5757 W TREESONG LN	530,000	1 STORY	1,639	1973	2021006173	WD	03-ARM'S LENGTH
006-031-034-15	9/17/2021	3710 W GLENWAY LN	525,000	1 STORY	1,866	2000	2021007415	WD	03-ARM'S LENGTH
006-763-006-00	8/8/2021	21 RIDGE TOP	500,000	CONDOMINIUM	1,040	1979	2021006768	WD	03-ARM'S LENGTH
006-031-027-20	8/4/2021	3631 W TRUMBULL RD	485,000	1 STORY	1,040	1993	2021006530	WD	03-ARM'S LENGTH
006-547-037-00	3/2/2021	37 BROOK HILL COTTAGES	480,000	2 STORY	1,600	2000	2021002035	WD	03-ARM'S LENGTH
006-122-003-10	4/27/2021	W WESTERN AVE	475,000	Vacant	-	0	2021003564	WD	19-MULTI PARCEL ARM'S LENGTH
006-835-008-00	4/27/2021	S OAK ST	475,000	MultiplePIN	-	0	2021003564	WD	19-MULTI PARCEL ARM'S LENGTH
006-123-032-20	9/12/2021	5794 W TREESONG LN	470,000	1 STORY	1,310	1990	2021007966	WD	03-ARM'S LENGTH
006-715-001-00	6/30/2021	1 HAWKS NEST	451,000	CONDOMINIUM	1,025	1986	2021005619	WD	03-ARM'S LENGTH
006-123-010-00	8/31/2021	5454 W HARBOR HWY	420,000	1.5 STORY	1,044	1934	2021007151	WD	03-ARM'S LENGTH

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2021 Sales - see BSA datalink and sales map for details

006-775-014-00	1/19/2021	21 SHIP WATCH	420,000	CONDOMINIUM	1,050	1978	2021000594	WD	03-ARM'S LENGTH
006-663-008-00	6/28/2021	5955 S OAK ST	408,800	Commercial	1,450	1965	2021005379	WD	03-ARM'S LENGTH
006-740-069-00	5/21/2021	6815 W HARBOR HWY	354,900	1 STORY	664	1968	2021005349	WD	03-ARM'S LENGTH
006-127-020-00	7/15/2021	6127 S GLEN LAKE RD	315,000	Demolition	-	0	2021005839	WD	25-PARTIAL CONSTRUCTION
006-127-018-00	6/30/2021	6125 S GLEN LAKE RD	315,000	Garage	-	0	2021005409	WD	03-ARM'S LENGTH
006-803-009-00	5/20/2021	11 STONY BROOK LODGE	305,000	CONDOMINIUM	907	1998	2021004464	WD	03-ARM'S LENGTH
006-670-003-00	4/23/2021	W CHENEY WOODS TRL	290,000	Vacant	-	0	2021003458	WD	03-ARM'S LENGTH
006-802-013-00	12/3/2021	13 SOUTH VLG	259,000	CONDOMINIUM	505	1980	2021009486	WD	03-ARM'S LENGTH
006-779-004-40	7/12/2021	4 SHORESIDE NORTH	240,000	CONDOMINIUM	1,098	2021	2021005842	WD	03-ARM'S LENGTH
006-803-020-00	3/8/2021	24 STONY BROOK LODGE	235,000	CONDOMINIUM	757	1998	2021002055	WD	03-ARM'S LENGTH
006-803-019-00	3/19/2021	23 STONY BROOK LODGE	233,000	CONDOMINIUM	767	1998	2021002343	WD	03-ARM'S LENGTH
006-715-013-00	7/16/2021	13 HAWKS NEST	230,000	CONDOMINIUM	612	1986	2021005999	WD	03-ARM'S LENGTH
006-779-001-60	7/1/2021	1 SHORESIDE NORTH	223,275	CONDOMINIUM	1,098	2021	2021005587	WD	03-ARM'S LENGTH
006-779-001-50	6/29/2021	1 SHORESIDE NORTH	223,275	CONDOMINIUM	1,098	2021	2021005414	WD	03-ARM'S LENGTH
006-122-017-02	6/11/2021	W CRYSTAL BEND DR	222,500	Vacant	-	0	2021004915	WD	03-ARM'S LENGTH
006-779-001-20	6/17/2021	1 SHORESIDE NORTH	222,130	CONDOMINIUM	1,098	2021	2021005128	WD	03-ARM'S LENGTH
006-779-001-70	6/17/2021	1 SHORESIDE NORTH	222,130	CONDOMINIUM	1,098	2021	2021005129	WD	03-ARM'S LENGTH
006-779-001-00	6/18/2021	1 SHORESIDE NORTH	220,985	CONDOMINIUM	1,098	2021	2021005125	WD	03-ARM'S LENGTH
006-779-004-30	4/28/2021	4 SHORESIDE NORTH	220,985	CONDOMINIUM	1,098	2021	2021003817	WD	03-ARM'S LENGTH
006-779-004-10	4/28/2021	4 SHORESIDE NORTH	220,985	CONDOMINIUM	1,098	2021	2021003818	WD	03-ARM'S LENGTH
006-779-004-50	4/28/2021	4 SHORESIDE NORTH	220,985	CONDOMINIUM	1,098	2021	2021003819	WD	03-ARM'S LENGTH
006-779-001-30	7/1/2021	1 SHORESIDE NORTH	219,840	CONDOMINIUM	1,098	2021	2021005817	WD	03-ARM'S LENGTH
006-779-001-40	7/1/2021	1 SHORESIDE NORTH	219,840	CONDOMINIUM	1,098	2021	2021005819	WD	03-ARM'S LENGTH
006-779-001-10	6/18/2021	1 SHORESIDE NORTH	218,695	CONDOMINIUM	1,098	2021	2021005130	WD	03-ARM'S LENGTH
006-779-004-70	4/30/2021	4 SHORESIDE NORTH	218,695	CONDOMINIUM	1,098	2021	2021003820	WD	03-ARM'S LENGTH
006-779-004-00	4/28/2021	4 SHORESIDE NORTH	218,695	CONDOMINIUM	1,098	2021	2021003955	WD	03-ARM'S LENGTH
006-779-004-20	4/28/2021	4 SHORESIDE NORTH	218,695	CONDOMINIUM	1,098	2021	2021003815	WD	03-ARM'S LENGTH
006-779-004-60	4/28/2021	4 SHORESIDE NORTH	218,695	CONDOMINIUM	1,098	2021	2021003816	WD	03-ARM'S LENGTH
006-803-005-00	4/9/2021	6 STONY BROOK LODGE	215,000	CONDOMINIUM	575	1998	2021003037	WD	03-ARM'S LENGTH
006-715-047-00	2/5/2021	47 HAWKS NEST	215,000	CONDOMINIUM	804	1986	2021001407	WD	03-ARM'S LENGTH
006-803-017-00	4/16/2021	21 STONY BROOK LODGE	210,000	CONDOMINIUM	588	1998	2021003498	WD	03-ARM'S LENGTH
006-803-018-00	3/19/2021	22 STONY BROOK LODGE	205,200	CONDOMINIUM	588	1998	2021002342	WD	03-ARM'S LENGTH
006-724-008-40	9/16/2021	5707 S LAKE ST 8E	200,000	CONDOMINIUM	2,200	2004	2021007414	WD	03-ARM'S LENGTH
006-715-013-00	1/18/2021	13 HAWKS NEST	198,000	CONDOMINIUM	612	1986	2021000577	WD	03-ARM'S LENGTH
006-126-017-30	2/1/2021	5 GLEN WOODS DR	197,500	Vacant	-	0	2021000948	WD	03-ARM'S LENGTH
006-122-096-10	6/10/2021	W WESTERN AVE	190,000	Vacant	-	0	2021005149	WD	03-ARM'S LENGTH
006-779-003-70	5/13/2021	3 SHORESIDE NORTH	189,000	CONDOMINIUM	1,078	2021	2021004179	WD	03-ARM'S LENGTH
006-779-002-70	7/12/2021	2 SHORESIDE NORTH	184,275	CONDOMINIUM	1,078	2021	2021005845	WD	03-ARM'S LENGTH
006-779-002-60	7/2/2021	2 SHORESIDE NORTH	184,275	CONDOMINIUM	1,078	2021	2021005585	WD	03-ARM'S LENGTH
006-779-002-20	7/1/2021	2 SHORESIDE NORTH	184,275	CONDOMINIUM	1,078	2021	2021005596	WD	03-ARM'S LENGTH
006-779-003-00	6/25/2021	3 SHORESIDE NORTH	184,275	CONDOMINIUM	1,078	2021	2021005420	WD	03-ARM'S LENGTH
006-779-002-00	6/4/2021	2 SHORESIDE NORTH	184,275	CONDOMINIUM	1,078	2021	2021004755	WD	03-ARM'S LENGTH
006-779-002-10	6/4/2021	2 SHORESIDE NORTH	184,275	CONDOMINIUM	1,078	2021	2021004747	WD	03-ARM'S LENGTH
006-779-002-30	6/4/2021	2 SHORESIDE NORTH	183,330	CONDOMINIUM	1,078	2021	2021004746	WD	03-ARM'S LENGTH
006-779-002-40	6/4/2021	2 SHORESIDE NORTH	183,330	CONDOMINIUM	1,078	2021	2021004744	WD	03-ARM'S LENGTH
006-779-002-50	6/4/2021	2 SHORESIDE NORTH	183,330	CONDOMINIUM	1,078	2021	2021004745	WD	03-ARM'S LENGTH
006-779-003-10	5/13/2021	3 SHORESIDE NORTH	183,330	CONDOMINIUM	1,078	2021	2021004180	WD	03-ARM'S LENGTH
006-779-003-20	5/13/2021	3 SHORESIDE NORTH	183,330	CONDOMINIUM	1,078	2021	2021004201	WD	03-ARM'S LENGTH
006-779-003-40	5/13/2021	3 SHORESIDE NORTH	182,385	CONDOMINIUM	1,078	2021	2021004182	WD	03-ARM'S LENGTH
006-779-003-50	5/13/2021	3 SHORESIDE NORTH	182,385	CONDOMINIUM	1,078	2021	2021004178	WD	03-ARM'S LENGTH
006-779-003-60	5/13/2021	3 SHORESIDE NORTH	182,385	CONDOMINIUM	1,078	2021	2021004181	WD	03-ARM'S LENGTH
006-779-003-30	5/13/2021	3 SHORESIDE NORTH	180,495	CONDOMINIUM	1,078	2021	2021004177	WD	03-ARM'S LENGTH
006-410-005-70	12/10/2021	5 BEALS HOUSE H	180,000	CONDOMINIUM	1,091	2002	2021009783	WD	03-ARM'S LENGTH
006-724-004-70	5/17/2021	5707 S LAKE ST 4H	180,000	CONDOMINIUM	2,200	2004	2021003939	WD	03-ARM'S LENGTH
006-030-003-00	3/17/2021	W CHENEY RD	175,792	Vacant	-	0	2021002925	WD	03-ARM'S LENGTH
006-125-046-00	4/28/2021	6002 S FISHER RD	170,187	MODULAR	1,908	1991	2021005082	WD	09-FAMILY SALE
006-778-002-10	5/4/2021	2 SHORESIDE	170,000	CONDOMINIUM	1,078	2000	2021003698	WD	03-ARM'S LENGTH
006-724-007-10	8/13/2021	5707 S LAKE ST 7B	169,000	CONDOMINIUM	2,200	2004	2021006694	WD	03-ARM'S LENGTH
006-715-037-00	1/19/2021	37 HAWKS NEST	165,000	CONDOMINIUM	614	1986	2021001209	WD	03-ARM'S LENGTH
006-802-013-00	3/29/2021	13 SOUTH VLG	163,000	CONDOMINIUM	505	1980	2021003130	WD	03-ARM'S LENGTH
006-410-001-00	5/21/2021	1 BEALS HOUSE A	160,000	CONDOMINIUM	1,068	2000	2021004392	WD	03-ARM'S LENGTH
006-410-005-20	4/23/2021	5 BEALS HOUSE C	160,000	CONDOMINIUM	1,091	2002	2021003688	WD	03-ARM'S LENGTH
006-724-003-50	1/27/2021	5707 S LAKE ST 3F	160,000	CONDOMINIUM	2,200	2004	2021001002	WD	03-ARM'S LENGTH
006-724-005-10	9/1/2021	5707 S LAKE ST 5B	158,000	CONDOMINIUM	2,200	2004	2021007073	WD	03-ARM'S LENGTH
006-861-003-00	11/5/2021	W KRULL CT	155,000	Vacant	-	0	2021008745	WD	03-ARM'S LENGTH
006-724-001-00	2/24/2021	5707 S LAKE ST 1A	153,900	CONDOMINIUM	2,236	2004	2021001669	WD	03-ARM'S LENGTH
006-030-008-28	12/1/2021	S GLEN LAKE VIEW DR	150,000	Vacant	-	0	2021009590	WD	03-ARM'S LENGTH
006-410-001-20	9/1/2021	1 BEALS HOUSE C	150,000	CONDOMINIUM	1,068	2000	2021007056	WD	03-ARM'S LENGTH
006-733-008-00	8/31/2021	8 MILLSIDE	150,000	Vacant	-	0	2021007153	WD	03-ARM'S LENGTH
006-126-002-26	3/25/2021	W NORTHWOOD DR	145,000	Vacant	-	0	2021002623	WD	03-ARM'S LENGTH
006-861-002-00	8/6/2021	S NORTHWOOD DR	135,000	Vacant	-	0	2021006468	WD	19-MULTI PARCEL ARM'S LENGTH
006-861-001-00	8/6/2021	S NORTHWOOD DR	135,000	Vacant	-	0	2021006468	WD	19-MULTI PARCEL ARM'S LENGTH

Glen Arbor Township
2021 Sales - see BSA datalink and sales map for details

006-127-026-03	2/12/2021	S GLEN LAKE RD	135,000	Vacant	-	0	2021001797	WD	32-SPLIT VACANT
006-861-007-00	9/2/2021	W KRULL CT	132,250	Vacant	-	0	2021007054	WD	03-ARM'S LENGTH
006-785-010-00	9/10/2021	10 SKIPPERS WOOD	130,000	Vacant	-	0	2021007354	WD	03-ARM'S LENGTH
006-126-017-50	1/8/2021	S GLEN WOODS DR	125,000	Vacant	-	0	2021000303	WD	03-ARM'S LENGTH
006-733-006-00	4/23/2021	6 MILLSIDE	120,000	Vacant	-	0	2021004176	WD	03-ARM'S LENGTH
006-733-002-00	1/10/2021	2 MILLSIDE	118,000	Vacant	-	0	2021001300	WD	03-ARM'S LENGTH
006-127-026-02	3/29/2021	S GLEN LAKE RD	114,900	Vacant	-	0	2021002612	WD	32-SPLIT VACANT
006-860-083-00	11/5/2021	13 FROG POND	112,000	Vacant	-	0	2021008866	WD	03-ARM'S LENGTH
006-762-012-20	8/20/2021	12 PINNACLE PL C	109,000	CONDOMINIUM	1,347	1986	2021006827	WD	03-ARM'S LENGTH
006-762-011-10	12/30/2021	11 PINNACLE PL	104,900	CONDOMINIUM	1,371	1986	MLS1895524	OTH	03-ARM'S LENGTH
006-762-010-10	11/13/2021	10 PINNACLE PL	104,000	CONDOMINIUM	1,371	1986	2021009784	WD	03-ARM'S LENGTH
006-860-017-00	10/15/2021	17 PINE TRACE	103,000	Vacant	-	0	2021008142	WD	03-ARM'S LENGTH
006-860-040-00	9/17/2021	19 PINE TRACE	99,000	Vacant	-	0	2021007445	WD	03-ARM'S LENGTH
006-762-006-20	1/10/2022	6 PINNACLE PL	98,000	CONDOMINIUM	1,368	1986	MLS1896090	OTH	03-ARM'S LENGTH
006-762-007-20	9/8/2021	7 PINNACLE PL D	98,000	CONDOMINIUM	1,368	1986	2021007164	WD	03-ARM'S LENGTH
006-546-019-00	8/17/2021	19 BROOK HILL A	97,500	CONDOMINIUM	1,184	1991	2021006863	WD	03-ARM'S LENGTH
006-861-006-00	11/5/2021	6120 W KRULL CT	95,000	Vacant	-	0	2021008744	WD	03-ARM'S LENGTH
006-762-007-10	8/20/2021	7 PINNACLE PL	95,000	CONDOMINIUM	1,368	1986	2021006854	WD	03-ARM'S LENGTH
006-723-003-00	5/21/2021	S PINE ST	95,000	Vacant	-	0	2021004391	WD	03-ARM'S LENGTH
006-030-003-30	1/28/2021	W CHENEY RD	95,000	Vacant	-	0	2021000868	WD	03-ARM'S LENGTH
006-546-025-30	8/27/2021	25 BROOK HILL D	94,000	CONDOMINIUM	1,467	1995	2021007016	WD	03-ARM'S LENGTH
006-762-007-20	4/16/2021	7 PINNACLE PL D	94,000	CONDOMINIUM	1,368	1986	2021003443	WD	03-ARM'S LENGTH
006-721-004-70	2/25/2021	4 THE INN H	93,600	CONDOMINIUM	1,178	2001	2021001785	WD	03-ARM'S LENGTH
006-860-077-00	5/12/2021	7 FROG POND	93,000	Vacant	-	0	2021004111	WD	03-ARM'S LENGTH
006-860-076-00	4/23/2021	6 FROG POND	93,000	Vacant	-	0	2021003672	WD	03-ARM'S LENGTH
006-762-006-30	4/21/2021	6 PINNACLE PL	93,000	CONDOMINIUM	1,368	1986	2021003500	WD	03-ARM'S LENGTH
006-721-004-60	4/9/2021	4 THE INN G	93,000	CONDOMINIUM	1,178	2001	2021003035	WD	03-ARM'S LENGTH
006-860-082-00	3/12/2021	12 FROG POND	93,000	Vacant	-	0	2021002132	WD	03-ARM'S LENGTH
006-762-007-20	6/25/2021	7 PINNACLE PL D	92,000	CONDOMINIUM	1,368	1986	2021005387	WD	03-ARM'S LENGTH
006-546-029-20	9/28/2021	29 BROOK HILL C	90,000	CONDOMINIUM	1,467	1995	2021007663	WD	03-ARM'S LENGTH
006-546-025-10	8/6/2021	25 BROOK HILL B	90,000	CONDOMINIUM	1,467	1980	2021006502	WD	03-ARM'S LENGTH
006-546-027-00	7/30/2021	27 BROOK HILL A	90,000	CONDOMINIUM	1,467	1995	2021006357	WD	03-ARM'S LENGTH
006-860-051-00	4/23/2021	33 PINE TRACE	88,000	Vacant	-	0	2021003435	WD	03-ARM'S LENGTH
006-762-006-10	3/5/2021	6 PINNACLE PL	86,000	CONDOMINIUM	1,368	1986	2021002033	WD	03-ARM'S LENGTH
006-762-011-30	2/4/2021	11 PINNACLE PL	86,000	CONDOMINIUM	1,371	1986	2021001270	WD	03-ARM'S LENGTH
006-546-017-10	9/17/2021	17 BROOK HILL B	85,000	CONDOMINIUM	1,184	1991	2021007409	WD	03-ARM'S LENGTH
006-546-027-20	5/17/2021	27 BROOK HILL C	84,000	CONDOMINIUM	1,467	1995	2021004206	WD	03-ARM'S LENGTH
006-549-002-35	1/12/2022	2 CAMP FIREFLY H	82,900	CONDOMINIUM	908	2005	MLS1891957	OTH	03-ARM'S LENGTH
006-860-039-00	9/15/2021	1 TWISTED OAK	80,000	Vacant	-	0	2021007392	WD	03-ARM'S LENGTH
006-860-069-00	12/2/2021	9 TWISTED OAK	79,000	Vacant	-	0	MLS1803721	WD	03-ARM'S LENGTH
006-860-080-00	5/14/2021	10 FROG POND	78,000	Vacant	-	0	2021004113	WD	03-ARM'S LENGTH
006-860-078-00	5/13/2021	8 FROG POND	78,000	Vacant	-	0	2021004112	WD	03-ARM'S LENGTH
006-549-001-35	10/29/2021	1 CAMP FIREFLY	75,250	CONDOMINIUM	908	2005	2021008508	WD	03-ARM'S LENGTH
006-546-007-30	7/16/2021	7 BROOK HILL D	74,000	CONDOMINIUM	1,189	1980	2021005967	WD	03-ARM'S LENGTH
006-546-009-00	1/8/2021	9 BROOK HILL	74,000	CONDOMINIUM	1,192	1980	2021000307	WD	03-ARM'S LENGTH
006-721-010-00	10/6/2021	10 THE INN	73,500	CONDOMINIUM	962	2001	2021007880	WD	03-ARM'S LENGTH
006-546-007-20	3/16/2021	7 BROOK HILL C	72,500	CONDOMINIUM	1,189	1980	2021002210	WD	03-ARM'S LENGTH
006-721-010-70	9/1/2021	10 THE INN	72,000	CONDOMINIUM	962	2001	2021007172	WD	03-ARM'S LENGTH
006-549-002-45	4/28/2021	2 CAMP FIREFLY J	72,000	CONDOMINIUM	908	2005	2021003692	WD	03-ARM'S LENGTH
006-860-079-00	4/27/2021	9 FROG POND	71,155	Vacant	-	0	2021003671	WD	03-ARM'S LENGTH
006-030-006-65	10/4/2021	W CHENEY WOODS TRL	70,000	Vacant	-	0	2021007822	WD	03-ARM'S LENGTH
006-860-065-00	9/30/2021	5 TWISTED OAK	70,000	Vacant	-	0	2021007737	WD	03-ARM'S LENGTH
006-721-017-10	7/30/2021	17 THE INN B	70,000	CONDOMINIUM	978	2001	2021006581	WD	03-ARM'S LENGTH
006-721-017-30	4/23/2021	17 THE INN D	70,000	CONDOMINIUM	978	2001	2021003437	WD	03-ARM'S LENGTH
006-549-001-35	3/9/2021	1 CAMP FIREFLY	70,000	CONDOMINIUM	908	2005	2021002034	WD	03-ARM'S LENGTH
006-546-020-30	9/2/2021	20 BROOK HILL D	68,500	CONDOMINIUM	776	1991	2021007170	WD	03-ARM'S LENGTH
006-860-024-00	10/8/2021	7 DEER PARK	67,900	Vacant	-	0	2021008029	WD	03-ARM'S LENGTH
006-860-015-00	3/26/2021	15 PINE TRACE	65,000	Vacant	-	0	2021002624	WD	03-ARM'S LENGTH
006-721-017-50	5/14/2021	17 THE INN F	64,875	CONDOMINIUM	978	2001	2021004206	WD	03-ARM'S LENGTH
006-721-016-30	4/8/2021	16 THE INN D	60,000	CONDOMINIUM	816	2001	2021003042	WD	03-ARM'S LENGTH
006-030-006-62	2/19/2021	W CHENEY WOODS TRL	55,500	Vacant	-	0	2021001967	WD	03-ARM'S LENGTH
006-860-027-00	6/23/2021	10 DEER PARK	50,000	Vacant	-	0	2021005419	WD	03-ARM'S LENGTH
006-860-029-00	6/23/2021	12 DEER PARK	50,000	Vacant	-	0	2021005423	WD	03-ARM'S LENGTH
006-546-018-30	3/2/2021	18 BROOK HILL D	50,000	CONDOMINIUM	776	1991	2021001800	WD	03-ARM'S LENGTH

County: 45- LEELANAU Unit: GLEN ARBOR TOWNSHIP

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
006-549-002-35	407	H549	01/12/2022	OTH	33,500	82,900	40.41
006-695-007-00	408	4134	01/10/2022	OTH	647,600	2,085,000	31.06
006-762-006-20	407	H762	01/10/2022	OTH	39,800	98,000	40.61
006-740-013-50	408	4700	01/06/2022	OTH	818,300	1,750,000	46.76
006-125-037-20	V402	4030V	12/27/2021	LC	200,000	950,000	21.05
006-410-005-70	407	H410	12/10/2021	WD	69,600	180,000	38.67
006-802-013-00	407	H802	12/03/2021	WD	72,900	259,000	28.15
006-860-069-00	V402	H861	12/02/2021	WD	35,000	79,000	44.30
006-547-034-00	407	H547	12/01/2021	WD	280,600	800,000	35.08
006-030-008-28	V402	4031	12/01/2021	WD	9,900	150,000	6.60
006-123-033-00	401	4122	11/22/2021	WD	161,700	735,000	22.00
006-610-001-50	408	4610	11/16/2021	WD	315,700	805,000	39.22
006-762-010-10	407	H762	11/13/2021	WD	40,000	104,000	38.46
006-861-003-00	V402	4134	11/05/2021	WD	52,500	155,000	33.87
006-861-006-00	V402	4134	11/05/2021	WD	52,500	95,000	55.26
006-860-083-00	V402	H860	11/05/2021	WD	50,000	112,000	44.64
006-795-056-00	407	H795	11/01/2021	WD	225,900	752,000	30.04
006-549-001-35	407	H549	10/29/2021	WD	33,500	75,250	44.52
006-726-009-00	401	H726	10/25/2021	WD	231,700	625,000	37.07
006-860-017-00	V402	H860	10/15/2021	WD	25,000	103,000	24.27
006-775-007-00	407	H775	10/08/2021	WD	151,100	545,000	27.72
006-860-024-00	V402	H862	10/08/2021	WD	35,000	67,900	51.55
006-721-010-00	407	H721	10/06/2021	WD	30,400	73,500	41.36
006-030-006-65	V402	4031	10/04/2021	WD	20,000	70,000	28.57
006-860-065-00	V402	H861	09/30/2021	WD	35,000	70,000	50.00
006-546-029-20	407	H5464	09/28/2021	WD	42,000	90,000	46.67
006-547-018-00	407	H547	09/28/2021	WD	302,200	749,000	40.35
006-134-038-00	408	4134	09/24/2021	WD	374,800	1,250,000	29.98
006-531-015-00	401	4122	09/23/2021	WD	431,500	975,000	44.26
006-860-040-00	V402	H860	09/17/2021	WD	25,000	99,000	25.25
006-031-034-15	401	4031	09/17/2021	WD	230,500	525,000	43.90
006-546-017-10	407	H5463	09/17/2021	WD	37,700	85,000	44.35
006-724-008-40	407	4924	09/16/2021	WD	69,000	200,000	34.50
006-860-039-00	V402	H861	09/15/2021	WD	35,000	80,000	43.75
006-123-032-20	401	4122	09/12/2021	WD	163,700	470,000	34.83
006-785-010-00	V402	H785	09/10/2021	WD	37,500	130,000	28.85
006-762-007-20	407	H762	09/08/2021	WD	40,000	98,000	40.82
006-134-037-00	408	4134	09/03/2021	WD	478,300	1,325,000	36.10
006-546-020-30	407	H5461	09/02/2021	WD	27,600	68,500	40.29
006-861-007-00	V402	4134	09/02/2021	WD	52,500	132,250	39.70
006-410-001-20	407	H410	09/01/2021	WD	67,900	150,000	45.27
006-721-010-70	407	H721	09/01/2021	WD	30,400	72,000	42.22
006-724-005-10	407	4924	09/01/2021	WD	69,000	158,000	43.67
006-123-010-00	401	4122	08/31/2021	WD	134,800	420,000	32.10
006-733-008-00	V402	H733	08/31/2021	WD	60,000	150,000	40.00
006-546-025-30	407	H5464	08/27/2021	WD	42,000	94,000	44.68
006-762-007-10	407	H762	08/20/2021	WD	40,000	95,000	42.11
006-762-012-20	407	H762	08/20/2021	WD	44,600	109,000	40.92
006-546-019-00	407	H5463	08/17/2021	WD	39,300	97,500	40.31
006-724-007-10	407	4924	08/13/2021	WD	69,000	169,000	40.83
006-763-006-00	407	H763	08/08/2021	WD	153,800	500,000	30.76
006-546-025-10	407	H5464	08/06/2021	WD	42,000	90,000	46.67
006-861-001-00	V402	4134	08/06/2021	WD	105,000	135,000	77.78
006-547-031-00	407	H547	08/05/2021	WD	309,400	729,000	42.44
006-031-027-20	401	4031	08/04/2021	WD	105,100	485,000	21.67
006-546-027-00	407	H5464	07/30/2021	WD	42,000	90,000	46.67
006-721-017-10	407	H721	07/30/2021	WD	31,700	70,000	45.29
006-123-034-00	401	4122	07/28/2021	WD	123,800	530,000	23.36
006-540-005-00	407	H540	07/21/2021	WD	220,400	660,000	33.39
006-530-008-00	401	4122	07/21/2021	WD	209,900	535,000	39.23
006-546-007-30	407	H5462	07/16/2021	WD	33,500	74,000	45.27
006-715-013-00	407	H715	07/16/2021	WD	86,300	230,000	37.52
006-775-007-00	407	H775	07/12/2021	WD	151,100	535,000	28.24
006-775-004-00	407	H775	07/09/2021	WD	156,700	535,000	29.29
006-124-048-00	408	4605	07/08/2021	WD	139,700	650,000	21.49
006-663-008-05	202	2201	07/01/2021	WD	300,400	535,000	56.15
006-663-010-00	201	2201	07/01/2021	WD	300,400	535,000	56.15
006-715-001-00	407	H715	06/30/2021	WD	154,400	451,000	34.24
006-127-018-00	V201	2201	06/30/2021	WD	171,100	315,000	54.32
006-663-008-00	201	2201	06/28/2021	WD	197,500	408,800	48.31

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County: 45- LEELANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2022Ga

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
006-762-007-20	407	H762	06/25/2021	WD	40,000	92,000	43.48
006-860-027-00	V402	H862	06/23/2021	WD	35,000	50,000	70.00
006-860-029-00	V402	H862	06/23/2021	WD	35,000	50,000	70.00
006-548-004-00	401	H548	06/18/2021	WD	310,500	740,000	41.96
006-540-010-00	407	H540	06/18/2021	WD	269,300	755,000	35.67
006-860-068-00	401	H861	06/15/2021	WD	238,100	549,000	43.37
006-122-017-02	V402	4122	06/11/2021	WD	70,300	222,500	31.60
006-122-096-10	V202	2201	06/10/2021	WD	99,100	190,000	52.16
006-030-008-46	401	4030V	06/08/2021	WD	271,200	700,000	38.74
006-127-029-00	V402	4122	05/25/2021	WD	377,100	975,000	38.68
006-410-001-00	407	H410	05/21/2021	WD	67,900	160,000	42.44
006-740-069-00	401	4122	05/21/2021	WD	91,000	354,900	25.64
006-723-003-00	V202	2201	05/21/2021	WD	56,100	95,000	59.05
006-803-009-00	407	H803	05/20/2021	WD	109,200	305,000	35.80
006-724-004-70	407	4924	05/17/2021	WD	69,000	180,000	38.33
006-546-027-20	407	H5464	05/17/2021	WD	42,000	84,000	50.00
006-795-025-00	407	H795	05/14/2021	WD	303,400	725,000	41.85
006-122-035-00	408	4700	05/14/2021	WD	599,600	1,700,000	35.27
006-860-080-00	V402	H860	05/14/2021	WD	50,000	78,000	64.10
006-721-017-50	407	H721	05/14/2021	WD	31,700	64,875	48.86
006-860-078-00	V402	H860	05/13/2021	WD	50,000	78,000	64.10
006-860-077-00	V402	H860	05/12/2021	WD	50,000	93,000	53.76
006-122-078-10	201	2201	05/12/2021	WD	513,500	1,565,000	32.81
006-778-002-10	407	H778	05/04/2021	WD	75,100	170,000	44.18
006-700-007-50	408	4134	04/30/2021	WD	514,500	2,000,000	25.73
006-549-002-45	407	H549	04/28/2021	WD	33,500	72,000	46.53
006-122-003-10	V402	4122	04/27/2021	WD	277,000	475,000	58.32
006-860-079-00	V402	H860	04/27/2021	WD	50,000	71,155	70.27
006-820-004-00	408	4610	04/27/2021	WD	359,000	965,000	37.20
006-733-006-00	V402	H733	04/23/2021	WD	60,000	120,000	50.00
006-860-076-00	V402	H860	04/23/2021	WD	50,000	93,000	53.76
006-670-003-00	V402	4030V	04/23/2021	WD	106,600	290,000	36.76
006-721-017-30	407	H721	04/23/2021	WD	31,700	70,000	45.29
006-860-051-00	V402	H860	04/23/2021	WD	25,000	88,000	28.41
006-410-005-20	407	H410	04/23/2021	WD	69,600	160,000	43.50
006-547-040-00	407	H547	04/21/2021	WD	217,500	575,000	37.83
006-762-006-30	407	H762	04/21/2021	WD	39,800	93,000	42.80
006-662-008-00	201	2201	04/16/2021	WD	231,100	585,000	39.50
006-803-017-00	407	H803	04/16/2021	WD	75,300	210,000	35.86
006-203-007-00	401	4203	04/16/2021	WD	167,600	615,000	27.25
006-762-007-20	407	H762	04/16/2021	WD	40,000	94,000	42.55
006-721-004-60	407	H721	04/09/2021	WD	43,600	93,000	46.88
006-803-005-00	407	H803	04/09/2021	WD	74,100	215,000	34.47
006-721-016-30	407	H721	04/08/2021	WD	25,900	60,000	43.17
006-770-010-03	408	4700	03/29/2021	WD	1,238,900	2,283,519	54.25
006-802-013-00	407	H802	03/29/2021	WD	59,900	163,000	36.75
006-724-012-00	407	4924	03/29/2021	WD	552,000	1,980,000	27.88
006-795-051-00	407	H795	03/26/2021	WD	285,700	725,000	39.41
006-860-015-00	V402	H860	03/26/2021	WD	40,000	65,000	61.54
006-723-005-00	401	4122	03/25/2021	WD	336,800	848,000	39.72
006-126-002-26	V402	4122	03/25/2021	WD	60,600	145,000	41.79
006-803-019-00	407	H803	03/19/2021	WD	107,000	233,000	45.92
006-803-018-00	407	H803	03/19/2021	WD	91,900	205,200	44.79
006-030-003-00	V402	4031	03/17/2021	WD	60,000	175,792	34.13
006-546-007-20	407	H5462	03/16/2021	WD	43,200	72,500	59.59
006-860-082-00	V402	H860	03/12/2021	WD	50,000	93,000	53.76
006-820-014-00	408	4610	03/10/2021	WD	332,500	935,000	35.56
006-549-001-35	407	H549	03/09/2021	WD	33,300	70,000	47.57
006-803-020-00	407	H803	03/08/2021	WD	106,100	235,000	45.15
006-762-006-10	407	H762	03/05/2021	WD	41,400	86,000	48.14
006-546-018-30	407	H5461	03/02/2021	WD	30,100	50,000	60.20
006-547-037-00	407	H547	03/02/2021	WD	222,300	480,000	46.31
006-721-004-70	407	H721	02/25/2021	WD	47,800	93,600	51.07
006-724-001-00	407	4924	02/24/2021	WD	69,200	153,900	44.96
006-030-006-62	V402	4031	02/19/2021	WD	20,000	55,500	36.04
006-715-047-00	407	H715	02/05/2021	WD	98,400	215,000	45.77
006-762-011-30	407	H762	02/04/2021	WD	35,300	86,000	41.05
006-126-017-30	V402	4122	02/01/2021	WD	60,200	197,500	30.48
006-030-003-30	V402	4031	01/28/2021	WD	35,000	95,000	36.84
006-724-003-50	407	4924	01/27/2021	WD	68,600	160,000	42.88

04:45 PM

County: 45- LEE LANAU

Unit: GLEN ARBOR TOWNSHIP

DB: 2022Ga

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
006-715-037-00	407	H715	01/19/2021	WD	78,300	165,000	47.45
006-775-014-00	407	H775	01/19/2021	WD	188,300	420,000	44.83
006-715-013-00	407	H715	01/18/2021	WD	85,700	198,000	43.28
006-030-006-85	401	4030V	01/14/2021	WD	309,500	745,000	41.54
006-661-010-51	201	2201	01/13/2021	WD	311,300	800,000	38.91
006-733-002-00	V402	H733	01/10/2021	WD	67,500	118,000	57.20
006-546-009-00	407	H5462	01/08/2021	WD	44,400	74,000	60.00
006-548-008-00	401	H548	01/08/2021	WD	243,500	600,000	40.58
006-126-017-50	V402	4122	01/08/2021	WD	59,600	125,000	47.68
006-203-018-20	408	4134	01/06/2021	WD	412,500	955,000	43.19
Averages:					146,123	384,850	37.97

*** ** Statistics for this group (150 in sample) *** **

Statistical Mean= 41.795 Median= 41.821 Maximum= 77.778 Minimum= 6.600

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

Normalized Average Deviation = 0.18828 (Coefficient of Dispersion)
Average Squared Deviation = 115.15865 (Variance)
Square Root of Squared Deviation = 10.73120 (Standard Deviation)
Normalized Standard Deviation = 0.25676 (Covariance)
2 Standard Deviation Range (Low) = 20.33303 (High) = 63.25783

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

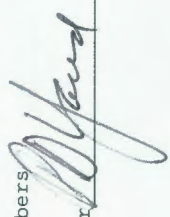
Normalized Average Deviation = 0.18817 (Coefficient of Dispersion)
Average Squared Deviation = 115.15930 (Variance)
Square Root of Squared Deviation = 10.73123 (Standard Deviation)
Normalized Standard Deviation = 0.25660 (Covariance)
2 Standard Deviation Range (Low) = 20.35823 (High) = 63.28315

Year Parcel Number Owner/Prop. Addr.	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
2021 006-031-018-00 MACHUTA JOSEPH & TOOSLEY ADAM 3235 W TRUMBULL RD MAPLE CITY, MI 49664	2021DBOR-	401	45010	306,900	243,992	0.000	306,900	243,992	100.000	0.000
2021 006-122-002-60 TROMBETTA MARCUS 5807 S LAKE ST GLEN ARBOR, MI 49636	2021DBOR-	401	45010	227,800	225,477	0.000	227,800	225,477	100.000	0.000
2021 006-127-044-00 HUMPHREY CARLIE 6143 S LAKE ST GLEN ARBOR, MI 49636	2021DBOR-	402	45010	55,000	55,000	0.000	55,000	55,000	100.000	100.000
				589,700	524,469					

*Winter PRE Change

THE BOARD OF REVIEW OF GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN HEREBY AFFIRMS THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE

Signature of Board of Review Members



Member _____



Member _____

Member _____

Dated 12/16/21

Board of Review Meeting ~~via teleconferencing~~ – in person at township hall

TC
Tim Cairns

December 16, 2021

The meeting was called to order by Board of Review Chairman Andy Dotterweich at 1:01 PM.

Roll Call – Andy Dotterweich, Paul Yared, David Houghton, Tim Cairns, Polly Cairns, and Tom Laureto were present. No members of the public were present.

The Pledge of Allegiance was recited.

Members were polled for any conflicts of interest. All responded that there were none.

Andy asked Assessor Tim Cairns to present the Agenda.

Tim Cairns requested that the following motion be approved:

The late filing of a PRE request by Joseph Machuta and Adam Toosley to be approved. All documents are in order.

The late filing of a PRE request by Marcus Trombetta to be approved. All documents are in order.

The late filing of a PRE request by Carlie Humphrey to be approved. All documents are in order.

Paul Yared made a motion to approve. David Houghton supported the motion.

Discussion or corrections – none

Roll call vote was requested. Andy Dotterweich- yes, Paul Yared- yes, David Houghton- yes

Motion is approved.

Tim Cairns announced that the next meeting is the Board of Review orientation meeting scheduled for Tuesday Mar 8, 2022. The Board of Review meetings are scheduled for March 16th, 3PM – 9PM and March 17th, 10AM – 4PM.

Education requirements were discussed.

There were no board comments.

Paul Yared moved to adjourn. David Houghton 2nd. Meeting adjourned at 1:15 PM.

Respectfully submitted,

Tom Laureto,



Glen Arbor Township Supervisor