

Glen Arbor Township

Assessing Officers Report –January 2023

Sales Summary 2022 for the year 2023 Assessments:

The 24-month residential sales ratio comes in at 42.01%, requiring an increase of \$131 million on the 2023 assessments. The capped taxable value formula will limit taxable value increases to 5%. The Headlee Rollback will cut taxing jurisdiction millage rates to limit revenue increases to inflation and new construction.

Michigan Department of Treasury
603 (Rev. 7-04)

L-4018R

11/14/2022 11:27 AM

Db: Leelanaucounty2023

Analysis for Equalized Valuation - Real Property

STATE TAX COMMISSION

County		45 LEELANAU		City or Township		GLEN ARBOR 45-08		Year		2022/2023	
Assessment Roll Classification			Sample			% Ratio Assessments to Appraisals	True Cash Value	Remarks: Type of Study for Each Class			
Class of Real Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value							
Agricultural	0	0	0	0	50.00	0	NC				
Commercial	35,254,800	16	7,909,389	3,460,900	43.76	80,563,985	AS				
Industrial	31,500	1	67,197	31,500	46.88	67,197	AS 100% Sample				
Residential	689,603,300	293	0	0	42.01	1,641,521,781	SS				

Glen Arbor resales:

- \$1,725,000 on 10/5/2022 after selling for \$400,000 on 9/8/2016. Gain 331%, annually as 55%.
- \$1,325,000 on 9/3/2021 after selling for \$820,000 on 1/4/2019. Gain 62%, annually as 23%.
- \$ 615,000 on 4/16/21 after selling for \$382,499 on 8/1/2019. Gain 61%, annually as 35%.
- \$ 550,000 on 5/16/22 after selling for \$485,000 on 8/4/2021 Gain 13%, annually 17%
- \$385,000 on 6/24/2022 after selling for \$228,000 on 10/4/2019. Gain 69%, annually 25%
- \$400,000 on 8/15/2022 after selling for \$185,000 on 5/2/2020. Gain 116%, annually 51%

The CoreLogic National Home Price Index, measuring price change in repeat sales, reports an increase of 8.6% for the year November 2022 compared with November 2021. CoreLogic forecasts annual gains will continue to moderate toward near historical average price growth of 3-5% by November 2023.

The sales summary reports and projections presented here contain estimates intended to facilitate discussion of market trends. Sale & assessment detail is available on the township website with the BS&A software link, the sale & assessment map, record cards & valuation statements. This document does not replace official county-issued sales study Forms L-4015 and L-2793.

Prior years residential increases: **2022, 47.79%** \$31,275,611; **2021, 48.94%** \$13,830,106; **2020, 48.04%** \$25,242,800; **2019, 47.28%** \$33,685,612

Permits: New Construction Permits Issued 2022: 44 Land Use, 53 Building, 122 Electrical, 108 Mechanical, 45 Plumbing

Thirty new houses are under construction.

Administration:

- **March Board of Review Organizational Meeting:** Tuesday, March 7th at 1 pm, township hall
- **March Board of Review for Petitions:** Wednesday, March 15th, 3 pm to 9 pm and Thursday, March 16th, 10 am to 4 pm at the township hall.
- Certified Prevailing Institutional Lending Rates of Interest as of September 2022 Residential 6.93%, Commercial 4.52%, Agricultural 5.17%

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

Glen Arbor 2022 Sales Summary
See BSA datalink and Sales Map for details

pnum	EQclass	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	netAcres	liberpage	instr	terms
006-124-040-02	202	3/21/2022	S DUNNS FARM RD	7,370,000	MultiplePIN	-		4.6	2022002145	WD	19-MULTI PARCEL ARM'S LENGTH
006-127-040-00	201	3/21/2022	6391 S LAKE ST	7,370,000	Marina	24,962	various	4.6	2022002145	WD	19-MULTI PARCEL ARM'S LENGTH
006-125-025-00	408	1/25/2022	4548 W NORTHWOOD DR	3,500,000	1 STORY	2,557	1940	5.3	2022000754	WD	03-ARM'S LENGTH
006-610-033-00	408	8/16/2022	7663 W DAY FOREST RD	3,340,000	1.5 STORY	2,973	1988	0.9	2022004674	WD	03-ARM'S LENGTH
006-770-010-03	408	5/4/2022	6860 W HARBOR HWY	2,800,000	1.5 STORY	3,248	2001	1.3	2022002738	WD	03-ARM'S LENGTH
006-720-008-10	402	6/8/2022	S DUNNS FARM RD	2,400,000	MultiplePIN	2,024	1961	2.0	2022003444	WD	19-MULTI PARCEL ARM'S LENGTH
006-695-002-00	408	6/8/2022	6170 S TAMARACK LN	2,400,000	1 STORY	2,024	1961	2.0	2022003444	WD	19-MULTI PARCEL ARM'S LENGTH
006-610-031-00	408	7/6/2022	7625 W DAY FOREST RD	2,175,000	1.75 STORY	2,982	1972	0.9	2022004201	WD	03-ARM'S LENGTH
006-132-003-00	408	8/31/2022	8257 W DAY FOREST RD	2,150,000	1.5 STORY	1,806	1926	0.6	2022005009	WD	03-ARM'S LENGTH
006-695-007-00	408	1/10/2022	6224 S TAMARACK LN	2,085,000	1 STORY	1,719	1965	0.8	2022000231	WD	03-ARM'S LENGTH
006-740-013-50	408	1/6/2022	7238 W ARBOR PINES DR	1,750,000	1.75 STORY	2,518	2005	0.5	2022000302	WD	03-ARM'S LENGTH
006-820-015-00	408	10/5/2022	7043 W DAY FOREST RD	1,725,000	GARAGE	846	1988	0.9	2022005953	WD	03-ARM'S LENGTH
006-820-005-00	408	8/8/2022	7157 W DAY FOREST RD	1,695,000	1.5 STORY	2,838	1948	0.6	2022005451	WD	03-ARM'S LENGTH
006-548-002-00	401	8/25/2022	2 CHIMNEY RDG	1,050,000	1.75 STORY	2,222	2003	-	2022004951	WD	03-ARM'S LENGTH
006-030-012-41	401	6/16/2022	6847 S GLEN LAKE VIEW DR	1,025,000	1+ STORY	2,232	2005	4.3	2022005261	WD	03-ARM'S LENGTH
006-126-030-00	408	5/25/2022	5831 W NORTHWOOD DR	966,667	1.5 STORY	2,235	1923	0.7	2022003378	QC	09-FAMILY
006-547-016-00	407	12/12/2022	16 BROOK HILL COTTAGES	905,000	3 STORY	2,580	2006	-	PTA	PTA	03-ARM'S LENGTH
006-123-009-40	401	4/15/2022	5405 S FACULTY ROW	845,000	2 STORY	1,838	1969	1.0	2022002442	WD	03-ARM'S LENGTH
006-860-026-00	401	8/16/2022	9 DEER PARK	830,000	1.5 STORY	2,248	2003	-	2022004824	WD	03-ARM'S LENGTH
006-833-002-00	407	3/8/2022	2 VANTAGE PT	829,000	CONDOMINIUM	1,434	1987	-	2022001443	WD	03-ARM'S LENGTH
006-860-053-00	401	8/10/2022	18 DEER PARK	800,000	1.5 STORY	3,468	2017	-	2022004594	WD	03-ARM'S LENGTH
006-860-046-00	401	4/14/2022	27 PINE TRACE	777,000	1.5 STORY	2,574	2010	-	2022002444	WD	03-ARM'S LENGTH
006-860-014-00	401	2/16/2022	14 PINE TRACE	750,000	1.25 STORY	2,516	2002	-	202200968	WD	03-ARM'S LENGTH
006-726-006-00	401	1/7/2022	6 LOGGERS RUN SUBDIVISION	750,000	1.25 STORY	1,486	1987	0.5	2022000243	WD	03-ARM'S LENGTH
006-775-005-00	407	4/29/2022	3 SHIP WATCH	730,000	CONDOMINIUM	1,346	1978	-	2022002621	WD	03-ARM'S LENGTH
006-697-001-00	401	1/5/2023	6493 S DUNNS FARM RD	720,408	1.5 STORY	1,886	2022	0.6	PTA	PTA	25-PARTIAL CONSTRUCTION
006-697-002-00	401	8/12/2022	6495 S DUNNS FARM RD	697,338	1 STORY	2,247	2022	0.6	2022004711	WD	25-PARTIAL CONSTRUCTION
006-715-064-00	407	10/7/2022	64 HAWKS NEST	680,000	CONDOMINIUM	1,025	1986	-	2022006046	WD	03-ARM'S LENGTH
006-725-004-00	407	9/20/2022	46 LOGGERS RUN	680,000	CONDOMINIUM	1,275	1979	-	2022005432	WD	03-ARM'S LENGTH
006-127-044-30	402	7/29/2022	S LAKE ST	640,000	Vacant	-		1.4	2022004374	WD	03-ARM'S LENGTH
006-630-015-00	401	12/2/2022	6159 S FOREST HAVEN DR	636,000	1.75 STORY	1,587	1989	3.5	1906439	PTA	03-ARM'S LENGTH
006-546-042-00	407	3/15/2022	42 BROOK HILL COTTAGES	625,000	1.25 STORY	1,402	1996	-	2022001766	WD	03-ARM'S LENGTH
006-740-075-01	401	11/14/2022	5959 S FOREST HAVEN DR	597,000	1 STORY	2,155	1974	0.7	2022006757	WD	03-ARM'S LENGTH
006-122-005-10	202	4/15/2022	W WESTERN AVE	575,000	Vacant	-		0.6	2022002396	LC	03-ARM'S LENGTH
006-031-027-20	401	5/16/2022	3631 W TRUMBULL RD	550,000	1 STORY	1,040	1993	3.1	2022002954	WD	03-ARM'S LENGTH
006-763-003-00	407	5/27/2022	9 RIDGE TOP	540,000	CONDOMINIUM	1,040	1979	-	2022003135	WD	03-ARM'S LENGTH
006-715-033-00	407	5/4/2022	33 HAWKS NEST	525,000	CONDOMINIUM	1,025	1986	-	2022002797	WD	03-ARM'S LENGTH
006-720-012-00	409	10/14/2022	S HILL CREEK RD	520,000	Vacant	-		2.3	2022005959	WD	03-ARM'S LENGTH
006-715-066-00	407	7/1/2022	66 HAWKS NEST	520,000	CONDOMINIUM	612	1986	-	2022003879	WD	03-ARM'S LENGTH
006-795-006-00	407	8/15/2022	6 SOUTH BEACH	500,000	CONDOMINIUM	1,075	1984	-	2022004660	WD	03-ARM'S LENGTH
006-715-006-00	407	8/5/2022	6 HAWKS NEST	500,000	CONDOMINIUM	1,042	1986	-	2022004656	WD	03-ARM'S LENGTH
006-203-013-00	401	7/1/2022	6852 W DAY FOREST RD	490,000	1 STORY	1,359	1972	1.4	2022003855	WD	03-ARM'S LENGTH
006-725-024-00	407	5/4/2022	13 LOGGERS RUN	477,500	CONDOMINIUM	1,050	1979	-	2022002774	WD	03-ARM'S LENGTH
006-122-076-00	201	2/24/2022	6456 W WESTERN AVE	450,000	Post Office	1,375	1960	0.4	2022001177	WD	03-ARM'S LENGTH
006-818-014-00	407	7/12/2022	3 TALL TIMBER C4	420,000	CONDOMINIUM	643	1976	-	2022004030	WD	03-ARM'S LENGTH
006-715-012-00	407	8/1/2022	12 HAWKS NEST	415,000	CONDOMINIUM	812	1986	-	2022004689	WD	03-ARM'S LENGTH
006-840-039-00	407	8/8/2022	39 WILDERNESS	405,000	CONDOMINIUM	902	1973	-	2022004665	WD	03-ARM'S LENGTH
006-715-014-00	407	8/15/2022	14 HAWKS NEST	400,000	CONDOMINIUM	812	1986	-	2022004649	WD	03-ARM'S LENGTH
006-550-011-00	407	5/10/2022	11 CRYSTAL BCH	400,000	CONDOMINIUM	610	1976	-	2022002838	WD	03-ARM'S LENGTH
006-715-052-00	407	6/24/2022	52 HAWKS NEST	385,000	CONDOMINIUM	812	1986	-	2022003741	WD	03-ARM'S LENGTH
006-030-007-20	401	10/21/2022	6443 S MILLER HILL RD	383,400	1.75 STORY	2,988	1987	3.7	2022006093	WD	13-GOVERNMENT
006-715-031-00	407	3/23/2022	31 HAWKS NEST	380,000	CONDOMINIUM	802	1986	-	2022001872	WD	03-ARM'S LENGTH
006-127-028-02	401	3/30/2022	6241 S GLEN LAKE RD	375,000	1.25 STORY	634	2022	1.1	2022003159	WD	09-FAMILY
006-122-088-10	201	9/9/2022	6546 W STATE ST	350,000	Office	2,200	1995	0.2	2022005265	WD	09-FAMILY
006-705-014-00	407	2/11/2022	27 GREAT LKS	330,175	CONDOMINIUM	1,130	1976	-	20220012567	WD	21-NOT USED/OTHER
006-715-003-00	407	5/17/2022	3 HAWKS NEST	321,500	CONDOMINIUM	614	1986	-	2022002964	WD	03-ARM'S LENGTH
006-715-048-00	407	3/31/2022	48 HAWKS NEST	310,000	CONDOMINIUM	614	1986	-	2022002267	WD	03-ARM'S LENGTH
006-127-028-03	401	12/7/2022	6255 S GLEN LAKE RD	300,000	1 STORY	649	2022	4.2	2022006589	WD	09-FAMILY
006-715-010-00	407	2/4/2022	10 HAWKS NEST	280,000	CONDOMINIUM	612	1986	-	2022000770	WD	03-ARM'S LENGTH
006-724-007-50	407	9/2/2022	5707 S LAKE ST 7F	260,000	CONDOMINIUM	2,200	2004	-	2022005185	WD	03-ARM'S LENGTH
006-778-004-10	407	8/19/2022	4 SHORESIDE	260,000	CONDOMINIUM	1,098	2000	-	2022004817	WD	03-ARM'S LENGTH
006-802-017-00	407	1/28/2022	17 SOUTH VLG	259,000	CONDOMINIUM	695	1980	-	2022000616	WD	03-ARM'S LENGTH
006-802-012-00	407	1/19/2022	12 SOUTH VLG	259,000	CONDOMINIUM	697	1980	-	2022000412	WD	03-ARM'S LENGTH
006-662-018-00	201	9/9/2022	6064 S OAK ST	250,000	LaundromatPrivate	2,080	2007	0.3	2022005267	WD	09-FAMILY
006-131-011-01	401	8/30/2022	7238 S DUNE HWY	250,000	1 STORY	1,549	1961	1.0	2022004987	WD	31-SPLIT IMPROVED
006-603-005-00	407	2/25/2022	EAST SHORE	250,000	Vacant	-	0	-	2022001255	WD	03-ARM'S LENGTH
006-127-026-03	460	5/31/2022	S GLEN LAKE RD	249,900	Vacant	-	0	18.5	2022003183	WD	03-ARM'S LENGTH
006-124-032-00	408	10/17/2022	S FISHER RD	226,750	GARAGE	-	1930	0.9	2022006163	WD	03-ARM'S LENGTH
006-778-003-50	407	5/16/2022	3 SHORESIDE	215,000	CONDOMINIUM	1,078	2000	-	2022002966	WD	03-ARM'S LENGTH
006-030-008-11	402	9/14/2022	S DUNNS FARM RD	210,000	Vacant	-	0	12.7	2022005323	WD	03-ARM'S LENGTH
006-818-005-00	407	3/17/2022	1 TALL TIMBER A3	197,500	CONDOMINIUM	465	1976	-	2022001855	WD	03-ARM'S LENGTH
006-604-001-10	407	6/23/2022	1 FISH HOUSE 1B	195,000	CONDOMINIUM	1,232	1998	-	2022003744	WD	03-ARM'S LENGTH
006-122-079-04	401	1/25/2022	6355 W WARNES WOODS TRL	189,500	Vacant	-	0	0.7	202200751	WD	32-SPLIT VACANT
006-122-079-03	402	1/25/2022	W WARNES WOODS TRL	189,500	Vacant	-	0	0.7	2022000752	WD	32-SPLIT VACANT
006-030-010-20	401	4/20/2022	3177 W CHENEY RD	161,721	1 STORY	2,015	1980	8.0	2022002803	SD	10-FORECLOSURE
006-785-010-00	402	6/10/2022	10 SKIPPERS WOOD	153,500	Vacant	-	0	0.5	2022003425	WD	03-ARM'S LENGTH
006-531-023-00	402	10/21/2022	S ARBOR DR	152,000	Vacant	-	0	0.5	2022006051	WD	03-ARM'S LENGTH
006-662-017-00	201	9/9/2022	6060 S OAK ST	150,000	Vacant	-	0	0.2	2022005266	WD	09-FAMILY
006-861-004-00	402	3/10/2022	W KRULL CT	150,000	Vacant	-	0	0.9	2022001492	WD	03-ARM'S LENGTH
006-546-025-20	407	9/9/2022	25 BROOK HILL C	135,000	CONDOMINIUM	1,548	1995	-	2022005282	WD	03-ARM'S LENGTH
006-546-029-30	407	8/23/2022	29 BROOK HILL D	124,900	CONDOMINIUM	1,467	1995	-	2022004812	WD	03-ARM'S LENGTH
006-546-025-00	407	5/20/2022	25 BROOK HILL A	124,900	CONDOMINIUM	1,467	1995	-	2022003060	WD	03-ARM'S LENGTH

Glen Arbor 2022 Sales Summary
See BSA datalink and Sales Map for details

pnum	EQclass	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	netAcres	liberpage	instr	terms
006-762-003-10	407	10/27/2022	3 PINNACLE PL	122,000	CONDOMINIUM	1,371	1986	-	2022006313	WD	03-ARM'S LENGTH
006-726-004-00	402	4/21/2022	LOGGERS RUN SUBDIVISION	121,000	Vacant	-	0	0.3	2022002536	WD	03-ARM'S LENGTH
006-762-001-20	407	10/28/2022	1 PINNACLE PL	120,000	CONDOMINIUM	1,368	1986	-	2022006324	WD	03-ARM'S LENGTH
006-762-006-30	407	10/19/2022	6 PINNACLE PL	120,000	CONDOMINIUM	1,368	1986	-	2022005974	WD	03-ARM'S LENGTH
006-762-005-10	407	9/9/2022	5 PINNACLE PL C	118,000	CONDOMINIUM	1,365	1986	-	2022005415	WD	03-ARM'S LENGTH
006-762-007-00	407	8/5/2022	7 PINNACLE PL	116,000	CONDOMINIUM	1,368	1986	-	2022005023	WD	03-ARM'S LENGTH
006-762-007-20	407	7/18/2022	7 PINNACLE PL D	111,000	CONDOMINIUM	1,368	1986	-	2022004145	WD	03-ARM'S LENGTH
006-721-010-10	407	9/16/2022	10 THE INN	110,000	CONDOMINIUM	962	2001	-	2022005564	WD	03-ARM'S LENGTH
006-860-013-00	402	3/7/2022	13 PINE TRACE	109,900	Vacant	-	0	-	2022001448	WD	03-ARM'S LENGTH
006-762-010-20	407	1/20/2022	10 PINNACLE PL	109,900	CONDOMINIUM	1,371	1986	-	2022000471	WD	03-ARM'S LENGTH
006-860-037-00	402	9/28/2022	42 DEER PARK	105,000	Vacant	-	0	-	2022005763	WD	03-ARM'S LENGTH
006-762-005-30	407	3/30/2022	5 PINNACLE PL D	105,000	CONDOMINIUM	1,365	1986	-	2022001978	WD	03-ARM'S LENGTH
006-721-010-50	407	4/14/2022	10 THE INN F	104,500	CONDOMINIUM	962	2001	-	2022003853	WD	03-ARM'S LENGTH
006-860-018-00	402	3/1/2022	1 DEER PARK	104,000	Vacant	-	0	-	2022001422	WD	03-ARM'S LENGTH
006-861-006-00	401	1/21/2022	6120 W KRULL CT	100,000	Vacant	-	0	0.8	2022000472	WD	03-ARM'S LENGTH
006-762-006-00	407	1/7/2022	6 PINNACLE PL	98,000	CONDOMINIUM	1,368	1986	-	2022000229	WD	03-ARM'S LENGTH
006-860-010-00	402	6/7/2022	10 PINE TRACE	96,726	Vacant	-	0	-	2022003428	WD	03-ARM'S LENGTH
006-549-001-00	407	12/1/2022	1 CAMP FIREFLY	95,000	CONDOMINIUM	908	2005	-	2022006816	WD	03-ARM'S LENGTH
006-833-021-00	402	9/30/2022	VANTAGE PT	95,000	Vacant	-	0	-	MLS1902758	WD	19-MULTI PARCEL ARM'S LENGTH
006-833-020-00	402	9/30/2022	VANTAGE PT	95,000	MultiplePIN	-	0	-	MLS1902758	WD	19-MULTI PARCEL ARM'S LENGTH
006-549-002-10	407	10/12/2022	2 CAMP FIREFLY C	93,000	CONDOMINIUM	908	2005	-	2022006006	WD	03-ARM'S LENGTH
006-549-001-55	407	8/29/2022	1 CAMP FIREFLY	89,900	CONDOMINIUM	908	2005	-	2022004954	WD	03-ARM'S LENGTH
006-549-001-40	407	7/29/2022	1 CAMP FIREFLY	89,900	CONDOMINIUM	908	2005	-	2022005560	WD	03-ARM'S LENGTH
006-786-038-00	402	1/4/2023	38 SKIPPERS WOODS SUB	89,000	Vacant	-	0	0.4	PTA	PTA	03-ARM'S LENGTH
006-549-002-00	407	10/3/2022	2 CAMP FIREFLY A	85,000	CONDOMINIUM	908	2005	-	2022005665	WD	03-ARM'S LENGTH
006-860-069-00	402	5/12/2022	9 TWISTED OAK	85,000	Vacant	-	0	-	2022002969	WD	03-ARM'S LENGTH
006-549-002-35	407	1/12/2022	2 CAMP FIREFLY H	82,900	CONDOMINIUM	908	2005	-	2022000245	WD	03-ARM'S LENGTH
006-786-039-00	402	11/4/2022	39 SKIPPERS WOODS SUB	80,000	Vacant	-	0	0.5	2022006376	WD	03-ARM'S LENGTH
006-860-056-00	402	3/31/2022	23 DEER PARK	78,500	Vacant	-	0	-	2022002286	WD	03-ARM'S LENGTH
006-547-038-00	402	10/25/2022	BROOK HILL COTTAGES	75,000	Vacant	-	0	-	2022006121	WD	03-ARM'S LENGTH
006-861-005-00	402	1/24/2022	W KRULL CT	72,000	Vacant	-	0	0.8	202200493	WD	03-ARM'S LENGTH
006-861-004-00	402	1/24/2022	W KRULL CT	72,000	Vacant	-	0	0.9	2022000492	WD	03-ARM'S LENGTH
006-721-017-10	407	6/30/2022	17 THE INN B	70,000	CONDOMINIUM	978	2001	-	2022003835	WD	03-ARM'S LENGTH
006-031-014-30	402	3/15/2022	W TRUMBULL RD	60,000	Vacant	-	0	0.7	2022001720	WD	03-ARM'S LENGTH
006-547-039-00	402	8/29/2022	BROOK HILL COTTAGES	50,000	Vacant	-	0	-	2022005089	WD	03-ARM'S LENGTH
006-547-035-00	402	10/24/2022	BROOK HILL COTTAGES	40,900	Vacant	-	0	-	2022006122	WD	03-ARM'S LENGTH
006-833-020-00	402	2/9/2022	VANTAGE PT	40,000	Vacant	-	0	-	2022000816	WD	03-ARM'S LENGTH
006-833-021-00	402	2/9/2022	VANTAGE PT	35,900	Vacant	-	0	-	2022000817	WD	03-ARM'S LENGTH

Sales Ratio Summary - Calendar Year 2022

Parcel Number	Class	Neigh	Sale Date	Inst	Assessed Value	Sale Price	Ratio
006-127-040-00	201	2201	03/21/2022	WD	1,729,600	7,370,000	23.47
006-122-076-00	201	2201	02/24/2022	WD	190,800	450,000	42.40
006-630-015-00	401	4122	12/02/2022	PTA	223,100	636,000	35.08
006-740-075-01	401	4122	11/14/2022	WD	186,400	597,000	31.22
006-030-007-20	401	4030V	10/21/2022	WD	209,600	383,400	54.67
006-548-002-00	401	H548	08/25/2022	WD	357,100	1,050,000	34.01
006-860-026-00	401	H862	08/16/2022	WD	218,300	830,000	26.30
006-860-053-00	401	H862	08/10/2022	WD	395,700	800,000	49.46
006-203-013-00	401	4203	07/01/2022	WD	201,600	490,000	41.14
006-030-012-41	401	4030V	06/16/2022	WD	355,700	1,025,000	34.70
006-031-027-20	401	4031	05/16/2022	WD	118,300	550,000	21.51
006-123-009-40	401	4122	04/15/2022	WD	251,100	845,000	29.72
006-860-046-00	401	H860	04/14/2022	WD	271,500	777,000	34.94
006-860-014-00	401	H860	02/16/2022	WD	267,800	750,000	35.71
006-726-006-00	401	H726	01/07/2022	WD	220,000	750,000	29.33
006-547-016-00	407	H547	12/12/2022	PTA	356,300	905,000	39.37
006-549-001-00	407	H549	12/01/2022	WD	35,200	95,000	37.05
006-762-001-20	407	H762	10/28/2022	WD	41,000	120,000	34.17
006-762-003-10	407	H762	10/27/2022	WD	41,000	122,000	33.61
006-762-006-30	407	H762	10/19/2022	WD	40,900	120,000	34.08
006-549-002-10	407	H549	10/12/2022	WD	35,200	93,000	37.85
006-715-064-00	407	H715	10/07/2022	WD	165,900	680,000	24.40
006-549-002-00	407	H549	10/03/2022	WD	35,200	85,000	41.41
006-725-004-00	407	H725	09/20/2022	WD	178,700	680,000	26.28
006-721-010-10	407	H721	09/16/2022	WD	31,200	110,000	28.36
006-546-025-20	407	H5464	09/09/2022	WD	46,700	135,000	34.59
006-762-005-10	407	H762	09/09/2022	WD	40,800	118,000	34.58
006-724-007-50	407	4924	09/02/2022	WD	68,100	260,000	26.19
006-549-001-55	407	H549	08/29/2022	WD	35,200	89,900	39.15
006-546-029-30	407	H5464	08/23/2022	WD	45,600	124,900	36.51
006-778-004-10	407	H778	08/19/2022	WD	81,000	260,000	31.15
006-715-014-00	407	H715	08/15/2022	WD	109,600	400,000	27.40
006-795-006-00	407	H795	08/15/2022	WD	242,900	500,000	48.58
006-840-039-00	407	H841	08/08/2022	WD	146,600	405,000	36.20
006-762-007-00	407	H762	08/05/2022	WD	41,100	116,000	35.43
006-715-006-00	407	H715	08/05/2022	WD	166,900	500,000	33.38
006-715-012-00	407	H715	08/01/2022	WD	109,800	415,000	26.46
006-549-001-40	407	H549	07/29/2022	WD	35,200	89,900	39.15
006-762-007-20	407	H762	07/18/2022	WD	41,100	111,000	37.03
006-818-014-00	407	H818	07/12/2022	WD	114,600	420,000	27.29
006-715-066-00	407	H715	07/01/2022	WD	116,600	520,000	22.42
006-721-017-10	407	H721	06/30/2022	WD	32,500	70,000	46.43
006-715-052-00	407	H715	06/24/2022	WD	118,800	385,000	30.86
006-604-001-10	407	H604	06/23/2022	WD	74,200	195,000	38.05
006-763-003-00	407	H763	05/27/2022	WD	185,100	540,000	34.28
006-546-025-00	407	H5464	05/20/2022	WD	45,600	124,900	36.51
006-715-003-00	407	H715	05/17/2022	WD	90,700	321,500	28.21
006-778-003-50	407	H778	05/16/2022	WD	80,800	215,000	37.58
006-550-011-00	407	H550	05/10/2022	WD	140,300	400,000	35.08
006-715-033-00	407	H715	05/04/2022	WD	166,800	525,000	31.77
006-725-024-00	407	H725	05/04/2022	WD	157,000	477,500	32.88
006-775-005-00	407	H775	04/29/2022	WD	208,400	730,000	28.55
006-721-010-50	407	H721	04/14/2022	WD	31,200	104,500	29.86
006-715-048-00	407	H715	03/31/2022	WD	86,400	310,000	27.87
006-762-005-30	407	H762	03/30/2022	WD	39,800	105,000	37.90
006-715-031-00	407	H715	03/23/2022	WD	96,900	380,000	25.50
006-818-005-00	407	H818	03/17/2022	WD	75,700	197,500	38.33
006-546-042-00	407	H547	03/15/2022	WD	188,900	625,000	30.22
006-833-002-00	407	H833	03/08/2022	WD	283,100	829,000	34.15
006-715-010-00	407	H715	02/04/2022	WD	77,100	280,000	27.54
006-802-017-00	407	H802	01/28/2022	WD	84,300	259,000	32.55
006-762-010-20	407	H762	01/20/2022	WD	40,000	109,900	36.40
006-802-012-00	407	H802	01/19/2022	WD	87,800	259,000	33.90
006-549-002-35	407	H549	01/12/2022	WD	33,500	82,900	40.41
006-762-006-00	407	H762	01/07/2022	WD	39,800	98,000	40.61
006-124-032-00	408	4605	10/17/2022	WD	94,600	226,750	41.72
006-820-015-00	408	4610	10/05/2022	WD	313,100	1,725,000	18.15
006-132-003-00	408	4610	08/31/2022	WD	505,500	2,150,000	23.51
006-610-033-00	408	4610	08/16/2022	WD	686,500	3,340,000	20.55
006-820-005-00	408	4610	08/08/2022	WD	494,000	1,695,000	29.14
006-610-031-00	408	4610	07/06/2022	WD	563,900	2,175,000	25.93
006-695-002-00	408	4134	06/08/2022	WD	675,300	2,400,000	28.14
006-770-010-03	408	4700	05/04/2022	WD	1,175,200	2,800,000	41.97
006-125-025-00	408	4605	01/25/2022	WD	604,800	3,500,000	17.28
006-695-007-00	408	4134	01/10/2022	WD	647,600	2,085,000	31.06
006-740-013-50	408	4700	01/06/2022	WD	818,300	1,750,000	46.76
006-122-005-10	V202	2201	04/15/2022	LC	187,600	575,000	32.63
006-031-014-30	V402	4030V	03/15/2022	WD	35,000	60,000	58.33
006-786-038-00	V402	H785	01/04/2023	PTA	55,000	89,000	61.80
006-786-039-00	V402	H785	11/04/2022	WD	55,000	80,000	68.75

Sales Ratio Summary - Calendar Year 2022

Parcel Number	Class	Neigh	Sale Date	Inst	Assessed Value	Sale Price	Ratio
006-547-038-00	V402	H547	10/25/2022	WD	32,500	75,000	43.33
006-547-035-00	V402	H547	10/24/2022	WD	17,500	40,900	42.79
006-531-023-00	V402	4122	10/21/2022	WD	53,400	152,000	35.13
006-860-037-00	V402	H862	09/28/2022	WD	35,000	105,000	33.33
006-030-008-11	V402	4031	09/14/2022	WD	41,600	210,000	19.81
006-547-039-00	V402	H547	08/29/2022	WD	32,500	50,000	65.00
006-127-044-30	V402	4122	07/29/2022	WD	234,300	640,000	36.61
006-785-010-00	V402	H785	06/10/2022	WD	50,000	153,500	32.57
006-860-010-00	V402	H860	06/07/2022	WD	35,000	96,726	36.18
006-860-069-00	V402	H861	05/12/2022	WD	35,000	85,000	41.18
006-726-004-00	V402	H726	04/21/2022	WD	35,000	121,000	28.93
006-860-056-00	V402	H862	03/31/2022	WD	35,000	78,500	44.59
006-861-004-00	V402	4134	03/10/2022	WD	52,500	150,000	35.00
006-860-013-00	V402	H860	03/07/2022	WD	25,000	109,900	22.75
006-860-018-00	V402	H862	03/01/2022	WD	35,000	104,000	33.65
006-833-021-00	V402	H833	02/09/2022	WD	17,500	35,900	48.75
006-833-020-00	V402	H833	02/09/2022	WD	17,500	40,000	43.75
006-861-005-00	V402	4134	01/24/2022	WD	52,500	72,000	72.92
006-861-004-00	V402	4134	01/24/2022	WD	52,500	72,000	72.92
006-861-006-00	V402	4134	01/21/2022	WD	52,500	100,000	52.50
006-833-021-00	V407	H833	09/30/2022	WD	35,000	95,000	36.84
006-603-005-00	V407	H603	02/25/2022	WD	170,000	250,000	68.00
006-720-012-00	V409	4605	10/14/2022	WD	150,000	520,000	28.85
006-127-026-03	V460	4122	05/31/2022	WD	58,700	249,900	23.49
Totals =>					\$18,330,600	\$60,658,876	30.22

V402	Median Vacant Land	\$87,000
408	Median Residential Dwelling Lake Adjacent	\$2,150,000
407	Median Condo including fractional	\$259,000
401	Median Residential Dwelling	\$750,000
409	Median Vacant Lake Adjacent - no Vacant lake front sales 2022	

*** ** Statistics for this group (104 in sample) *** **

Statistical Mean= 36.113 Median= 34.584 Maximum= 72.917 Minimum= 17.280

*** ** Statistics about Mean

Normalized Average Deviation = (Coefficient of Dispersion)
Average Squared Deviation = (Variance)
Square Root of Squared Deviation = (Standard Deviation)
Normalized Standard Deviation = (Covariance)
2 Standard Deviation Range (Low) = 13.93105 (High)

*** ** Statistics about Median

Normalized Average Deviation = (Coefficient of Dispersion)
Average Squared Deviation = (Variance)
Square Root of Squared Deviation = (Standard Deviation)
Normalized Standard Deviation = (Covariance)
2 Standard Deviation Range (Low) = 12.19054 (High) = 56.97832