

Glen Arbor Township

Assessing Officers' Report May 2026

Sales Summary 2026 for the year 2027 Assessments:

For the 2027 assessments, the estimated sales study ratio is 46.79%, representing a required mark-to-market increase of \$ 86 million. This estimate is based on the projected assessed value at the close of the upcoming March Board of Review, divided by year-to-date sales expected to enter the County Equalization two-year study ending March 31, 2026. Prior-year residential underassessment ratios for 2026, 2025, 2024, and 2023 are 46.56%, 45.74%, 39.75%, and 42.01%, respectively.

The capped taxable value formula limits the increase in taxable value to the Inflation Rate Multiplier (IRM) under MCL 211.34d. Based on CPI-U data through March 2026 and year-over-year trend projections for the remaining months, for discussion purposes only, the assessor's estimated 2027 IRM is **1.032** (3.2%).

As calculated by the County Equalization, Headlee Rollback will ensure that uncapping for new home buyers does not result in a windfall of revenue for taxing jurisdictions by rolling back millage rates, providing new revenue only for inflation and new construction. The L-4029 rollback on 2025 Township millages is 0.9851. This reduces the Glen Arbor Township levy from last year's .4514 to .4446 on the original 1969 levy of 1.0 mills.

The S&P Case-Shiller U.S. National Home Price Index posted a 0.7% annual gain in February, with the National index at 327.31% of year 2000 prices. For example, a home that cost \$200,000 in January 2000 would cost about \$655,000 today at Case-Shiller appreciation rates, but only about \$395,000 if it had merely tracked CPI — a gap of roughly \$260,000 on that hypothetical home. Gains and losses vary primarily by geography, with the Midwest and Northeast leading while the Sun Belt, Mountain West, and Pacific Northwest lag; Chicago leads at 5.0%, followed by New York at 4.7% and Cleveland at 4.2%, while Denver has displaced Tampa as the weakest market at -2.2%.

** Case-Shiller National Index base is January 2000 = 100; CPI-U base is 1982-84 = 100, with January 2000 = 168.800 and April 2026 = 333.020 (BLS, unadjusted, released May 12, 2026).*

Local Resales:

- 5707 S Lake St 5A, LeBear 1/8 Fractional, [3BD/2.5BA]: 5/11/26 \$385,000; 10/15/2020 \$160,000, gain 141%, 17% annually*
- 47 Hawks Nest, [2BD/2BA], 05/05/2026 \$450,000; 9/8/2023 \$395,000, gain 13.9%, 5.0% annually*
- 4 Tall Timber 4, Homestead, 2BD, 1.5BA: 11/3/25 \$570,000; 6/16/2023 \$412,000, gain 38%, 15% annually*
 - *Annual rate is the compound annual growth rate (CAGR), computed as $(\text{sale price} \div \text{prior sale price})^{(1 \div \text{years})} - 1$, consistent with the year-over-year methodology reported in the Cotality (formerly CoreLogic) Home Price Index.*

The sales summary reports and projections presented here contain estimates intended to facilitate discussion of market trends. For those seeking more detailed information, sale and assessment details, including the sale and assessment map, record cards, and valuation statements, are available on the township website and accessible via the BS&A software link. It's essential to note that this document does not supersede the official county-issued sales study forms L-4015 and L-2793, which are also available for reference.

Permits:

- 30 houses are under construction. Building permits are active on 58 parcels.

Administration:

- Certified Prevailing Institutional Lending Rates of Interest as of March 2026:
 - Residential 6.18%, Commercial 5.25%, Agricultural 6.63%
- July Board of Review for new poverty, late-filed transfer of ownership exemptions, and any other qualified errors under Michigan Compiled Laws 211.53b.
 - Thursday, July 23rd, 9 am at the township hall

pnum	saledate	address	saleprice	style	floorarea	/SqFt	yearbuil	Acres	SaleRatio	instr	liberpage
Commercial											
Lake Adjacent Homes											
006-203-024-00	2/24/2026	8023 S GLEN LAKE RD	1,100,000	1+ STORY	778	\$ 1,414	1978	0.22	48.75	WD	2026000813
Rural Homes											
006-126-017-10	4/24/2026	5961 S GLEN WOODS DR	1,500,000	1.75 STORY	2,666	\$ 563	2025	2.37	30.85	WD	2026001841
006-860-059-00	4/7/2026	28 DEER PARK	1,025,000	1.5 STORY	2,358	435	2005	-	45.64	PTA	MLS1943534
006-131-006-00	3/12/2026	7548 S DUNE HWY	750,000	1 STORY	2,176	345	1955	9.00	60.23	WD	2026001093
006-860-087-00	3/2/2026	17 FROG POND	1,150,000	1.25 STORY	2,435	472	2006	-	35.61	WD	2026000954
						<u>\$ 453</u>			<median \$/sqft		
Condominium											
006-715-047-00	5/5/2026	47 HAWKS NEST	450,000	CONDOMINIUM	804	\$ 560	1986	-	46.84	WD	2026002024
006-802-008-00	4/23/2026	8 SOUTH VLG	385,000	CONDOMINIUM	697	552	1980	-	52.34	PTA	PTA
006-715-017-00	2/26/2026	17 HAWKS NEST	500,000	CONDOMINIUM	822	608	1986	-	50.92	WD	2026000865
006-818-007-00	1/6/2026	2 TALL TIMBER 1	356,000	CONDOMINIUM	300	1,187	1976	-	35.65	WD	2026000114
						<u>\$ 584</u>			<median \$/sqft		
Fractional Shares											
006-724-005-00	5/11/2026	5707 S LAKE ST 5A	385,000	FRACTIONAL SHR	2,200	\$ 175	2004	-	48.08	OTH	MLS1942441
006-762-012-20	4/23/2026	12 PINNACLE PL C	194,000	FRACTIONAL SHR	1,347	144	1986	-	45.98	WD	2026001844
006-724-013-50	3/12/2026	5707 S LAKE ST 13F	395,000	FRACTIONAL SHR	2,200	180	2023	-	40.18	PTA	MLS1942422
006-724-005-10	2/26/2026	5707 S LAKE ST 5B	390,000	FRACTIONAL SHR	2,200	177	2004	-	38.85	WD	2026000892
						<u>\$ 176</u>			<median \$/sqft		
Land											
006-861-007-00	4/10/2026	W KRULL CT	300,000	Land	-	6	0	1.16	34.60	WD	2026001606
006-860-027-00	3/12/2026	10 DEER PARK	165,000	Land: SiteCondo	-	0	-	-	33.33	WD	2026001095
006-860-088-00	3/5/2026	18 FROG POND	175,000	Land: SiteCondo	-	0	-	-	40.00	WD	2026000898

9,220,000 Total Sales 2026

0.43 <sales ratio*
*excluding midyear splits