Glen Arbor Township

Assessing Officers' Report July 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 assessed value at the close of the March Board of Review, divided by year-to-date sales in 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 year-to-date CPI data and the most recent observed year-over-year change for the remaining months (331.01 ÷ 319.996), the estimated IRM is 3.44%.

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 Cotality Case-Shiller U.S. National Home Price Index posted a 0.8% annual gain for April 2026, with the National index at 332.68 — of their January 2000 level. For the eleventh consecutive month, inflation outpaced home price appreciation nationally. Still, over the full period since January 2000, cumulative home price gains remain well above cumulative consumer inflation. Gains and losses continue to vary primarily by geography, with nearly half of the 20 major metros posting year-over-year declines, concentrated in the Sun Belt, Mountain West, and Pacific Northwest. The Midwest and Northeast continue to lead the gains. Chicago led at 6.5%, followed by New York at 3.8% and Cleveland at 3.2%. The largest losses are in Seattle (-2.3%), Denver (-1.8%), and Tampa (-1.8%).

Local Resales:

- 6170 S Tamarack Ln, 3BR/2.5Ba, 6/5/26 $3,378,600; 6/1/02022 $2,400,000, gain 40%, 8.9% annually*
- 5707 S Lake St 5A, LeBear 1/8 Factional, [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 (sale price ÷ prior sale price)^(1 ÷ years) − 1, consistent with the year-over-year methodology reported in the Cotality 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:

- 31 houses are under construction. Building permits are active on 76 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

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

Glen Arbor Sales Summary 2026. see BSA datalink sales map for details.

pnum	saledate	address	saleprice	style	floorarea	/SqFt	yearbuilt	Acres	SaleRatio	instr	liberpage
Commercial											
006-790-044-00	5/21/2026	6610 W WESTERN AVE	$ 525,000	Retail/Office	732	$ 717	1968	0.2	31	WD	2026002391
Lake Adjacent Homes											
006-124-048-00	6/26/2026	5991 S FISHER RD	995,000	1 STORY	587	$ 1,695	1920	0.4	37	WD	2026002922
006-125-009-00	6/18/2026	4515 W GLEN EDEN DR	2,102,000	1 STORY	1,692	1,242	1950	0.8	26	OTH	MLS 1945137
006-122-042-00	6/16/2026	5864 S PASSAGE VIEW RD	4,000,000	1 STORY	2,302	1,738	1966	1.3	38	PTA	PTA
006-695-002-00	6/5/2026	6170 S TAMARACK LN	3,378,600	1 STORY	2,069	1,633	1961	0.6	37	WD	2026002846
006-203-024-00	2/24/2026	8023 S GLEN LAKE RD	1,100,000	1+ STORY	778	1,414	1978	0.2	49	WD	2026000813
						$ 1,633	<median $/sqft				
Rural Homes											
006-030-012-55	6/30/2026	6812 S GLEN LAKE VIEW DI	1,275,000	1.25 STORY	1,868	$ 683	2010	3.2	52	OTH	MLS1944665
006-031-021-15	6/29/2026	3600 W TRUMBULL RD	580,000	1.5 STORY	980	592	1900	5.5	31	WD	2026002994
006-031-001-00	6/10/2026	3189 W TRUMBULL RD	530,000	1 STORY	1,236	429	1978	5.0	49	WD	2026002614
006-815-005-00	5/13/2026	5823 S SYLVAN CT	1,905,000	1 STORY	2,313	824	1975	0.5	38	WD	2026002199
006-126-017-10	4/24/2026	5961 S GLEN WOODS DR	1,500,000	1.75 STORY	2,666	563	2025	2.4	31	WD	2026001841
006-860-059-00	4/7/2026	28 DEER PARK	1,025,000	1.5 STORY	2,358	435	2005	-	46	WD	2026002226
006-131-006-00	3/12/2026	7548 S DUNE HWY	750,000	1 STORY	2,176	345	1955	9.0	60	WD	2026001093
006-860-087-00	3/2/2026	17 FROG POND	1,150,000	1.25 STORY	2,435	472	2006	-	36	WD	2026000954
						$ 517	<median $/sqft				
Condominium											
006-775-018-00	6/30/2026	35 SHIP WATCH	492,000	CONDOMINIUM	680	$ 724	1978	-	35	OTH	MLS1945848
006-818-021-00	6/18/2026	4 TALL TIMBER 2	385,000	CONDOMINIUM	300	1,283	1976	-	38	WD	2026002827
006-725-016-00	5/27/2026	28 LOGGERS RUN	825,000	CONDOMINIUM	1,275	647	1979	-	43	WD	2026002327
006-715-047-00	5/5/2026	47 HAWKS NEST	450,000	CONDOMINIUM	804	560	1986	-	47	WD	2026002024
006-802-008-00	4/23/2026	8 SOUTH VLG	385,000	CONDOMINIUM	697	552	1980	-	52	WD	2026002223
006-715-017-00	2/26/2026	17 HAWKS NEST	500,000	CONDOMINIUM	822	608	1986	-	51	WD	2026000865
006-818-007-00	1/6/2026	2 TALL TIMBER 1	356,000	CONDOMINIUM	300	1,187	1976	-	36	WD	2026000114
						$ 647	<median $/sqft				
Fractional Shares											
006-762-008-20	5/15/2026	8 PINNACLE PL D	194,000	FRACTIONAL SHR	1,362	$ 142	1986	-	46	WD	2026002826
006-724-005-00	5/11/2026	5707 S LAKE ST 5A	385,000	FRACTIONAL SHR	2,200	175	2004	-	48	WD	2026002124
006-762-012-20	4/23/2026	12 PINNACLE PL C	194,000	FRACTIONAL SHR	1,347	144	1986	-	46	WD	2026001844
006-724-013-50	3/12/2026	5707 S LAKE ST 13F	395,000	FRACTIONAL SHR	2,200	180	2023	-	40	WD	2026002224
006-724-005-10	2/26/2026	5707 S LAKE ST 5B	390,000	FRACTIONAL SHR	2,200	177	2004	-	39	WD	2026000892
						$ 175	<median $/sqft				
Land											
006-122-096-10	5/22/2026	6613 W WESTERN AVE	200,000	Land	-	$ 12	0	0.4	50	WD	2026002842
006-861-007-00	4/10/2026	W KRULL CT	300,000	Land	-	6	0	1.2	35	WD	2026001606
006-860-027-00	3/12/2026	10 DEER PARK	165,000	Land: SiteCondo	-	-	0	-	33	WD	2026001095
006-860-088-00	3/5/2026	18 FROG POND	175,000	Land: SiteCondo	-	-	0	-	40	WD	2026000898
			$ 26,606,600	Total Sales 2026					**39%**	<sales ratio*	

*excluding midyear splits