Glen Arbor Township

Assessing Officers' Report, November 2026

Sales Summary 2026 for the year 2027 Assessments:

For the 2027 assessments, the estimated sales study ratio is 46.42%, representing a required mark-to-market increase of $ 97 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 draft two-year study ending March 31, 2026. The residential ratio has run 42.01% for 2023, 39.75% for 2024, 45.74% for 2025 and 46.56% for 2026.

The capped taxable value formula limits the increase in taxable value to the Inflation Rate Multiplier (IRM) under MCL 211.34d. With September's CPI now published, the twelve-month averages (330.20 ÷ 319.997) put the estimated IRM at 3.19%, subject to the State Tax Commission's bulletin.

As calculated by the County Equalization, the 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 2026 L-4029 rollback fraction on Township millage is 0.9843. This reduces the Glen Arbor Township operating levy from last year's .4446 to .4376 on the original 1969 levy of 1.0 mills.

The S&P Cotality Case-Shiller U.S. National Home Price Index posted a 2.1% annual gain for August 2026, up from 1.9% in July. For the fifteenth consecutive month, inflation outpaced home price appreciation nationally, with August's 3.4% inflation running about 1.3 percentage points ahead of the 2.1% gain in home prices. Five major metros posted year-over-year declines, led by Seattle (-2.0%), Las Vegas (-1.3%), and Dallas (-0.8%). The Midwest and Northeast continue to lead the gains: Chicago 6.7%, New York 6.2%, and Cleveland 4.3%.

Local Resales:

Property	Type	Sold	Price	Prior sale	Prior price	Years	Local/yr*	Case-Shiller/yr*
27 South Beach	Condo	10/29/26	$870,000	9/24/24	$805,000	2.1	3.8%	1.7%
6 Hawks Nest	Condo	10/23/26	$587,500	8/5/22	$500,000	4.2	3.9%	2.5%
6 Twisted Oak	House	10/14/26	$985,000	3/24/23	$760,000	3.6	7.6%	3.6%
31 Wilderness	Condo	10/8/26	$699,000	2/8/24	$560,000	2.7	8.7%	2.8%
2 Vantage Pointe	Condo	10/1/26	$1,525,000	3/8/22	$829,000	4.6	14.3%	2.9%
49 Hawks Nest	Condo	9/23/26	$650,000	8/16/19	$265,000	7.1	13.5%	6.8%
3 Vantage Pointe	Condo	9/22/26	$1,825,000	9/21/20	$700,000	6.0	17.3%	6.8%
19 Vantage Pointe	House	9/16/26	$2,600,000	3/31/20	$1,450,000	6.5	9.5%	7.2%
13 Hawks Nest	Condo	8/31/26	$380,000	7/16/21	$230,000	5.1	10.3%	4.8%
5707 S Lake St 5F	LeBear 1/8 share	8/28/26	$384,000	1/23/14	$160,000	12.6	7.2%	6.1%
4 Tall Timber 3	Condo	8/24/26	$450,000	6/7/23	$359,030	3.2	7.3%	2.8%
Median, 11 resales						**4.6**	**8.7%**	**3.6%**

- **Compound annual rate between the two sales. The Case-Shiller column is the U.S. National index over the same months (August 2026, the latest published, for later sales). Arm's-length resales of the same property sold in 2026; pairs under six months apart and holdings over 15 years are left out.*

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:

- 25 new homes have been finished so far this year, after 9 in 2025 and 20 in 2024, counting homes rebuilt after a teardown. 11 more houses are under construction, and building permits with work in progress are open on 41 parcels.

Administration:

- Certified Prevailing Institutional Lending Rates of Interest as of June 2026:
  - Residential 6.49%, Commercial 5.47%, Agricultural 6.74%
- The December Board of Review meets Thursday, December 17th, at 9 AM at the Glen Arbor Township Hall. As of this report, there are no new poverty exemption applications or known qualified errors for the Board.

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

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

pnum	sale date	address	sale price	style	sq ft	$/sqft	yr built	acres	ratio	liber/page
Commercial										
006-031-026-00	9/30/26	7097 S DUNNS FARM RD	$ 910,000	Motel/dwelling	4,968	$ 183	1953	5.9	41	2026004830
006-790-044-00	5/21/26	6610 W WESTERN AVE	525,000	Retail/Office	732	717	1968	0.2	31	2026002391
Lake Adjacent Homes										
006-610-035-00	8/4/26	7695 W DAY FOREST RD	2,150,000	1 STORY	1,549	$ 1,388	1968	0.9	47	2026003775
006-124-025-10	8/1/26	5985 S FISHER RD	2,600,000	1.5 STORY	1,929	1,348	1997	0.8	30	2026003632
006-121-005-00	7/17/26	7566 W HARBOR HBR	3,795,000	1 STORY	1,453	2,612	1976	1.6	37	2026003370
006-124-048-00	6/26/26	5991 S FISHER RD	995,000	1 STORY	587	1,695	1920	0.4	37	2026002922
006-125-009-00	6/18/26	4515 W GLEN EDEN DR	2,102,000	1 STORY	1,692	1,242	1950	0.8	26	2026003593
006-122-042-00	6/16/26	5864 S PASSAGE VIEW RD	3,960,000	1 STORY	2,302	1,720	1966	1.3	39	2026003187
006-695-002-00	6/5/26	6170 S TAMARACK LN	3,378,600	1 STORY: MultiPIN	2,069	1,633	1961	0.6	37	2026002846
006-203-024-00	2/24/26	8023 S GLEN LAKE RD	1,100,000	1+ STORY	778	1,414	1978	0.2	49	2026000813
						$ 1,523	<median $/sqft			
Rural Homes										
006-860-066-00	10/14/26	6 TWISTED OAK	985,000	1 STORY	2,346	$ 420	2010	-	48	PTA
006-833-019-00	9/16/26	19 VANTAGE PT	2,600,000	1.5 STORY	2,900	$ 897	2015	-	30	2026004441
006-670-005-00	9/15/26	3961 W CHENEY WOODS TRI	920,000	1.5 STORY	1,986	$ 463	1973	4.0	42	2026004395
006-548-004-00	7/14/26	4 CHIMNEY RDG	1,250,000	1.75 STORY	2,580	484	1995	-	60	2026003274
006-030-012-55	6/30/26	6812 S GLEN LAKE VIEW DR	1,275,000	1.25 STORY	1,868	683	2010	3.2	52	2026003107
006-031-021-15	6/29/26	3600 W TRUMBULL RD	580,000	1.5 STORY	980	592	1900	5.5	31	2026002994
006-031-001-00	6/10/26	3189 W TRUMBULL RD	530,000	1 STORY	1,236	429	1978	5.0	49	2026002614
006-815-005-00	5/13/26	5823 S SYLVAN CT	1,905,000	1 STORY	2,313	824	1975	0.5	38	2026002199
006-126-017-10	4/24/26	5961 S GLEN WOODS DR	1,500,000	1.75 STORY	2,666	563	2025	2.4	31	2026001841
006-860-059-00	4/7/26	28 DEER PARK	1,025,000	1.5 STORY	2,358	435	2005	-	46	2026002226
006-131-006-00	3/12/26	7548 S DUNE HWY	750,000	1 STORY	2,176	345	1955	9.0	60	2026001093
006-860-087-00	3/2/26	17 FROG POND	1,150,000	1.25 STORY	2,435	472	2006	-	36	2026000954
						$ 478	<median $/sqft			
Condominium										
006-795-027-00	10/29/26	27 SOUTH BEACH	870,000	CONDOMINIUM	1,074	$ 810	1984	-	46	MLS1952073
006-715-006-00	10/23/26	6 HAWKS NEST	587,500	CONDOMINIUM	1,042	$ 564	1986	-	55	2026005046
006-840-031-00	10/8/26	31 WILDERNESS	699,000	CONDOMINIUM	1,008	$ 693	1973	-	41	2026004868
006-802-027-00	10/8/26	18 SOUTH VLG	362,500	CONDOMINIUM	505	718	1980	-	52	MLS1950171
006-833-002-00	10/1/26	2 VANTAGE PT	1,525,000	CONDOMINIUM	1,434	1,063	1987	-	33	2026004974
006-715-049-00	9/23/26	49 HAWKS NEST	650,000	CONDOMINIUM	1,025	634	1986	-	43	2026004581
006-833-003-00	9/22/26	3 VANTAGE PT	1,825,000	CONDOMINIUM	1,671	1,092	1987	-	29	2026004507
006-795-023-00	9/3/26	23 SOUTH BEACH	1,400,000	CONDOMINIUM	2,160	648	1984	-	43	2026004180
006-715-013-00	8/31/26	13 HAWKS NEST	380,000	CONDOMINIUM	612	621	1986	-	49	2026004096
006-818-020-00	8/24/26	4 TALL TIMBER 3	450,000	CONDOMINIUM	465	968	1976	-	41	2026004434
006-715-042-00	8/24/26	42 HAWKS NEST	489,500	CONDOMINIUM	804	609	1986	-	42	2026003941
006-763-003-00	8/18/26	9 RIDGE TOP	680,000	CONDOMINIUM	1,040	654	1979	-	40	2026003865
006-833-010-00	8/6/26	10 VANTAGE PT	1,400,000	CONDOMINIUM	1,788	783	1987		38	2026003785
006-795-023-00	7/31/26	23 SOUTH BEACH	1,500,000	CONDOMINIUM	2,160	694	1984	-	40	2026003599
006-705-012-00	7/31/26	23 GREAT LKS	691,688	CONDOMINIUM	880	786	1976	-	49	2026003891
006-775-018-00	6/30/26	35 SHIP WATCH	492,500	CONDOMINIUM	680	724	1978	-	35	2026003784
006-818-021-00	6/18/26	4 TALL TIMBER 2	385,000	CONDOMINIUM	300	1,283	1976	-	38	2026002827
006-725-016-00	5/27/26	28 LOGGERS RUN	825,000	CONDOMINIUM	1,275	647	1979	-	43	2026002327
006-715-047-00	5/5/26	47 HAWKS NEST	450,000	CONDOMINIUM	804	560	1986	-	47	2026002024
006-802-008-00	4/23/26	8 SOUTH VLG	385,000	CONDOMINIUM	697	552	1980	-	52	2026002223
006-715-017-00	2/26/26	17 HAWKS NEST	500,000	CONDOMINIUM	822	608	1986	-	51	2026000865
006-818-007-00	1/6/26	2 TALL TIMBER 1	356,000	CONDOMINIUM	300	1,187	1976	-	36	2026000114
						$ 694	<median $/sqft			
Fractional Shares										
006-724-006-00	10/29/26	5707 S LAKE ST 6A	355,000	FRACTIONAL SHR	2,200	$ 161	2004	-	52	MLS1944684
006-604-001-00	9/1/26	1 FISH HOUSE 1A	300,000	FRACTIONAL SHR	1,232	$ 244	1998	-	52	2026004221
006-604-001-70	8/31/26	1 FISH HOUSE 1H	350,000	FRACTIONAL SHR	1,232	284	1998	-	45	2026004098
006-724-005-50	8/28/26	5707 S LAKE ST 5F	384,000	FRACTIONAL SHR	2,200	175	2004	-	48	2026004286
006-762-008-20	5/15/26	8 PINNACLE PL D	194,000	FRACTIONAL SHR	1,362	142	1986	-	46	2026002826
006-724-005-00	5/11/26	5707 S LAKE ST 5A	385,000	FRACTIONAL SHR	2,200	175	2004	-	48	2026002124
006-762-012-20	4/23/26	12 PINNACLE PL C	194,000	FRACTIONAL SHR	1,347	144	1986	-	46	2026001844
006-724-013-50	3/12/26	5707 S LAKE ST 13F	395,000	FRACTIONAL SHR	2,200	180	2023	-	40	2026002224
006-724-005-10	2/26/26	5707 S LAKE ST 5B	390,000	FRACTIONAL SHR	2,200	177	2004	-	39	2026000892
						$ 175	<median $/sqft			
Land										
006-547-035-00	10/30/26	BROOK HILL COTTAGES	67,000	Land: SiteCondo	-	$ -	0	-	60	MLS1950729
006-547-003-00	10/30/26	BROOK HILL COTTAGES	117,500	Land: SiteCondo	-	$ -	0	-	51	MLS1942294
006-127-049-04	9/3/26	S GLEN LAKE RD	350,000	Land	-	$ 16	0	0.5	41	2026004275
006-785-018-01	9/2/26	SKIPPERS WOOD	567,340	Land: 4 parcels	-	5	0	2.6	63	2026004389
006-122-096-10	5/22/26	6613 W WESTERN AVE	200,000	Land	-	12	0	0.4	50	2026002842
006-861-007-00	4/10/26	W KRULL CT	300,000	Land	-	6	0	1.2	35	2026001606
006-860-027-00	3/12/26	10 DEER PARK	165,000	Land: SiteCondo	-	-	0	-	33	2026001095
006-860-088-00	3/5/26	18 FROG POND	175,000	Land: SiteCondo	-	-	0	-	40	2026000898
			$ 57,778,128	Total Sales 2026					**40%**	<sales ratio*

*sales ratio excludes midyear splits