Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

12/22/2025 10:55AM

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township:				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	212,039,500				48.78%	434,719,882	
Stratified							
Total							
Commercial	2,092,532,400				47.04%	4,448,816,821	
Stratified							
Total							
Industrial	144,794,500				48.29%	299,867,602	
Stratified							
Total							
Residential	10,262,145,700				47.00%	21,834,952,600	
Stratified							
Total							
Timber-Cutover	0				0.00%	0	
Stratified							
Total							
Developmental	0				0.00%	0	
Stratified							
Total							
TOTAL - REAL	12,711,512,100					27,018,356,905	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township:				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0				0.00%	0	
Commercial	147,806,177				50.00%	295,612,354	
Industrial	30,665,200				50.00%	61,330,400	
Residential	26,400				50.00%	52,800	
Utility	186,297,200				50.00%	372,594,400	
TOTAL - PERSONAL	364,794,977					729,589,954	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Acme Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	31,235,900	12	5,905,400	12,490,623	47.28%	66,065,778	AS
Stratified							
Total							
Commercial	102,425,500	13			46.17%	221,844,271	SS
Stratified							
Total							
Industrial	4,172,400	5	1,101,300	2,252,635	48.89%	8,534,261	AS
Stratified							
Total							
Residential	716,970,000	250			45.22%	1,585,515,259	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	854,803,800	280				1,881,959,569	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Acme Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	18,775,800	14	189,500	379,000	50.00%	37,551,600	RV
Industrial	0	2			50.00%	0	RV
Residential	0						NC
Utility	10,628,500				50.00%	21,257,000	RV
TOTAL - PERSONAL	29,404,300	16				58,808,600	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Blair Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	8,898,200	7	1,869,800	4,017,335	46.54%	19,119,467	AS
Stratified							
Total							
Commercial	152,722,900	25			48.51%	314,827,664	SS
Stratified							
Total							
Industrial	4,891,800	5	3,229,900	6,820,704	47.35%	10,331,151	AS
Stratified							
Total							
Residential	564,224,500	249			46.91%	1,202,780,857	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	730,737,400	286				1,547,059,139	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Blair Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	12,841,400	29	846,300	1,692,600	50.00%	25,682,800	RV
Industrial	456,700				50.00%	913,400	RV
Residential	0						NC
Utility	25,684,500	3	37,100	74,200	50.00%	51,369,000	RV
TOTAL - PERSONAL	38,982,600	32				77,965,200	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: East Bay Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	6,369,600	6	1,940,100	4,187,182	46.33%	13,748,327	AS
Stratified							
Total							
Commercial	189,134,700	17	16,720,500	34,568,819	48.37%	391,016,539	AS
Stratified							
Total							
Industrial	17,965,100	6	2,307,300	4,791,434	48.15%	37,310,696	AS
Stratified							
Total							
Residential	1,204,192,900	376			46.60%	2,584,104,936	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	1,417,662,300	405				3,026,180,498	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: East Bay Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	10,833,900	21	804,000	1,608,000	50.00%	21,667,800	RV
Industrial	3,508,300	5	1,166,100	2,332,200	50.00%	7,016,600	RV
Residential	0						NC
Utility	18,390,100	6	6,584,700	13,169,400	50.00%	36,780,200	RV
TOTAL - PERSONAL	32,732,300	32				65,464,600	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Fife Lake Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	4,127,900	5	1,007,300	2,055,413	49.01%	8,422,567	AS
Stratified							
Total							
Commercial	9,500,300	6	1,608,000	3,397,286	47.33%	20,072,470	AS
Stratified							
Total							
Industrial	1,536,800	3	1,536,800	3,317,631	46.32%	3,317,631	AS
Stratified							
Total							
Residential	141,790,900	61			44.03%	322,032,478	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	156,955,900	75				353,845,146	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation: Industrial was 100% studied and the Projected TCV should be the appraised value.

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Fife Lake Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	810,277	3	101,400	202,800	50.00%	1,620,554	RV
Industrial	108,700	2			50.00%	217,400	RV
Residential	0						NC
Utility	2,225,300	2	420,200	840,400	50.00%	4,450,600	RV
TOTAL - PERSONAL	3,144,277	7				6,288,554	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Garfield Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural							NC
Stratified							
Total							
Commercial	747,866,300	1	30,412,900	63,333,819	48.02%	1,557,405,873	AS
Stratified	10,360,800	3	10,360,800	15,184,835		15,184,835	ST
Total	758,227,100	4	40,773,700	78,518,654	48.22%	1,572,590,708	
Industrial	51,108,200	9	7,239,700	15,070,196	48.04%	106,386,761	AS
Stratified							
Total							
Residential	1,176,799,500	416			47.52%	2,476,429,924	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	1,986,134,800	429				4,155,407,393	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation: Stratified Commercial Study see File Cabinet

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Garfield Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	55,534,500	55	1,465,600	2,931,200	50.00%	111,069,000	RV
Industrial	18,234,000	10	62,000	124,000	50.00%	36,468,000	RV
Residential	0						NC
Utility	42,828,800	1	12,359,300	24,718,600	50.00%	85,657,600	RV
TOTAL - PERSONAL	116,597,300	66				233,194,600	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Grant Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	23,229,400	25	4,150,400	8,416,187	49.31%	47,108,903	AS
Stratified							
Total							
Commercial	1,430,400	5	1,018,000	2,061,041	49.39%	2,896,133	AS
Stratified							
Total							
Industrial	714,500	5	469,000	1,012,460	46.32%	1,542,530	AS
Stratified							
Total							
Residential	101,662,200	50			45.55%	223,188,145	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	127,036,500	85				274,735,711	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Grant Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	260,400	3	43,200	86,400	50.00%	520,800	RV
Industrial	0						NC
Residential	0						NC
Utility	6,213,600	4	1,814,700	3,629,400	50.00%	12,427,200	RV
TOTAL - PERSONAL	6,474,000	7				12,948,000	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Green Lake Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	601,400	1	601,400	1,236,962	48.62%	1,236,962	AS
Stratified							
Total							
Commercial	28,975,800	11			45.88%	63,155,623	SS
Stratified							
Total							
Industrial	2,067,500	5	1,434,400	3,030,921	47.33%	4,368,265	AS
Stratified	3,065,000	1	3,065,000	5,738,597		5,738,597	ST
Total	5,132,500	6	4,499,400	8,769,518	50.78%	10,106,862	
Residential	693,803,700	216			46.52%	1,491,409,501	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	728,513,400	234				1,565,908,948	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:
Agricultural was 100% studied and the Projected TCV should be the appraised value.
Industrial was stratified for parcel 07-012-024-04.

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Green Lake Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	3,766,100	19	545,900	1,091,800	50.00%	7,532,200	RV
Industrial	496,000	2	119,000	238,000	50.00%	992,000	RV
Residential	0						NC
Utility	17,370,000	2	183,100	366,200	50.00%	34,740,000	RV
TOTAL - PERSONAL	21,632,100	23				43,264,200	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Long Lake Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	12,237,200	10	2,824,600	6,468,556	43.67%	28,021,983	AS
Stratified							
Total							
Commercial	37,598,300	13	5,097,300	11,305,572	45.09%	83,385,008	AS
Stratified							
Total							
Industrial	1,447,300	3	1,447,300	3,352,754	43.17%	3,352,754	AS
Stratified							
Total							
Residential	1,267,547,100	300			46.96%	2,699,205,920	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	1,318,829,900	326				2,813,965,665	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation: Industrial was 100% studied and the Projected TCV should be the appraised value.

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Long Lake Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	3,431,200	15	97,700	195,400	50.00%	6,862,400	RV
Industrial	0						NC
Residential	0						NC
Utility	9,396,800	4	3,854,300	7,708,600	50.00%	18,793,600	RV
TOTAL - PERSONAL	12,828,000	19				25,656,000	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Mayfield Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	22,871,100	22	3,389,100	6,805,958	49.80%	45,925,904	AS
Stratified							AS
Total							
Commercial	10,889,600	10	1,392,000	2,890,991	48.15%	22,615,992	AS
Stratified							
Total							
Industrial	175,600	4	129,800	275,185	47.17%	372,271	AS
Stratified							
Total							
Residential	115,894,900	39			46.19%	250,909,071	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	149,831,200	75				319,823,238	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Mayfield Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	613,800	5			50.00%	1,227,600	RV
Industrial	0						NC
Residential	0						NC
Utility	5,002,200	4	194,300	388,600	50.00%	10,004,400	RV
TOTAL - PERSONAL	5,616,000	9				11,232,000	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Paradise Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	10,884,100	16	2,626,400	4,980,066	52.74%	20,637,277	AS
Stratified							
Total							
Commercial	14,974,400	12	1,468,700	3,091,364	47.51%	31,518,417	AS
Stratified							
Total							
Industrial	155,500	4	155,500	323,908	48.01%	323,908	AS
Stratified							
Total							
Residential	301,900,700	172			45.93%	657,306,118	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	327,914,700	204				709,785,720	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation: Industrial was 100% studied and the Projected TCV should be the appraised value.

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Paradise Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	2,181,600	4	682,700	1,365,400	50.00%	4,363,200	RV
Industrial	0						NC
Residential	0						NC
Utility	13,695,500	5	1,963,500	3,927,000	50.00%	27,391,000	
TOTAL - PERSONAL	15,877,100	9				31,754,200	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Peninsula Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	72,314,600	32	10,050,400	20,148,887	49.88%	144,977,145	AS
Stratified							
Total							
Commercial	37,178,100	8	6,630,700	14,309,091	46.34%	80,228,960	AS
Stratified							
Total							
Industrial	536,400	2	536,400	1,287,284	41.67%	1,287,284	AS
Stratified							
Total							
Residential	1,827,157,600	230			46.99%	3,888,396,680	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	1,937,186,700	272				4,114,890,069	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation: Industrial was 100% studied and the Projected TCV should be the appraised value.

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Peninsula Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	3,319,400	10	142,200	284,400	50.00%	6,638,800	RV
Industrial	30,800				50.00%	61,600	NC
Residential	26,400	1	26,400	52,800	50.00%	52,800	RV
Utility	13,067,900	1	7,912,700	15,825,400	50.00%	26,135,800	RV
TOTAL - PERSONAL	16,444,500	12				32,889,000	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Union Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural							NC
Stratified							
Total							
Commercial	869,300	3	869,300	1,909,536	45.52%	1,909,710	AS
Stratified							
Total							
Industrial	30,200	4	30,200	67,128	44.99%	67,126	AS
Stratified							
Total							
Residential	66,214,500	16			46.61%	142,060,717	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	67,114,000	23				144,037,553	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Union Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	0	3			50.00%	0	RV
Industrial	0						NC
Residential	0						NC
Utility	1,969,300	2	54,900	109,800	50.00%	3,938,600	RV
TOTAL - PERSONAL	1,969,300	5				3,938,600	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Whitewater Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural	19,270,100	14	3,632,300	7,436,733	48.84%	39,455,569	AS
Stratified							
Total							
Commercial	11,926,900	6	1,720,100	3,671,728	46.85%	25,457,631	AS
Stratified							
Total							
Industrial	3,703,700	4	2,366,500	5,140,878	46.03%	8,046,274	AS
Stratified							
Total							
Residential	523,541,100	101			48.11%	1,088,216,795	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	558,441,800	125				1,161,176,269	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Whitewater Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	674,300	5			50.00%	1,348,600	RV
Industrial	209,100	1			50.00%	418,200	RV
Residential	0						NC
Utility	10,195,500	3	117,100	234,200	50.00%	20,391,000	RV
TOTAL - PERSONAL	11,078,900	9				22,157,800	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
603 (Rev. 04/25)

L-4018R

Analysis for Equalized Valuations - Real Property

County: Grand Traverse County		City or Township: Traverse City				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
Agricultural							NC
Stratified							
Total							
Commercial	736,679,100	46			45.55%	1,617,297,695	SS
Stratified							
Total							
Industrial	53,224,500	4	4,798,100	9,817,020	48.88%	108,888,093	AS
Stratified							
Total							
Residential	1,560,446,100	576			48.41%	3,223,396,199	SS
Stratified							
Total							
Timber-Cutover							NC
Stratified							
Total							
Developmental							NC
Stratified							
Total							
TOTAL - REAL	2,350,349,700	626				4,949,581,987	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Michigan Department of Treasury
602 (Rev. 04/25)

L-4018P

Analysis for Equalized Valuations - Personal Property

County: Grand Traverse County		City or Township: Traverse City				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
Agricultural	0						NC
Commercial	34,763,500	67	1,350,600	2,701,200	50.00%	69,527,000	RV
Industrial	7,621,600	6			50.00%	15,243,200	RV
Residential	0						NC
Utility	9,629,200	2	3,463,800	6,927,600	50.00%	19,258,400	
TOTAL - PERSONAL	52,014,300	75				104,028,600	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

Agricultural Land Analysis
April 1, 2023 - March 31, 2025
Grand Traverse County

Calculation of Agricultural Land Values

Parcel #	Location	Sale Date	Class	Time Period	Terms of Sale	Instrument	Liber_Page	Other in Sale	Verified by	Adj Sale Price	Improved?	Imp RCNLD		Net Acres	Total Ac	Tillable Ac	Untillable Ac	ROW Ac	Price/Acre
11-109-004-01	Peninsula-Con	11/8/2024	102	1 year	Arms' Length	WD	2024R-13962		DEED	$165,000	Vacant			9.61	9.66	7.21	2.40	0.050	$17,173
11-109-004-05	Peninsula-Con	10/25/2024	102	1 year	Arms' Length	LC	2024R-13582		DEED	$235,000	Vacant			14.39	14.89	14.39	0.00	0.500	$16,331
11-133-027-00	Peninsula-Con	7/23/2024	102	1 year	Arms' Length	WD	2024R-09134		DEED	$540,000	Vacant			35.11	36.11	28.47	6.63	1.000	$15,382
11-103-004-56	Peninsula-Con	8/16/2024	102	1 year	Arms' Length	WD	2024R-10165		DEED	$600,000	Vacant			32.31	34.81	29.34	2.98	2.500	$18,570
TOTAL									**TOTAL**	**$1,540,000**				**91.42**	**95.47**	**79.41**	**12.01**	**4.050**	**$16,846**
11-110-021-00	Peninsula	5/10/2024	101	1 year	Arms' Length	WD	2024R-06329		DEED	$1,149,750	Improved	$36,723		31.99	33.03	31.13	0.87	1.038	$22,986
TOTAL									**TOTAL**	**$1,149,750**				**31.99**	**33.03**	**31.13**	**0.87**	**1.038**	**$22,986**
01-225-004-02	NE Tier	12/15/2023	402	2 year	Arms' Length	WD	2023R-15206		DEED	$285,000	Vacant			19.75	20.25	2.50	17.25	0.500	$14,429
01-101-015-00	NE Tier	6/30/2023	401	2 year	Arms' Length	PTA	2023R-07860		PTA	$180,000	Improved	$7,607		13.91	13.91	13.91	0.00	0.000	$12,390
13-004-022-10	NE Tier	1/5/2024	402	2 year	Arms' Length	WD	2024R-00314		DEED	$200,000	Vacant			16.66	17.53	4.00	12.66	0.870	$12,005
13-003-021-60	NE Tier	2/21/2024	402	2 year	Arms' Length	WD	2024R-02003	13-003-023-22, 13-002-015-30, 13-003-027-00	DEED	$720,000	Vacant			87.92	88.00	5.00	83.00	0.080	$8,189
13-127-026-03	NE Tier	9/12/2023	102	2 year	Arms' Length	PTA	2023R-11278		DEED	$350,000	Vacant			24.19	25.79	24.19	0.00	1.600	$14,469
TOTAL									**TOTAL**	**$1,735,000**				**162.44**	**165.49**	**49.60**	**112.91**	**3.050**	**$10,634**
03-106-001-30	Central Tier	1/14/2024	102	2 year	Arms' Length	WD	2024R-01942		DEED	$90,000	Vacant			10.95	11.18	10.95	0.00	0.235	$8,222
07-018-012-03	Central Tier	11/30/2023	402	2 year	Arms' Length	WD	2023R-14975		DEED	$100,000	Vacant			12.45	12.83	9.45	3.00	0.380	$8,032
03-231-009-20	Central Tier	11/15/2024	102	1 year	Arms' Length	WD	2024R-14320		DEED	$1,004,296	Vacant			105.81	106.70	76.04	29.77	0.891	$9,492
03-231-013-00	Central Tier	2/3/2025	102	1 year	Arms' Length	WD	2025R-01511		DEED	$375,000	Vacant			40.30	40.30	37.90	2.40	0.000	$9,305
03-233-018-00	Central Tier	11/3/2023	Both	2 year	Arms' Length	WD	2023R-13658	03-233-14-15 & 03-233-14-20	DEED	$575,000	Both	$120,646		30.89	33.64	26.60	4.30	2.750	$14,709
08-002-002-00	Central Tier	11/25/2024	102	1 year	Arms' Length	WD	2024R-14776		DEED	$529,000	Vacant			39.84	39.84	33.14	6.70	0.000	$13,278
08-010-022-02	Central Tier	3/28/2025	101	1 year	Arms' Length	WD	2025R-03614		DEED	$1,200,000	Improved	$296,875		77.59	77.59	77.59	0.00	0.000	$11,640
08-014-001-00	Central Tier	2/8/2024	102	2 year	Arms' Length	WD	2024R-01622		DEED	$560,000	Vacant			37.11	37.11	37.11	0.00	0.000	$15,090
TOTAL									**TOTAL**	**$4,433,296**				**354.93**	**359.19**	**308.77**	**46.16**	**4.256**	**$11,314**
10-030-009-02	South Tier	10/25/2024	101	1 year	Arms' Length	WD	2024R-15269		DEED	$550,000	Improved	$214,448		104.86	105.86	85.56	19.30	1.000	$3,200
09-002-013-00	South Tier	3/6/2023	101	1 year	Arms' Length	WD	2023R-02520		DEED	$650,000	Improved	$263,961		78.47	79.33	55.59	22.88	0.860	$4,920
06-028-016-00	South Tier	3/21/2025	102	1 year	Arms' Length	WD	2025R-03537		DEED	$44,000	Vacant			11.48	11.48	11.48	0.00	0.000	$3,834
TOTAL									**TOTAL**	**$1,244,000**				**194.81**	**196.67**	**152.63**	**42.18**	**1.860**	**$3,930**

Determination 2025-2026		Untillable	Tillable
Peninsula Con		$16,800	$16,800
Peninsula		$23,000	$23,000
NE Tier Con		$7,400	$7,400
NE Tier		$10,600	$10,600
Central Tier		$11,300	$11,300
South Tier		$3,900	$3,900

Legend
- Roads
- 2025 Ag Parcels

CLASS, IMPROVED/VACANT
- Agricultural,Improved
- Agricultural,Vacant
- Residential,Improved
- Residential,Vacant
- Qualified Ag 2025

0 1 2 4 6 8 Miles

N W E S

11-103-004-56 08/16/2024 $600,000 $18,570/Acre
11-109-004-01 11/08/2024 $165,000 $17,173/Acre
11-110-021-00 05/10/2024 $1,149,750 $22,986/Acre
11-109-004-05 10/25/2024 $235,000 $16,331/Acre
11-133-027-00 07/23/2024 $540,000 $15,382/Acre
01-225-004-02 12/15/2023 $285,000 $14,429/Acre
13-127-026-03 9/12/2023 $350,000 $14,469/Acre
13-003-021-60 2/21/2024 $720,000 $8,189/Acre Included 13-003-023-22
13-003-023-22
13-003-027-00
13-002-015-30
01-101-015-00 6/30/2023 $180,000 $12,390/Acre
13-004-022-10 1/5/2024 $200,000 $11,409/Acre
08-002-002-00 11/25/2024 $529,000 $13,278/Acre
08-010-022-02 03/28/2025 $1,200,000 $11,640/Acre
08-014-001-00 02/08/2024 $560,000 $15,090/Acre
03-231-009-20 11/15/2024 $1,004,296 $9,492/Acre
03-231-013-00 02/03/2025 $375,000 $9,305/Acre
03-233-014-15
03-233-014-20
03-233-018-00 11/03/2023 $575,000 $14,709/Acre Including 014-15 & 014-20
03-106-001-30 01/14/2024 $90,000 $8,222/Acre
07-018-012-04 11/30/2023 $100,000 $7,794/Acre
09-002-013-00 03/06/2023 $650,000 $4,920/Acre
10-030-009-02 10/25/2024 $550,000 $3,200/Acre
06-028-016-00 03/21/2025 $44,000 $3,834/Acre

Neighborhoods Used: A2526 - AG - 2025 FOR 2026

8660 NORTH LONG LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-010-022-02	03/28/2025	A2526 101	1,200,000	901,361

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	62	262,582	235,961	1.113

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	36057	32401	1.113



7322 FRYZELKA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-023-013-00	11/01/2024	A2526 401	875,000	173,770

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	85	679,598	475,550	1.429

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	21632	15137	1.429



10746 BLACKMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
10-030-009-02	10/25/2024	A2526 101	550,000	408,962

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	141038	225472	0.626



14588 PENINSULA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-122-012-55	10/11/2024	A2526 401	2,750,000	1,406,042

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	83	1,281,974	1,196,626	1.071

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	61984	57857	1.071

!!MULTI-PARCEL SALE!!



4405 NORTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-029-006-30	12/27/2023	A2526 401	250,000	118,294

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MODULAR	47	34,690	47,523	0.730

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	97016	132906	0.730



7067 E M 113

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04-005-005-04	12/22/2023	A2526 401	245,000	47,295

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	72	197,705	157,255	1.257



8188 E SPARLING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04-016-003-01	09/29/2023	A2526 401	535,000	239,897

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77	250,396	218,562	1.146

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	44707	39023	1.146



Neighborhoods Used: A2526 - AG - 2025 FOR 2026

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
1+ STORY	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
1-1/2 STORY	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
1-1/4 STORY	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
1-3/4 STORY	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
2 STORY	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
BI-LEVEL	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
LOG HOME	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
MOBILE	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
MODULAR	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
TRI-LEVEL	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954
	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954	2,283,954

Total Single Family Costs by Manual : 2,283,954
Total Mobile Home Costs by Manual : 47,523
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 502,796
Total Commercial Costs by Manual : 0

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
1+ STORY	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
1-1/2 STORY	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
1-1/4 STORY	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
1-3/4 STORY	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
2 STORY	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
BI-LEVEL	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
LOG HOME	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
MOBILE	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
MODULAR	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
TRI-LEVEL	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255
	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255	2,672,255

Total Single Family Sale Residual Values : 2,672,255
Total Mobile Home Sale Residual Values : 34,690
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 402,434
Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
7	0	11.80	14.97	1.017	1.053	1.113
After Application of E.C.F.s		5.26	7.12	0.989		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
1+ STORY	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
1-1/2 STORY	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
1-1/4 STORY	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
1-3/4 STORY	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
2 STORY	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
BI-LEVEL	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
LOG HOME	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
MOBILE	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
MODULAR	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
TRI-LEVEL	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)
	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)	1.170(5)

Single Family E.C.F. : 1.170 (5)
Mobile Home E.C.F. : 0.730 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.800 (6)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: All
Analyze by Style:

Neighborhoods Used: A2526 - AG - 2025 FOR 2026

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): A2526 - AG - 2025 FOR 2026

Max # of Res. Buildings:	10	Minimum E.C.F. (Residential):	0.50
		Maximum E.C.F. (Residential):	2.50
Max # of Ag. Buildings:	30	Minimum E.C.F. (Agricultural):	0.50
		Maximum E.C.F. (Agricultural):	2.50
Max # of C/I Buildings:	30	Minimum E.C.F. (Commercial):	0.50
		Maximum E.C.F. (Commercial):	2.50

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale $
01-103-034-00	5644 US 31 NORTH	09/30/24	QC	03-ARM'S LENGTH	$585,993
01-585-007-00	EAST RAILWAY COMMONS	09/12/23	WD	19-MULTI PARCEL ARM'S LENGTH	$330,000
02-009-022-20	S M 37	07/11/23	WD	03-ARM'S LENGTH	$250,000
02-016-010-04	VANCE RD	07/19/24	WD	03-ARM'S LENGTH	$72,500
02-016-010-05	VANCE RD	07/19/24	WD	03-ARM'S LENGTH	$72,500
02-225-045-00	4162 VILLAGE PARK DR	06/29/23	WD	03-ARM'S LENGTH	$200,000
02-225-054-00	571 W COMMERCE DR	06/13/23	WD	03-ARM'S LENGTH	$117,850
02-335-001-00	1873 PERRYS LOOP	11/03/23	WD	03-ARM'S LENGTH	$42,000
03-218-014-10	3172 COHO	03/18/25	WD	03-ARM'S LENGTH	$1,300,000
03-220-038-10	E HAMMOND	03/07/24	WD	03-ARM'S LENGTH	$365,000
05-007-021-00	LONE TREE RD	03/21/25	WD	19-MULTI PARCEL ARM'S LENGTH	$680,000
05-016-016-95	N US 31 SOUTH	09/15/23	WD	03-ARM'S LENGTH	$290,000
05-023-042-60	2051 N GARFIELD RD	03/11/24	CD	03-ARM'S LENGTH	$875,000
07-017-015-00	10965 US HIGHWAY 31	08/10/23	WD	03-ARM'S LENGTH	$196,000
07-140-061-00	J MADDY PKWY	11/20/24	WD	03-ARM'S LENGTH	$58,000
09-004-009-02	6193 S M 37	03/14/24	WD	03-ARM'S LENGTH	$225,000
09-004-009-04	S M 37	11/14/24	WD	03-ARM'S LENGTH	$150,000
09-004-009-05	S M 37	09/06/24	WD	19-MULTI PARCEL ARM'S LENGTH	$250,000
09-005-013-01	S M 37	09/27/24	WD	03-ARM'S LENGTH	$320,000
51-110-047-01	1349 S DIVISION	07/11/24	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000
51-111-120-10	1018 E EIGHTH	02/21/25	WD	03-ARM'S LENGTH	$265,000
		Totals:			**$6,694,843**

Net Acreage	Class	Other Parcels in Sale	Per Sq Ft	
3.50	202		$3.84	
3.99	202	01-585-008-00, 01-585-009-00	$1.90	
2.56	202		$2.24	
1.08	202		$1.54	
1.08	202		$1.54	$1.84
2.10	202		$2.18	
1.55	202		$1.74	
0.67	202		$1.43	
2.00	202		$14.94	
6.38	202		$1.31	
19.69	202	05-008-022-02	$0.79	
1.26	202		$5.28	
14.70	202		$1.37	
7.58	202		$0.59	
0.74	202		$1.79	
20.28	202		$0.25	
6.22	202		$0.55	$0.42
12.40	202	09-004-009-06	$0.46	
12.69	202		$0.58	
4.37	202	51-109-001-40	$0.26	
0.36	202		$16.90	
125.21				
5.96				

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, MED - COMMERCIAL - MEDICAL OFFICES - NO LONGER USED, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, AG - RES PARCELS FOR ECF, GOLF - COMMERCIAL - GOLF COURSE

2620 J MADDY PKWY

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
07-016-032-10	03/28/2025 RET	201	133,000	32,539

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	100461	43480	2.311



203 E STATE ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-070-020-00	02/28/2025 REST	201	620,000	36,302

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	583698	207651	2.811



305 US 31 SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-004-014-00	12/19/2024 RET	201	520,000	262,500

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	257500	174056	1.479



6763 E M 72 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-535-006-00	12/01/2024 STG	207	65,000	12,348

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	52652	46956	1.121



3870 E DUCK LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-023-020-00	11/26/2024 COMM	201	2,000,000	1,215,168

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	784832	701193	1.119



7270 NORTH LONG LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-011-023-11	07/01/2024 COMM	201	1,300,000	200,955

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1099045	918472	1.197



2160 TONAWANDA RD UNIT B1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-848-004-01	06/14/2024 STG	401	37,700	15,290

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	22410	36417	0.615



6186 SOUTH RAILWAY COMMONS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-585-014-00	06/12/2024 COMM	201	375,000	92,597

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	282403	224248	1.259



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, MED - COMMERCIAL - MEDICAL OFFICES - NO LONGER USED, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, AG - RES PARCELS FOR ECF, GOLF - COMMERCIAL - GOLF COURSE

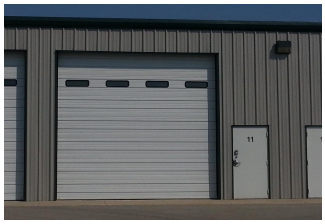
11303 US HIGHWAY 31

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-018-007-20	05/22/2024 REST	201	300,000	81,206
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	218794	225587	0.970	



5850 SHUGART LN #11

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-852-011-00	05/13/2024 STG	207	130,000	9,780
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	120220	95640	1.257	



7155 SCOTCHWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-330-014-00	04/23/2024 RET	201	1,100,000	110,652
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	989348	518576	1.908	



2700 TOWNLINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-219-013-00	04/01/2024 COMM	201	710,000	339,937
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	56103	36802	1.524	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	313960	205948	1.524	



8227 OLD M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-133-021-00	04/01/2024 RET	201	80,000	38,937
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	41063	67816	0.606	



9672 US HIGHWAY 31

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-770-006-00	03/26/2024 RET	201	520,000	71,900
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	448100	430928	1.040	



113 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-060-024-00	03/18/2024 OFC	201	230,720	17,250
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	213470	144922	1.473	



916 US 31 SOUTH

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
02-005-060-42	01/31/2024 RET	201	550,000	361,858
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	188142	438896	0.429	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, MED - COMMERCIAL - MEDICAL OFFICES - NO LONGER USED, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, AG - RES PARCELS FOR ECF, GOLF - COMMERCIAL - GOLF COURSE

3593 BUNKER HILL RD

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
01-103-056-10	12/15/2023 REST	201	1,000,000	113,142

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	886858	415481	2.135



2464 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-017-005-00	12/15/2023 OFC	201	420,000	122,535

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	297465	405050	0.734



120 S BROWNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-050-086-00	11/30/2023 RET	201	208,221	6,684

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	201537	231283	0.871



2160 TONAWANDA RD UNIT C3

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-848-001-03	10/20/2023 STG	401	55,000	23,130

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	31870	51256	0.622



6763 E M 72 13

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-535-013-00	10/12/2023 STG	207	61,000	12,168

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	48832	54515	0.896



1400 MCGREGOR WAY UNIT 5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-105-005-00	09/29/2023 STG	201	80,000	50,000

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	30000	42847	0.700



1015 NOTEWARE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-220-030-20	08/30/2023 OFC	201	475,000	133,294

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	341706	322194	1.061



4912 S GARFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
10-128-017-10	07/20/2023 COMM	201	300,000	212,529

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	87471	119668	0.731



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, MED - COMMERCIAL - MEDICAL OFFICES - NO LONGER USED, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, AG - RES PARCELS FOR ECF, GOLF - COMMERCIAL - GOLF COURSE

1899 ROGERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-010-006-00	04/26/2023 RET	201	660,000	136,859

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	523141	415088	1.260



9440 US 31 NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-213-014-00	04/14/2023 RET	201	150,000	55,140

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	94860	136720	0.694



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, MED - COMMERCIAL - MEDICAL OFFICES - NO LONGER USED, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, AG - RES PARCELS FOR ECF, GOLF - COMMERCIAL - GOLF COURSE

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 36,802
Total Commercial Costs by Manual : 5,569,380

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 56,103
Total Commercial Sale Residual Values : 6,500,679

<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
22	4	18.66	21.84	1.118	1.186	1.090
After Application of E.C.F.s		18.27	21.39	1.127		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.524 (1)
Commercial E.C.F. : 1.167 (22)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2023

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, MED - COMMERCIAL - MEDICAL OFFICES - NO LONGER USED, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, AG - RES PARCELS FOR ECF, GOLF - COMMERCIAL - GOLF COURSE

Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, MED - COMMERCIAL - MEDICAL OFFICES - NO LONGER USED, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, AG - RES PARCELS FOR ECF, GOLF - COMMERCIAL - GOLF COURSE

Max # of Res. Buildings:	10	Minimum E.C.F. (Residential):	0.50
		Maximum E.C.F. (Residential):	2.00
Max # of Ag. Buildings:	30	Minimum E.C.F. (Agricultural):	0.50
		Maximum E.C.F. (Agricultural):	2.00
Max # of C/I Buildings:	30	Minimum E.C.F. (Commercial):	0.50
		Maximum E.C.F. (Commercial):	2.00

Neighborhoods Used: OFC - COMMERCIAL - OFFICE

113 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-060-024-00	03/18/2024 OFC	201	230,720	17,250
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	213470	144922	1.473	



2464 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-017-005-00	12/15/2023 OFC	201	420,000	122,535
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	297465	405050	0.734	



1015 NOTEWARE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-220-030-20	08/30/2023 OFC	201	475,000	133,294
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	341706	322194	1.061	



Neighborhoods Used: OFC - COMMERCIAL - OFFICE

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 872,167

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 852,641

<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
3	0	19.23	23.29	0.956	1.089	1.061
After Application of E.C.F.s		19.28	23.36	0.956		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 0.978 (3)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:

Neighborhoods Used: OFC - COMMERCIAL - OFFICE

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): OFC - COMMERCIAL - OFFICE

Max # of Res. Buildings:	10	Minimum E.C.F. (Residential):	0.50
		Maximum E.C.F. (Residential):	2.00
Max # of Ag. Buildings:	30	Minimum E.C.F. (Agricultural):	0.50
		Maximum E.C.F. (Agricultural):	2.00
Max # of C/I Buildings:	30	Minimum E.C.F. (Commercial):	0.50
		Maximum E.C.F. (Commercial):	2.00

Neighborhoods Used: COMM - COMMERCIAL - OTHER

3870 E DUCK LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-023-020-00	11/26/2024 COMM	201	2,000,000	1,215,168

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	784832	701193	1.119



7270 NORTH LONG LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-011-023-11	07/01/2024 COMM	201	1,300,000	200,955

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	1099045	918472	1.197



6186 SOUTH RAILWAY COMMONS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-585-014-00	06/12/2024 COMM	201	375,000	92,597

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	282403	224248	1.259



2700 TOWNLINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-219-013-00	04/01/2024 COMM	201	710,000	339,937

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	56103	36802	1.524
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	313960	205948	1.524



4912 S GARFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
10-128-017-10	07/20/2023 COMM	201	300,000	212,529

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	87471	119668	0.731



Neighborhoods Used: COMM - COMMERCIAL - OTHER

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 36,802
Total Commercial Costs by Manual : 2,169,529

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 56,103
Total Commercial Sale Residual Values : 2,567,711

<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
5	0	9.29	13.06	1.008	1.166	1.197
After Application of E.C.F.s		7.01	9.53	1.010		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.524 (1)
Commercial E.C.F. : 1.184 (5)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:

Neighborhoods Used: COMM - COMMERCIAL - OTHER

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): COMM - COMMERCIAL - OTHER

Max # of Res. Buildings:	10	Minimum E.C.F. (Residential):	0.50
		Maximum E.C.F. (Residential):	2.00
Max # of Ag. Buildings:	30	Minimum E.C.F. (Agricultural):	0.50
		Maximum E.C.F. (Agricultural):	2.00
Max # of C/I Buildings:	30	Minimum E.C.F. (Commercial):	0.50
		Maximum E.C.F. (Commercial):	2.00

Neighborhoods Used: REST - COMMERCIAL - RESTAURANTS

203 E STATE ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-070-020-00	02/28/2025 REST	201	620,000	36,302
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	583698	207651	2.811	



11303 US HIGHWAY 31

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-018-007-20	05/22/2024 REST	201	300,000	81,206
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	218794	225587	0.970	



3593 BUNKER HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-103-056-10	12/15/2023 REST	201	1,000,000	113,142
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	886858	415481	2.135	



Neighborhoods Used: REST - COMMERCIAL - RESTAURANTS

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 641,068

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 1,105,652

<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
2	1	24.15	45.04	1.207	1.972	2.135
After Application of E.C.F.s		23.54	43.53	1.199		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.725 (2)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:

Neighborhoods Used: REST - COMMERCIAL - RESTAURANTS

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): REST - COMMERCIAL - RESTAURANTS

Max # of Res. Buildings:	10	Minimum E.C.F. (Residential):	0.50
		Maximum E.C.F. (Residential):	2.50
Max # of Ag. Buildings:	30	Minimum E.C.F. (Agricultural):	0.50
		Maximum E.C.F. (Agricultural):	2.50
Max # of C/I Buildings:	30	Minimum E.C.F. (Commercial):	0.50
		Maximum E.C.F. (Commercial):	2.50

Neighborhoods Used: RET - COMMERCIAL - RETAIL

2620 J MADDY PKWY

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
07-016-032-10	03/28/2025 RET	201	133,000	32,539
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	100461	43480	2.311	



305 US 31 SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-004-014-00	12/19/2024 RET	201	520,000	262,500
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	257500	174056	1.479	



7155 SCOTCHWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-330-014-00	04/23/2024 RET	201	1,100,000	110,652
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	989348	518576	1.908	



8227 OLD M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-133-021-00	04/01/2024 RET	201	80,000	38,937
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	41063	67816	0.606	



9672 US HIGHWAY 31

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-770-006-00	03/26/2024 RET	201	520,000	71,900
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	448100	430928	1.040	



916 US 31 SOUTH

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
02-005-060-42	01/31/2024 RET	201	550,000	361,858
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	188142	438896	0.429	



120 S BROWNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-050-086-00	11/30/2023 RET	201	208,221	6,684
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	201537	231283	0.871	



1899 ROGERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-010-006-00	04/26/2023 RET	201	660,000	136,859
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	523141	415088	1.260	



Neighborhoods Used: RET - COMMERCIAL - RETAIL

9440 US 31 NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-213-014-00	04/14/2023 RET	201	150,000	55,140

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	94860	136720	0.694



Neighborhoods Used: RET - COMMERCIAL - RETAIL

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 1,974,466

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 2,555,549

<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
7	2	22.29	25.53	1.214	1.178	1.040
After Application of E.C.F.s		22.78	25.72	1.212		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.294 (7)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:

Neighborhoods Used: RET - COMMERCIAL - RETAIL

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): RET - COMMERCIAL - RETAIL

Max # of Res. Buildings:	10	Minimum E.C.F. (Residential):	0.50
		Maximum E.C.F. (Residential):	2.00
Max # of Ag. Buildings:	30	Minimum E.C.F. (Agricultural):	0.50
		Maximum E.C.F. (Agricultural):	2.00
Max # of C/I Buildings:	30	Minimum E.C.F. (Commercial):	0.50
		Maximum E.C.F. (Commercial):	2.00

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS

6763 E M 72 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-535-006-00	12/01/2024 STG	207	65,000	12,348
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	52652	46956	1.121	



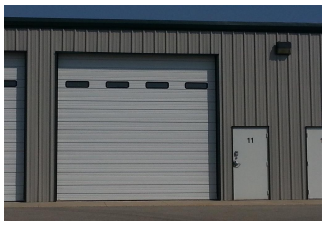
2160 TONAWANDA RD UNIT B1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-848-004-01	06/14/2024 STG	401	37,700	15,290
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	22410	36417	0.615	



5850 SHUGART LN #11

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-852-011-00	05/13/2024 STG	207	130,000	9,780
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	120220	95640	1.257	



2160 TONAWANDA RD UNIT C3

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-848-001-03	10/20/2023 STG	401	55,000	23,130
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	31870	51256	0.622	



6763 E M 72 13

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-535-013-00	10/12/2023 STG	207	61,000	12,168
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	48832	54515	0.896	



1400 MCGREGOR WAY UNIT 5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-105-005-00	09/29/2023 STG	201	80,000	50,000
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	30000	42847	0.700	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 327,631

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 305,984

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
6	0	15.34	18.98	1.063	0.869	0.798
After Application of E.C.F.s		15.74	19.88	1.064		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 0.934 (6)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): STG - COMMERCIAL - STORAGE CONDOS

Max # of Res. Buildings:	10	Minimum E.C.F. (Residential):	0.50
		Maximum E.C.F. (Residential):	2.00
Max # of Ag. Buildings:	30	Minimum E.C.F. (Agricultural):	0.50
		Maximum E.C.F. (Agricultural):	2.00
Max # of C/I Buildings:	30	Minimum E.C.F. (Commercial):	0.50
		Maximum E.C.F. (Commercial):	2.00

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
05-015-002-00	3680 CASS RD	07/03/24	WD	03-ARM'S LENGTH	$4,860,000	$1,281,200	26.36
05-148-005-00	1746 KEANE DR	09/25/23	WD	03-ARM'S LENGTH	$580,000	$337,500	58.19
05-148-025-00	839 HUGHES DR	04/19/24	WD	03-ARM'S LENGTH	$1,491,239	$608,800	40.83
05-148-028-00	983 HUGHES DR	03/29/24	CD	03-ARM'S LENGTH	$925,000	$350,500	37.89
08-002-001-10	6806 EAST TRAVERSE HWY	07/25/23	WD	03-ARM'S LENGTH	$1,121,500	$249,000	22.20
51-851-053-01	2485 AERO PARK	04/17/23	WD	03-ARM'S LENGTH	$4,500,000	$2,298,400	51.08
		Totals:			**$13,477,739**	**$5,125,400**	
						Sale. Ratio =>	**38.03**
						Std. Dev. =>	**13.85**

VACANT

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
03-524-012-10	880 INDUSTRIAL	05/24/24	WD	03-ARM'S LENGTH	$190,000	$74,100	39.00
51-850-025-00	2890 AERO PARK	08/12/24	WD	03-ARM'S LENGTH	$320,000	$172,400	53.88
		Totals:			**$510,000**	**$246,500**	
						Sale. Ratio =>	**48.33**
						Std. Dev. =>	**10.52**

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
$4,893,812	$825,017	$858,829	6.57	$125,535	$2.88	IND	2024R-08232	INDUSTRIAL
$609,175	$173,379	$202,554	1.57	$110,432	$2.54	IND	2023R-12005	INDUSTRIAL
$1,275,232	$601,067	$385,060	2.95	$203,959	$4.68	INDTC	2024R-04848	INDUSTRIAL
$940,817	$172,843	$188,660	1.44	$119,697	$2.75	IND	2024R-04352	INDUSTRIAL
$892,858	$399,484	$170,842	3.92	$101,857	$3.21 $2.34	IND	2023R-08785	INDUSTRIAL
$4,159,976	$1,443,910	$1,103,886	5.79	$249,294	$5.72	IND	2023R-04657	INDUSTRIAL
$12,771,870	**$3,615,700**	**$2,909,831**	**22.25**					
		Average per FF=>	**Average per Net Acre=>**	**Average per SqFt=>**	**$3.73**			

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
$205,277	$190,000	$205,277	1.89	$100,796	$2.31		2024R-06903	
$355,232	$320,000	$355,232	2.33	$137,339	$3.15	IND	2024R-09753	INDUSTRIAL
$560,509	**$510,000**	**$560,509**	**4.22**					
		Average per FF=>	**Average per Net Acre=>**	**Average per SqFt=>**	**$2.78**			

Use Code	Class
	301
	301
	301
	301
	301
PARKING LOTS	301

Class
307
302

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-524-012-10	880 INDUSTRIAL	05/24/24	WD	03-ARM'S LENGTH	$190,000	$74,100	39.00	$205,277
51-850-025-00	2890 AERO PARK	08/12/24	WD	03-ARM'S LENGTH	$320,000	$172,400	53.88	$355,232
		Totals:			**$510,000**	**$246,500**		**$560,509**
						Sale. Ratio =>	**48.33**	
						Std. Dev. =>	**10.52**	

Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Class
$190,000	$205,277	1.89	$100,796	$2.31		2024R-06903		307
$320,000	$355,232	2.33	$137,339	$3.15	IND	2024R-09753	INDUSTRIAL	302
$510,000	**$560,509**	**4.22**						
	Average per FF=>	**Average per Net Acre=>**	**Average per SqFt=>**	**$2.78**				

Neighborhoods Used: IND - INDUSTRIAL - COUNTY, INDTC - INDUSTRIAL - TC AND GARFIELD

3680 CASS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-015-002-00	07/03/2024 IND	301	4,860,000	1,025,970
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	3834030	3519419	1.089	



11455 US HIGHWAY 31

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-018-008-11	06/17/2024 IND	301	950,000	287,168
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	662832	818510	0.810	



839 HUGHES DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-148-025-00	04/19/2024 INDTC	301	1,491,239	385,060
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1106179	962348	1.149	



983 HUGHES DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-148-028-00	03/29/2024 IND	301	925,000	188,660
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	736340	684401	1.076	



1746 KEANE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-148-005-00	09/25/2023 IND	301	580,000	222,723
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	357277	351640	1.016	



6806 EAST TRAVERSE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-002-001-10	07/25/2023 IND	301	1,121,500	170,842
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	950658	656975	1.447	



2485 AERO PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
51-851-053-01	04/17/2023 IND	301	4,500,000	1,238,140
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	3261860	2658631	1.227	



Neighborhoods Used: IND - INDUSTRIAL - COUNTY, INDTC - INDUSTRIAL - TC AND GARFIELD

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 9,651,925

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 10,909,176

<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
7	0	9.02	12.79	1.024	1.116	1.089
After Application of E.C.F.s		8.89	12.69	1.023		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.130 (7)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:

Neighborhoods Used: IND - INDUSTRIAL - COUNTY, INDTC - INDUSTRIAL - TC AND GARFIELD

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): IND - INDUSTRIAL - COUNTY, INDTC - INDUSTRIAL - TC AND GARFIELD

Max # of Res. Buildings:	10	Minimum E.C.F. (Residential):	0.50
		Maximum E.C.F. (Residential):	2.50
Max # of Ag. Buildings:	30	Minimum E.C.F. (Agricultural):	0.50
		Maximum E.C.F. (Agricultural):	2.50
Max # of C/I Buildings:	30	Minimum E.C.F. (Commercial):	0.50
		Maximum E.C.F. (Commercial):	2.50

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Acme Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01-006-002-00	CHERRY COUNTRY FRUITWORKS LLC	102	199,500	391,608	50.94%
01-006-013-00	CHERRY COUNTRY FRUITWORKS LLC	102	70,000	155,770	44.94%
01-007-003-10	POLLISTER AMOS LLC	102	25,000	46,163	54.16%
01-008-009-03	CHERRY COUNTRY COVE LLC	102	186,700	391,458	47.69%
01-009-016-00	AMOS DORANCE M	102	93,600	194,001	48.25%
01-010-002-00	ENGLE KENNETH L & JANET C	101	251,800	605,206	41.61%
01-013-001-00	MIKOWSKI MARK A & KRIS A	101	151,400	304,419	49.73%
01-014-001-04	6980 BATES LLC	101	1,725,100	3,736,345	46.17%
01-014-004-12	TRAVERSE CITY HORSE SHOWS LLC	101	1,047,300	2,423,951	43.21%
01-014-005-20	FLINTFIELD'S HORSE PARK LLC	102	961,200	1,869,233	51.42%
01-014-007-04	FLINTFIELD'S HORSE PARK LLC	101	1,012,800	2,022,256	50.08%
01-223-010-00	CHERRIES R DA BERRIES LLC	101	181,000	350,213	51.68%
TOTALS	12 Study Parcels		5,905,400	12,490,623	47.28%

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	48.32	Median =	48.99	Maximum =	54.16	Minimum =	41.61

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.06232	(Coefficient of Dispersion)		= 0.06148	(Coefficient of Dispersion)
Average Squared Deviation	= 14.04910	(Variance)		= 14.53395	(Variance)
Square Root of Squared Deviation	= 3.74821	(Standard Deviation)		= 3.81234	(Standard Deviation)
Normalized Standard Deviation	= 0.07757	(Covariance)		= 0.07782	(Covariance)
2 Standard Deviation Range	(Low) = 40.82691			(Low) = 41.36532	
	(High) = 55.81976			(High) = 56.61468	

Price Related Differential (PRD): 1.02207 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	47.28%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Acme Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
01-014-012-00	CONSUMERS ENERGY	301	204,400	381,311	53.60%
01-014-015-00	CONSUMERS ENERGY	301	17,900	34,507	51.87%
01-014-021-00	WOLVERINE POWER SUPPLY COOP INC	301	43,900	85,295	51.47%
01-585-004-00	RAILWAY COMMONS LLC	301	281,900	575,389	48.99%
01-585-010-00	BATES ROAD LLC	301	553,200	1,176,133	47.04%

TOTALS	5	Study Parcels	1,101,300	2,252,635	48.89%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	50.59	Median =	51.47	Maximum =	53.60	Minimum =	47.04

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.04078	(Coefficient of Dispersion)		= 0.03668	(Coefficient of Dispersion)	
Average Squared Deviation	= 6.65883	(Variance)		= 7.61805	(Variance)	
Square Root of Squared Deviation	= 2.58047	(Standard Deviation)		= 2.76008	(Standard Deviation)	
Normalized Standard Deviation	= 0.05100	(Covariance)		= 0.05363	(Covariance)	
2 Standard Deviation Range	(Low) = 45.43306			(Low) = 45.94984		
	(High) = 55.75494			(High) = 56.99016		

Price Related Differential (PRD): 1.03485 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.89%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Blair Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
02-001-010-00	MCMANUS GEORGE A TRUST	102	282,500	675,514	41.82%
02-005-020-00	BRAKEL WILLIAM E & CATHERINE A	101	361,400	748,970	48.25%
02-012-001-01	MCMANUS GEORGE A JR TRUST &	102	387,500	906,170	42.76%
02-032-005-00	YOUKER DAVID W & DOROTHY M	102	117,000	215,670	54.25%
02-033-015-00	BHUYAN SHANTI	101	217,500	457,187	47.57%
02-033-015-10	CLOUS WILLIAM F & TONI L	102	74,100	148,200	50.00%
02-034-009-00	SCHMUCKAL FAMILY TRUST	101	429,800	865,624	49.65%

TOTALS	7	Study Parcels	1,869,800	4,017,335	46.54%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	47.76	Median =	48.25	Maximum =	54.25	Minimum =	41.82

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	=	0.06654	(Coefficient of Dispersion)	=	0.06440	(Coefficient of Dispersion)
Average Squared Deviation	=	18.54492	(Variance)	=	18.82832	(Variance)
Square Root of Squared Deviation	=	4.30638	(Standard Deviation)	=	4.33916	(Standard Deviation)
Normalized Standard Deviation	=	0.09017	(Covariance)	=	0.08993	(Covariance)
2 Standard Deviation Range	(Low) =	39.14438		(Low) =	39.57168	
	(High) =	56.36991		(High) =	56.92832	

Price Related Differential (PRD):	1.02615	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	46.54%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Blair Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
02-007-019-00	CHERRYLAND ELECTRIC COOP	301	1,760,300	3,728,496	47.21%
02-009-035-10	CONSUMERS ENERGY	302	201,200	431,698	46.61%
02-030-005-00	CONSUMERS ENERGY	302	109,400	230,808	47.40%
02-695-004-20	BERDEN INDUSTRIES LLC	301	1,045,800	2,212,773	47.26%
02-695-006-00	WERLY ROGER W TRUST	302	113,200	216,929	52.18%

TOTALS	5	Study Parcels	3,229,900	6,820,704	47.35%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	48.13	Median =	47.26	Maximum =	52.18	Minimum =	46.61

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.03364	(Coefficient of Dispersion)		= 0.02438	(Coefficient of Dispersion)	
Average Squared Deviation	= 5.21227	(Variance)		= 6.16275	(Variance)	
Square Root of Squared Deviation	= 2.28304	(Standard Deviation)		= 2.48249	(Standard Deviation)	
Normalized Standard Deviation	= 0.04743	(Covariance)		= 0.05253	(Covariance)	
2 Standard Deviation Range	(Low) = 43.56592			(Low) = 42.29502		
	(High) = 52.69808			(High) = 52.22498		

Price Related Differential (PRD): 1.01652 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	47.35%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	East Bay Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
03-106-009-11	OGRADY KYLE & KEVIN	101	564,000	1,311,075	43.02%
03-227-018-11	CZERWONKA GREGORY J & MICHELLE L	101	384,600	722,588	53.23%
03-228-011-00	GOFF DANIEL L & ROBERTA L	101	278,300	617,292	45.08%
03-229-001-10	GROLEAU PATRICIA C &	102	152,300	293,625	51.87%
03-231-009-20	COVERT DOUGLAS & JUANITA	102	398,100	878,290	45.33%
03-231-013-00	COVEN DOUGLAS & JUANITA	102	162,800	364,312	44.69%

TOTALS	6	Study Parcels	1,940,100	4,187,182	46.33%

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	47.20	Median =	45.21	Maximum =	53.23	Minimum =	43.02

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.07551	(Coefficient of Dispersion)		= 0.06503	(Coefficient of Dispersion)
Average Squared Deviation	= 17.98671	(Variance)		= 22.75476	(Variance)
Square Root of Squared Deviation	= 4.24107	(Standard Deviation)		= 4.77019	(Standard Deviation)
Normalized Standard Deviation	= 0.08985	(Covariance)		= 0.10551	(Covariance)
2 Standard Deviation Range	(Low) = 38.72119			(Low) = 35.66961	
	(High) = 55.68548			(High) = 54.75039	

Price Related Differential (PRD): 1.01885 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	46.33%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	East Bay Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
03-116-019-00	GRANT MARLENE D	201	309,300	649,044	47.65%
03-116-020-00	GRANT MARLENE D	201	97,300	210,990	46.12%
03-207-018-00	TILFORD SCOTT E & JUDITH A	201	169,200	396,533	42.67%
03-207-026-11	BBRK TRAVERSE LLC	201	4,123,000	8,443,013	48.83%
03-208-066-00	TRAVERSE CITY ONE LLC	201	756,600	1,690,295	44.76%
03-209-011-00	TBAYW LLC	202	129,400	280,000	46.21%
03-217-012-65	BRENCAP REAL ESTATE LLC	201	573,900	1,412,995	40.62%
03-218-006-02	FAST CASUAL LLC & CINDYBELLE LLC &	201	2,415,800	5,568,894	43.38%
03-218-009-10	DAVE LOOMBA MD INC	202	86,200	143,561	60.04%
03-218-017-21	FAST CASUAL ET. AL	202	196,000	391,844	50.02%
03-220-030-20	KORRECK VENTURES LLC	201	197,500	486,705	40.58%
03-230-006-00	ELMBROOK BAYVIEW TC LLC	202	64,600	147,485	43.80%
03-290-008-10	MCCLANAGAN THOMAS & KATHLEEN	201	92,900	173,561	53.53%
03-320-012-00	TBI HOSPITALITY LLC	201	915,800	1,964,902	46.61%
03-450-024-00	BLARNEY CASTLE OIL CO	201	186,500	379,397	49.16%
TOTALS		Study Parcels			

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	East Bay Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
03-759-000-50	GRAND BEACH RESORT PARTNERS LLC	201	5,995,700	11,388,159	52.65%
03-791-000-53	WUERFEL RESORTS INVESTMENTS LLC	202	410,800	841,441	48.82%
TOTALS	17 Study Parcels		16,720,500	34,568,819	48.37%

STATISTICS FOR THIS GROUP

Statistical Mean =	46.93	Median =	46.21	Maximum =	60.04	Minimum =	40.58

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.07852	(Coefficient of Dispersion)		= 0.07778	(Coefficient of Dispersion)	
Average Squared Deviation	= 25.76806	(Variance)		= 26.32658	(Variance)	
Square Root of Squared Deviation	= 5.07622	(Standard Deviation)		= 5.13094	(Standard Deviation)	
Normalized Standard Deviation	= 0.10816	(Covariance)		= 0.11104	(Covariance)	
2 Standard Deviation Range	(Low) = 36.77955			(Low) = 35.94811		
	(High) = 57.08445			(High) = 56.47189		

Price Related Differential (PRD): 1.01650 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.37%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	East Bay Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
03-018-006-00	CONSUMERS ENERGY	302	419,000	857,592	48.86%
03-217-004-25	MAXAL INTERNATIONAL INC	301	1,629,000	3,312,141	49.18%
03-523-001-00	CLEAN HOLDINGS LLC	307	106,800	226,054	47.25%
03-524-004-00	JT LAND CO LLC	307	58,900	149,879	39.30%
03-524-012-10	SVEC INVESTMENTS INC	307	74,100	205,277	36.10%
03-770-002-00	CONSUMERS ENERGY	301	19,500	40,491	48.16%
TOTALS	6 Study Parcels		2,307,300	4,791,434	48.15%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	44.81	Median =	47.71	Maximum =	49.18	Minimum =	36.10

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.10576	(Coefficient of Dispersion)		= 0.08227	(Coefficient of Dispersion)	
Average Squared Deviation	= 31.77994	(Variance)		= 41.88354	(Variance)	
Square Root of Squared Deviation	= 5.63737	(Standard Deviation)		= 6.47175	(Standard Deviation)	
Normalized Standard Deviation	= 0.12581	(Covariance)		= 0.13565	(Covariance)	
2 Standard Deviation Range	(Low) = 33.53359			(Low) = 34.76650		
	(High) = 56.08307			(High) = 60.65350		

Price Related Differential (PRD): 0.93060 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.15%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Fife Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
04-006-004-00	EVANS CURTIS & DEANNA	102	145,600	308,950	47.13%
04-007-001-00	SHORT DEBERA & EDWARD	101	386,300	735,175	52.55%
04-011-005-04	STEELE GORDON L & JANICE L	102	92,800	197,672	46.95%
04-019-002-02	WHIMS ROBERT	102	136,400	289,809	47.07%
04-036-010-00	DENNIS & BARBAR BRIDSON TRUST	101	246,200	523,807	47.00%

TOTALS	5	Study Parcels	1,007,300	2,055,413	49.01%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	48.14	Median =	47.07	Maximum =	52.55	Minimum =	46.95

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.03664	(Coefficient of Dispersion)		= 0.02435	(Coefficient of Dispersion)	
Average Squared Deviation	= 6.08220	(Variance)		= 7.51332	(Variance)	
Square Root of Squared Deviation	= 2.46621	(Standard Deviation)		= 2.74104	(Standard Deviation)	
Normalized Standard Deviation	= 0.05123	(Covariance)		= 0.05823	(Covariance)	
2 Standard Deviation Range	(Low) = 43.20758			(Low) = 41.58791		
	(High) = 53.07242			(High) = 52.55209		

Price Related Differential (PRD):	0.98225	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	49.01%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Fife Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
04-001-006-12	FIFE LAKE PROPERTIES LLC	201	436,100	946,100	46.09%
04-001-009-00	FIFE LAKE SELF STORAGE LLC	201	474,900	838,461	56.64%
04-002-013-01	FIFE LAKE SELF STORAGE LLC	201	390,900	720,586	54.25%
41-060-024-00	PRIME ERA REALTY LLC	201	83,100	192,754	43.11%
41-070-020-00	RIDE UP COLLECTIVE LLC	201	143,600	552,786	25.98%
41-070-069-10	BISHOP CATHY L & BRUCE D	201	79,400	146,599	54.16%

TOTALS	6	Study Parcels	1,608,000	3,397,286	47.33%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	46.71	Median =	50.13	Maximum =	56.64	Minimum =	25.98

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.17796	(Coefficient of Dispersion)		= 0.16580	(Coefficient of Dispersion)	
Average Squared Deviation	= 130.80723	(Variance)		= 144.88398	(Variance)	
Square Root of Squared Deviation	= 11.43710	(Standard Deviation)		= 12.03678	(Standard Deviation)	
Normalized Standard Deviation	= 0.24488	(Covariance)		= 0.24011	(Covariance)	
2 Standard Deviation Range	(Low) = 23.83080			(Low) = 26.05645		
	(High) = 69.57920			(High) = 74.20355		

Price Related Differential (PRD):	0.98679	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	47.33%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Fife Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
04-001-008-02	US 131 LLC	301	438,800	993,759	44.16%
04-001-008-05	US 131 LLC	301	1,032,600	2,189,914	47.15%
04-898-008-06	TEAM HAYES LLC	310	65,400	133,958	48.82%
TOTALS	3 Study Parcels		1,536,800	3,317,631	46.32%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
46.71	47.15	48.82	44.16

	Statistics about the Mean		Statistics about the Median	
Normalized Average Deviation	= 0.03639	(Coefficient of Dispersion)	= 0.03294	(Coefficient of Dispersion)
Average Squared Deviation	= 5.57410	(Variance)	= 5.86450	(Variance)
Square Root of Squared Deviation	= 2.36095	(Standard Deviation)	= 2.42167	(Standard Deviation)
Normalized Standard Deviation	= 0.05054	(Covariance)	= 0.05136	(Covariance)
2 Standard Deviation Range	(Low) = 41.98809		(Low) = 42.30665	
	(High) = 51.43191		(High) = 51.99335	

Price Related Differential (PRD): 1.00842 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	46.32%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Garfield Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
05-006-001-10	Sales Study see File Cabinet	201	30,412,900	63,333,819	48.02%
TOTALS	1 Study Parcels		30,412,900	63,333,819	48.02%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
48.02	48.02	48.02	48.02

	Statistics about the Mean		Statistics about the Median	
Normalized Average Deviation	0.00000	(Coefficient of Dispersion)	0.00000	(Coefficient of Dispersion)
Average Squared Deviation	0.00000	(Variance)	0.00000	(Variance)
Square Root of Squared Deviation	0.00000	(Standard Deviation)	0.00000	(Standard Deviation)
Normalized Standard Deviation	0.00000	(Covariance)	0.00000	(Covariance)
2 Standard Deviation Range (Low) =	48.02000		48.02000	
(High) =	48.02000		48.02000	

Price Related Differential (PRD): 1.00000 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.02%

Form 4504

L-4015a

Classification: COMMERCIAL

APPRAISAL PARCELS FOR STRATIFICATION (SUB GROUP)

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Garfield Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
05-021-015-00	Grand Traverse Mall LLC	201	9,568,100	13,989,778	68.39%
05-021-015-50	Grand Traverse Mall LLC	201	693,700	1,097,206	63.22%
05-021-015-70	Grand Traverse Mall LLC	201	99,000	97,851	101.17%
SUB GROUP TOTAL	3 Study Parcels		10,360,800	15,184,835	68.23%

OVERALL STUDY RATIO CALCULATION - ASSESSMENT TO VALUE RATIO CARRIED TO FORM 603, L-4018R

Conventional appraisal study parcels including sub group parcel/s for stratification

0.37	% of Classification Sampled.	5.38	% of AV Sampled
4	Total parcels in sample	40,773,700	Total amount of AV in sample

	Assessed Values	Appraisal Totals		
Classification's AV minus Sub Group AV:	747,866,300	1,557,405,873	Conventional study ratio:	0.4802
AV of Sub Group:	10,360,800	15,184,835	Sub Group Study Ratio	0.6823
Totals:	758,227,100	1,572,590,708	Overall Study Ratio	0.4822

Overall Study Ratio (Stratified Appraisal Study)	48.22%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Garfield Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
05-015-002-00	KELLY BULLOCH ENTERPRISES LLC	301	2,640,100	5,419,644	48.71%
05-015-054-30	EAGLE NORTH LLC	301	167,100	360,936	46.30%
05-019-002-15	CONSUMERS ENERGY	301	90,000	196,010	45.92%
05-022-003-00	CONSUMERS ENERGY	301	38,800	77,344	50.17%
05-022-028-30	2294 CASS LLC	301	651,500	1,360,963	47.87%
05-022-034-10	2180 CASS LLC	301	1,685,000	3,656,303	46.08%
05-033-010-80	TTT PROPERTIES LLC	301	911,500	1,768,656	51.54%
05-148-025-00	HERITAGE DISTR HOLDINGS RE LLC	301	631,600	1,321,020	47.81%
05-148-028-00	MONOMOY PROPERTIES LLC	301	424,100	909,320	46.64%

TOTALS	9	Study Parcels	7,239,700	15,070,196	48.04%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	47.89	Median =	47.81	Maximum =	51.54	Minimum =	45.92

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.03127	(Coefficient of Dispersion)		= 0.03103	(Coefficient of Dispersion)	
Average Squared Deviation	= 3.80595	(Variance)		= 3.81376	(Variance)	
Square Root of Squared Deviation	= 1.95088	(Standard Deviation)		= 1.95289	(Standard Deviation)	
Normalized Standard Deviation	= 0.04073	(Covariance)		= 0.04085	(Covariance)	
2 Standard Deviation Range	(Low) = 43.99156			(Low) = 43.90423		
	(High) = 51.79510			(High) = 51.71577		

Price Related Differential (PRD):	0.99695	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.04%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Grant Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
06-001-010-00	KREISER MABEL TRUST	102	130,100	300,499	43.29%
06-002-009-00	BANCROFT GREGORY D & KERI R	102	132,000	313,225	42.14%
06-011-015-00	KOMRSKA DONALD E	102	78,300	150,599	51.99%
06-014-006-00	SVEC ERIC A & KIMBERLY J	101	105,500	225,265	46.83%
06-014-008-00	SVEC ERIC A & KIMBERLY J	102	71,300	134,406	53.05%
06-016-005-01	MALIK JAN M	102	51,200	108,118	47.36%
06-021-009-00	STEED ROGER W	102	79,000	152,900	51.67%
06-021-011-00	MALIK DIANNA (ELE)	102	83,900	167,489	50.09%
06-021-015-00	JEWELL VADA E TRUST	102	75,800	142,974	53.02%
06-022-004-10	COUNTRY FARMS LLC	102	69,200	128,603	53.81%
06-023-001-02	SVEC ERIC A & KIMBERLY	101	489,300	889,756	54.99%
06-023-003-01	SVEC ERIC	102	80,000	155,735	51.37%
06-023-003-02	COUNTRY FARMS LLC	102	78,000	147,943	52.72%
06-023-004-00	WERP MICHAEL & THERESA	101	347,900	690,455	50.39%
06-027-008-00	GONDER TIMOTHY A	101	158,200	316,222	50.03%
TOTALS		Study Parcels			

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Grant Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
06-028-003-01	STEED ROGER W	102	144,400	337,966	42.73%
06-029-010-10	RAMSAY MICHAEL	101	275,400	529,736	51.99%
06-032-005-00	ZAK LYLE TRUST	101	350,700	694,482	50.50%
06-034-005-10	COUNTRY FARMS LLC	102	115,600	258,418	44.73%
06-035-002-00	PAHL TED A & DAVID J	101	357,300	728,534	49.04%
06-035-006-00	CLOUS GREGORY & MARGIE (ELE)	101	182,900	374,421	48.85%
06-035-007-00	CLOUS LAWRENCE & JANICE	101	177,400	356,347	49.78%
06-035-010-50	ENGLISH JEAN TRUST	102	155,900	411,645	37.87%
06-036-005-20	BURT RUTH & CHRISTOPHER	101	272,700	513,580	53.10%
06-036-006-00	GEERLINGS HILLSIDE FARMS LLC	102	88,400	186,869	47.31%

TOTALS	25	Study Parcels	4,150,400	8,416,187	49.31%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	49.15	Median =	50.09	Maximum =	54.99	Minimum =	37.87

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.06724	(Coefficient of Dispersion)		= 0.06280	(Coefficient of Dispersion)	
Average Squared Deviation	= 17.94688	(Variance)		= 18.87515	(Variance)	
Square Root of Squared Deviation	= 4.23638	(Standard Deviation)		= 4.34455	(Standard Deviation)	
Normalized Standard Deviation	= 0.08620	(Covariance)		= 0.08673	(Covariance)	
2 Standard Deviation Range	(Low) = 40.67325			(Low) = 41.40089		
	(High) = 57.61875			(High) = 58.77911		

Price Related Differential (PRD):	0.99667	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	49.31%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Grant Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
06-008-027-00	PECK MILLARD G & NANCY A	201	118,800	193,675	61.34%
06-008-035-01	KING CHARLES H & KELLY A	201	70,500	151,524	46.53%
06-008-035-02	INTERLOCHEN SECURE STORAGE LLC	201	616,300	1,317,099	46.79%
06-015-003-00	ELMER'S REAL ESTATE COMPANY LLC	201	151,100	268,190	56.34%
06-017-005-01	ZEZLUKA DANIEL	201	61,300	130,553	46.95%

TOTALS	5	Study Parcels	1,018,000	2,061,041	49.39%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	51.59	Median =	46.95	Maximum =	61.34	Minimum =	46.53

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.11242	(Coefficient of Dispersion)		= 0.10377	(Coefficient of Dispersion)	
Average Squared Deviation	= 46.94955	(Variance)		= 73.86155	(Variance)	
Square Root of Squared Deviation	= 6.85197	(Standard Deviation)		= 8.59427	(Standard Deviation)	
Normalized Standard Deviation	= 0.13282	(Covariance)		= 0.18305	(Covariance)	
2 Standard Deviation Range	(Low) = 37.88605			(Low) = 29.76145		
	(High) = 65.29395			(High) = 64.13855		

Price Related Differential (PRD):	1.04454	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	49.39%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Grant Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
06-011-019-00	CONSUMERS ENERGY	302	269,900	542,593	49.74%
06-026-006-20	MARKWEST MICHIGAN PIPELINE CO LLC	302	13,900	30,315	45.85%
06-026-008-00	LAMBDA GATHERING LLC	302	11,500	20,018	57.45%
06-029-001-40	LAMBDA ENERGY RESOURCES	301	171,200	414,470	41.31%
06-898-008-00	NUENERGY OPERATING INC	310	2,500	5,064	49.37%

TOTALS	5	Study Parcels	469,000	1,012,460	46.32%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	48.74	Median =	49.37	Maximum =	57.45	Minimum =	41.31

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.08475	(Coefficient of Dispersion)		= 0.08114	(Coefficient of Dispersion)	
Average Squared Deviation	= 35.20448	(Variance)		= 35.69432	(Variance)	
Square Root of Squared Deviation	= 5.93334	(Standard Deviation)		= 5.97447	(Standard Deviation)	
Normalized Standard Deviation	= 0.12172	(Covariance)		= 0.12101	(Covariance)	
2 Standard Deviation Range	(Low) = 36.87733			(Low) = 37.42105		
	(High) = 60.61067			(High) = 61.31895		

Price Related Differential (PRD):	1.05233	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	46.32%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Green Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
07-012-016-00	SULLIVAN TRUST	101	601,400	1,236,962	48.62%
TOTALS	1 Study Parcels		601,400	1,236,962	48.62%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
48.62	48.62	48.62	48.62

	Statistics about the Mean		Statistics about the Median	
Normalized Average Deviation	0.00000	(Coefficient of Dispersion)	0.00000	(Coefficient of Dispersion)
Average Squared Deviation	0.00000	(Variance)	0.00000	(Variance)
Square Root of Squared Deviation	0.00000	(Standard Deviation)	0.00000	(Standard Deviation)
Normalized Standard Deviation	0.00000	(Covariance)	0.00000	(Covariance)
2 Standard Deviation Range (Low) =	48.62000		48.62000	
(High) =	48.62000		48.62000	

Price Related Differential (PRD): 1.00000 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.62%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Green Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
07-011-023-00	HERITAGE SUSTAINABLE ENERGY LLC	301	59,300	118,067	50.23%
07-011-023-20	HERITAGE SUSTAINABLE ENERGY LLC	301	30,300	60,018	50.48%
07-950-001-00	MATERNE NORTH AMERICA CORP	301	1,011,400	2,110,201	47.93%
07-013-001-01	MATERNE NORTH AMERICA INC	302	302,000	648,503	46.57%
07-004-008-01	WOLVERINE POWER SUPPLY COOP INC	301	31,400	94,132	33.36%

TOTALS	5	Study Parcels	1,434,400	3,030,921	47.33%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	45.71	Median =	47.93	Maximum =	50.48	Minimum =	33.36

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.10810	(Coefficient of Dispersion)		= 0.08671	(Coefficient of Dispersion)	
Average Squared Deviation	= 50.34343	(Variance)		= 56.48175	(Variance)	
Square Root of Squared Deviation	= 7.09531	(Standard Deviation)		= 7.51543	(Standard Deviation)	
Normalized Standard Deviation	= 0.15521	(Covariance)		= 0.15680	(Covariance)	
2 Standard Deviation Range	(Low) = 31.52338			(Low) = 32.89913		
	(High) = 59.90462			(High) = 62.96087		

Price Related Differential (PRD): 0.96586 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	47.33%

Form 4504

L-4015a

Classification: INDUSTRIAL

APPRAISAL PARCELS FOR STRATIFICATION (SUB GROUP)

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Green Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
07-012-024-04	MATERNE NORTH AMERICA	301	3,065,000	5,738,597	53.41%
SUB GROUP TOTAL	1 Study Parcels		3,065,000	5,738,597	53.41%

OVERALL STUDY RATIO CALCULATION - ASSESSMENT TO VALUE RATIO CARRIED TO FORM 603, L-4018R

Conventional appraisal study parcels including sub group parcel/s for stratification

42.86	% of Classification Sampled.	87.66	% of AV Sampled
6	Total parcels in sample	4,499,400	Total amount of AV in sample

	Assessed Values	Appraisal Totals		
Classification's AV minus Sub Group AV:	2,067,500	4,368,265	Conventional study ratio:	0.4733
AV of Sub Group:	3,065,000	5,738,597	Sub Group Study Ratio	0.5341
Totals:	5,132,500	10,106,862	Overall Study Ratio	0.5078

Overall Study Ratio (Stratified Appraisal Study)	50.78%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Long Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
08-012-017-01	GALLAGHER ANTHONY M & KATIE L	101	196,000	396,998	49.37%
08-013-006-01	GALLAGHER DOUGLAS & JOANNE TRUST	101	384,900	870,712	44.21%
08-023-001-01	BARNES LAURENE & KWOSKY LORI	101	633,500	1,624,304	39.00%
08-024-008-01	KIGAR RYAN PATRICK & TINA MARIE	101	345,900	660,871	52.34%
08-002-002-00	COLLINS JOSHUA & BLICHERT KATRINE	102	230,000	450,181	51.09%
08-003-003-00	WALLS ULYSSES	102	170,000	451,062	37.69%
08-004-001-01	EYRICH JOEL	102	284,900	557,474	51.11%
08-024-004-01	CASE GLOBAL HOLDINGS LLC	102	479,000	1,232,389	38.87%
08-024-004-02	ANKERSON RICK J & COLLEEN A	102	22,200	65,608	33.84%
08-024-005-40	HARDY JAMES & KATHERINE	102	78,200	158,957	49.20%

TOTALS	10	Study Parcels	2,824,600	6,468,556	43.67%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	44.67	Median =	46.71	Maximum =	52.34	Minimum =	33.84

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	=	0.13319	(Coefficient of Dispersion)	=	0.12738	(Coefficient of Dispersion)
Average Squared Deviation	=	46.23773	(Variance)	=	50.85267	(Variance)
Square Root of Squared Deviation	=	6.79983	(Standard Deviation)	=	7.13111	(Standard Deviation)
Normalized Standard Deviation	=	0.15222	(Covariance)	=	0.15267	(Covariance)
2 Standard Deviation Range	(Low) =	31.07233		(Low) =	32.44779	
	(High) =	58.27167		(High) =	60.97221	

Price Related Differential (PRD):	1.02294	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	43.67%

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Long Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
08-001-018-10	TULAMAR HOLDINGS LLC	201	175,700	394,519	44.54%
08-001-021-10	BCK PROPERTIES LLC	201	598,900	1,454,652	41.17%
08-001-023-00	DUELL ESTATES LLC	201	373,900	915,330	40.85%
08-001-023-20	DUELL ESTATES LLC	201	296,100	579,290	51.11%
08-002-003-09	LONG LAKE TOWNSHIP	201	472,100	1,035,889	45.57%
08-002-003-11	SURFACES DEVELOPMENT COMPANY LLC	201	290,300	587,259	49.43%
08-002-003-17	NORTH SKY ENTERPRISES LLC	201	195,000	415,352	46.95%
08-002-003-22	S&S LEELANAU LLC	201	364,300	977,447	37.27%
08-002-003-40	BC MANAGEMENT LLC	201	59,100	93,799	63.01%
08-002-003-50	LAWRENCE FREDERICK L & DEBORAH L TR	201	841,900	1,809,443	46.53%
08-011-023-11	YELLOW SKY FARM LLC	201	643,800	1,362,929	47.24%
08-016-022-00	MAGNETIC NORTH LLC	201	91,800	193,774	47.37%
08-346-001-00	5928 EAST TRAVERSE HIGHWAY LLC	201	694,400	1,485,889	46.73%
TOTALS	13 Study Parcels		5,097,300	11,305,572	45.09%

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	46.75	Median =	46.73	Maximum =	63.01	Minimum =	37.27

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.08095	(Coefficient of Dispersion)		= 0.08096	(Coefficient of Dispersion)
Average Squared Deviation	= 37.78218	(Variance)		= 37.78268	(Variance)
Square Root of Squared Deviation	= 6.14672	(Standard Deviation)		= 6.14676	(Standard Deviation)
Normalized Standard Deviation	= 0.13148	(Covariance)		= 0.13154	(Covariance)
2 Standard Deviation Range	(Low) = 34.45810			(Low) = 34.43648	
	(High) = 59.04498			(High) = 59.02352	

Price Related Differential (PRD):	1.03685	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	45.09%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Long Lake Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
08-002-001-10	CARAVIN LLC	301	276,300	867,480	31.85%
08-002-003-06	POLAGREE LLC	301	500,100	1,118,665	44.71%
08-002-003-30	LEELANAU COMPANY LLC	301	670,900	1,366,609	49.09%
TOTALS	3 Study Parcels		1,447,300	3,352,754	43.17%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
41.88	44.71	49.09	31.85

	Statistics about the Mean		Statistics about the Median	
Normalized Average Deviation	0.15970	(Coefficient of Dispersion)	0.12853	(Coefficient of Dispersion)
Average Squared Deviation	80.29693	(Variance)	92.28200	(Variance)
Square Root of Squared Deviation	8.96086	(Standard Deviation)	9.60635	(Standard Deviation)
Normalized Standard Deviation	0.21395	(Covariance)	0.21486	(Covariance)
2 Standard Deviation Range (Low) =	23.96162		25.49730	
(High) =	59.80504		63.92270	

Price Related Differential (PRD): 0.97020 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	43.17%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Mayfield Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
09-004-004-00	WAGNER WILLIAM L JR (ELE)	102	76,300	165,415	46.13%
09-005-003-20	DREVES DAVID & EMILY	102	79,800	155,535	51.31%
09-005-005-00	BIERMACHER JOSEPH P TRUST	101	205,200	414,256	49.53%
09-005-011-20	LONDON DAVID J & SHARON E	101	206,300	370,907	55.62%
09-005-015-00	HOWARD ALBERT C & LENISE J	102	63,900	152,053	42.02%
09-006-006-02	WEBER RANDY E & SHAWN L	102	68,000	131,145	51.85%
09-007-011-00	DREVES GREGORY P & ELLA L	101	239,300	497,474	48.10%
09-007-013-00	ENDRES TRACY & STEVEN	101	268,500	583,067	46.05%
09-008-005-01	KREISER LEO F TRUST	102	74,200	152,498	48.66%
09-008-011-03	WOLF JOSEPH S	101	78,900	154,550	51.05%
09-008-011-04	ATC SEQUOLA LLC	102	56,700	114,153	49.67%
09-010-001-00	VANPELT RICHARD B	101	165,500	334,771	49.44%
09-011-007-01	HARRISON THAYLE & BEVERLY	102	73,200	134,145	54.57%
09-016-013-00	SNYDER FAMILY LIVING TRUST	101	228,400	483,761	47.21%
09-022-002-00	MITCHELL WILBUR A (ELE)	102	67,400	139,905	48.18%
TOTALS	Study Parcels				

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Mayfield Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
09-024-003-00	HOWARD ALBERT C	101	590,500	1,116,498	52.89%
09-025-011-00	WILSON GLORIA J TRUST	101	185,600	408,886	45.39%
09-026-001-00	HOWARD ALBERT C	102	86,100	182,091	47.28%
09-031-004-00	SPRINGDALE HOLDINGS LLC	102	69,000	126,079	54.73%
09-031-005-01	DENNETT RICHARD D & SHERRY A TRTS	102	132,900	268,784	49.44%
09-032-003-00	STEINEBACH JOHN F & MARJORIE M TR	101	225,000	416,397	54.03%
09-036-001-00	BOGART DAVID L & DIANE M TRUST	102	148,400	303,588	48.88%

TOTALS	22	Study Parcels	3,389,100	6,805,958	49.80%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	49.64	Median =	49.44	Maximum =	55.62	Minimum =	42.02

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.05308	(Coefficient of Dispersion)		= 0.05273	(Coefficient of Dispersion)	
Average Squared Deviation	= 11.63870	(Variance)		= 11.67966	(Variance)	
Square Root of Squared Deviation	= 3.41155	(Standard Deviation)		= 3.41755	(Standard Deviation)	
Normalized Standard Deviation	= 0.06873	(Covariance)		= 0.06913	(Covariance)	
2 Standard Deviation Range	(Low) = 42.81462			(Low) = 42.60490		
	(High) = 56.46084			(High) = 56.27510		

Price Related Differential (PRD):	0.99674	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	49.80%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Mayfield Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
09-004-106-00	MATHER MARK & LAURA	201	34,300	74,545	46.01%
09-004-109-00	JAK ENTERPRISES LLC	201	42,500	82,285	51.65%
09-004-111-00	BUXTONPROPERTY DIVISION LLC	201	42,600	78,973	53.94%
09-004-158-00	LAKRITZ CHARLES & JANE	201	32,400	61,349	52.81%
09-004-160-00	GAUTHIER WILLIAM	201	43,300	74,545	58.09%
09-004-171-00	TC BARNS LLC	201	51,200	74,545	68.68%
09-005-001-20	LAGINESS HOLDINGS II LLC	201	58,100	138,704	41.89%
09-005-001-31	LIGHTHOUSE REALTY LLC	202	23,900	50,649	47.19%
09-008-004-00	DHAMI ANGELA	201	100,100	209,117	47.87%
09-019-018-10	CHERRYLAND CAMPING LLC	201	963,600	2,046,279	47.09%

TOTALS	10	Study Parcels	1,392,000	2,890,991	48.15%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	51.52	Median =	49.76	Maximum =	68.68	Minimum =	41.89

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.10698	(Coefficient of Dispersion)		= 0.11077	(Coefficient of Dispersion)	
Average Squared Deviation	= 57.77346	(Variance)		= 61.22307	(Variance)	
Square Root of Squared Deviation	= 7.60089	(Standard Deviation)		= 7.82452	(Standard Deviation)	
Normalized Standard Deviation	= 0.14753	(Covariance)		= 0.15725	(Covariance)	
2 Standard Deviation Range	(Low) = 36.32023			(Low) = 34.11097		
	(High) = 66.72377			(High) = 65.40903		

Price Related Differential (PRD):	1.07003	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.15%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Mayfield Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
09-003-006-10	CONSUMERS ENERGY	301	9,300	19,853	46.84%
09-006-007-00	CONSUMERS ENERGY	301	26,200	50,682	51.69%
09-023-014-00	KOLARIK GEORGE L	301	64,000	134,367	47.63%
09-028-007-20	BECKMAN PRODUCTION SERVICES INC	301	30,300	70,283	43.11%
TOTALS	4 Study Parcels		129,800	275,185	47.17%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
47.32	47.24	51.69	43.11

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	=	0.04951	(Coefficient of Dispersion)	=	0.04959	(Coefficient of Dispersion)
Average Squared Deviation	=	12.38249	(Variance)	=	12.39050	(Variance)
Square Root of Squared Deviation	=	3.51888	(Standard Deviation)	=	3.52001	(Standard Deviation)
Normalized Standard Deviation	=	0.07437	(Covariance)	=	0.07451	(Covariance)
2 Standard Deviation Range	(Low) =	40.27975		(Low) =	40.19997	
	(High) =	54.35525		(High) =	54.28003	

Price Related Differential (PRD): 1.00313 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	47.17%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Paradise Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
10-002-006-00	RILEY MICHAEL J	101	203,100	411,271	49.38%
10-009-001-00	LEHN DARYL	101	208,900	431,693	48.39%
10-013-013-05	ROGERS DARREL C & DAWN M	102	36,100	76,424	47.24%
10-015-013-00	WEBER TONY L	102	79,600	139,858	56.91%
10-019-012-00	OLDS ALEX T & KAITLIN E	102	248,900	451,991	55.07%
10-020-004-03	OGAN SHEILA M	102	57,500	104,649	54.95%
10-027-004-10	WALTON CLUB PARADISE LLC	102	155,300	288,152	53.90%
10-027-008-00	NEFF BRIAN & ANGELA	102	115,300	218,985	52.65%
10-029-004-00	SHROCK CURTIS & BARBARA	101	157,500	312,245	50.44%
10-030-002-00	OLDS RICHARD R & ALTHEA R	101	320,000	635,586	50.35%
10-030-003-10	OLDS RICHARD, OLDS TIMOTHY	102	115,100	202,738	56.77%
10-030-009-02	OLDS ALEX & KAITLIN	101	349,600	589,340	59.32%
10-032-004-00	OLDS JAMES & OLDS TIMOTHY	102	41,000	77,821	52.69%
10-032-008-00	OLDS JAMES & OLDS TIMOTHY	102	81,800	155,700	52.54%
10-134-011-00	RILEY MICHAEL J	101	176,100	325,126	54.16%
TOTALS		Study Parcels			

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Paradise Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
10-136-002-40	LABENNE AMY L & WILHELM CHRISTOPHER	101	280,600	558,487	50.24%
TOTALS	16 Study Parcels		2,626,400	4,980,066	52.74%

STATISTICS FOR THIS GROUP

Statistical Mean =	52.98	Median =	52.69	Maximum =	59.32	Minimum =	47.24

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.05081	(Coefficient of Dispersion)		= 0.05072	(Coefficient of Dispersion)	
Average Squared Deviation	= 11.51593	(Variance)		= 11.60854	(Variance)	
Square Root of Squared Deviation	= 3.39351	(Standard Deviation)		= 3.40713	(Standard Deviation)	
Normalized Standard Deviation	= 0.06405	(Covariance)		= 0.06466	(Covariance)	
2 Standard Deviation Range	(Low) = 46.19698			(Low) = 45.87574		
	(High) = 59.77102			(High) = 59.50426		

Price Related Differential (PRD): 0.99876 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	52.74%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Paradise Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
10-010-005-00	CONSUMERS ENERGY	202	16,000	34,029	47.02%
10-128-017-03	MOTEL KINGSLEY LLC	201	330,900	692,517	47.78%
10-128-017-04	BLARNEY CASTLE OIL CO	201	262,900	549,046	47.88%
10-128-017-10	SSI SUBIE SPEICALIST INC	201	170,700	356,301	47.91%
10-128-021-15	BARNES STEPHANIE H	201	96,800	205,922	47.01%
10-140-024-00	4044 GARFIELD LLC	201	123,500	234,398	52.69%
42-009-006-02	260 EAST MAIN KINGSLEY LLC	201	86,800	181,799	47.75%
42-050-082-00	OLDS ALEX T & KAITLIN E	201	37,200	100,871	36.88%
42-050-086-00	120 SOUTH BROWNSON LLC	201	140,000	298,175	46.95%
42-100-030-00	BOGART RODNEY M & BARBARA L TTEE	202	17,000	21,013	80.90%
42-100-031-00	BOGART RODNEY M & BARBARA L TTEE	202	25,500	31,363	81.31%
42-205-002-00	MARS ENTERPRISE LLC	201	161,400	385,930	41.82%
TOTALS	12 Study Parcels		1,468,700	3,091,364	47.51%

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	52.16	Median =	47.77	Maximum =	81.31	Minimum =	36.88

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.18669	(Coefficient of Dispersion)		= 0.15882	(Coefficient of Dispersion)
Average Squared Deviation	= 197.40769	(Variance)		= 218.41584	(Variance)
Square Root of Squared Deviation	= 14.05018	(Standard Deviation)		= 14.77890	(Standard Deviation)
Normalized Standard Deviation	= 0.26938	(Covariance)		= 0.30938	(Covariance)
2 Standard Deviation Range	(Low) = 24.05796			(Low) = 18.21220	
	(High) = 80.25870			(High) = 77.32780	

Price Related Differential (PRD):	1.09784	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	47.51%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Paradise Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
10-005-008-00	HOYT JEFFERY K & NANCY L	301	132,400	276,123	47.95%
10-027-010-00	DTE GAS COMPANY	301	10,100	20,618	48.99%
42-004-004-30	DTE GAS COMPANY	301	9,000	18,576	48.45%
42-005-030-00	CONSUMERS ENERGY	301	4,000	8,591	46.56%
TOTALS	4 Study Parcels		155,500	323,908	48.01%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
47.99	48.20	48.99	46.56

	Statistics about the Mean		Statistics about the Median	
Normalized Average Deviation	0.01526	(Coefficient of Dispersion)	0.01520	(Coefficient of Dispersion)
Average Squared Deviation	1.08603	(Variance)	1.14623	(Variance)
Square Root of Squared Deviation	1.04213	(Standard Deviation)	1.07062	(Standard Deviation)
Normalized Standard Deviation	0.02172	(Covariance)	0.02221	(Covariance)
2 Standard Deviation Range (Low)	45.90325		46.05875	
2 Standard Deviation Range (High)	50.07175		50.34125	

Price Related Differential (PRD): 0.99953 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.01%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Peninsula Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
11-003-001-04	OCHS ORCHARDS LLC	102	99,200	202,106	49.08%
11-003-025-03	STEFFEY DAVID J	102	827,600	1,687,245	49.05%
11-004-001-12	OCHS ORCHARDS LLC	102	157,500	279,182	56.41%
11-004-007-20	SANTUCCI MARC ET AL	101	443,800	940,998	47.16%
11-008-001-00	WARREN L KEITH & JEAN EVA M TRUST	101	553,800	915,960	60.46%
11-008-011-00	WARREN L KEITH & JEAN EVA M TRUST	102	243,100	434,723	55.92%
11-018-008-00	MONTAGUE DEVELOPMENT LLC	102	147,200	278,214	52.91%
11-019-029-00	CROFT LLC	102	163,800	327,449	50.02%
11-030-006-30	FAMILY ORCHARDS LLC	102	110,600	225,548	49.04%
11-030-006-50	FAMILY ORCHARDS LLC	101	448,900	917,220	48.94%
11-030-013-02	CROFT LLC	102	82,700	134,034	61.70%
11-030-013-55	CROFT LLC	101	609,200	1,161,390	52.45%
11-102-005-00	WEATHERHOLT PHILIP D TRUST	101	635,900	1,360,937	46.73%
11-103-006-00	NYBLAD PROPERTIES GT LLC	101	602,800	1,210,232	49.81%
11-103-014-10	SMITH EMMA	102	65,300	115,460	56.56%
TOTALS		Study Parcels			

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Peninsula Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
11-103-015-10	KROUPA CHERYL L TRUST	102	57,500	105,369	54.57%
11-109-004-05	KOLASSA FARMS LLC	102	127,100	241,752	52.57%
11-109-010-03	STRAEBEL PHILIP & ELIZ & MOLLY	101	553,500	1,101,943	50.23%
11-109-017-00	LIENAU DAVID A & JANE E	102	107,800	222,278	48.50%
11-110-010-00	WUNSCH ADELE	101	264,700	663,486	39.90%
11-110-021-00	DSO INDUSTRIES LLC	101	339,700	768,571	44.20%
11-116-013-10	HEMMING DAWN M TRUST	101	170,900	344,669	49.58%
11-121-006-00	HEMMING JED & DAWN M TRUST	101	1,581,600	3,400,775	46.51%
11-127-014-07	BRYS REALTY LLC	102	117,900	243,340	48.45%
11-133-015-00	CHATEAU GRAND TRAVERSE LTD	101	455,500	941,385	48.39%
11-133-027-00	TWIN BAY HOLDINGS LLC	102	301,300	594,223	50.70%
11-134-018-00	OCHS ORCHARDS LLC	102	24,400	53,889	45.28%
11-226-023-40	VM3 FAMILY LP	102	154,100	255,530	60.31%
11-227-009-00	CROFT LLC	101	290,000	478,340	60.63%
11-336-077-59	WINERY AT BLACK STAR FARMS LLC	101	196,500	336,426	58.41%
TOTALS		Study Parcels			

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Peninsula Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
11-703-010-00	CHATEAU GRAND TRAVERSE LTD	102	58,400	106,177	55.00%
11-703-011-00	CHATEAU GRAND TRAVERSE LTD	102	58,100	100,036	58.08%
TOTALS	32 Study Parcels		10,050,400	20,148,887	49.88%

STATISTICS FOR THIS GROUP

Statistical Mean =	51.48	Median =	49.92	Maximum =	61.70	Minimum =	39.90

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.08432	(Coefficient of Dispersion)		= 0.08228	(Coefficient of Dispersion)	
Average Squared Deviation	= 28.69632	(Variance)		= 31.22138	(Variance)	
Square Root of Squared Deviation	= 5.35689	(Standard Deviation)		= 5.58761	(Standard Deviation)	
Normalized Standard Deviation	= 0.10405	(Covariance)		= 0.11193	(Covariance)	
2 Standard Deviation Range	(Low) = 40.76854			(Low) = 38.74478		
	(High) = 62.19612			(High) = 61.09522		

Price Related Differential (PRD): 1.03357 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	49.88%

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Peninsula Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
11-018-006-01	MONTAGUE DEVELOPMENT LLC	201	2,404,900	5,773,819	41.65%
11-110-009-00	WARWIN LLC	201	312,700	647,843	48.27%
11-121-077-10	LANGLEY VINEYARDS LLC	201	652,500	1,484,621	43.95%
11-122-025-02	MEDITERRANEAN PROPERTIES LLC	201	1,484,600	3,234,277	45.90%
11-336-105-00	TWIN BAY HOLDINGS LLC	201	318,100	666,626	47.72%
11-004-015-00	KROUPA ENTERPRISES LLC	201	362,300	682,449	53.09%
11-121-066-11	KM BOWERS LLC	201	887,400	1,365,372	64.99%
11-235-042-00	MISSION POINT TRADING INC	201	208,200	454,084	45.85%

TOTALS	8	Study Parcels	6,630,700	14,309,091	46.34%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	48.93	Median =	46.81	Maximum =	64.99	Minimum =	41.65

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.10334	(Coefficient of Dispersion)		= 0.09806	(Coefficient of Dispersion)	
Average Squared Deviation	= 53.37071	(Variance)		= 58.49506	(Variance)	
Square Root of Squared Deviation	= 7.30553	(Standard Deviation)		= 7.64821	(Standard Deviation)	
Normalized Standard Deviation	= 0.14931	(Covariance)		= 0.16339	(Covariance)	
2 Standard Deviation Range	(Low) = 34.31645			(Low) = 31.51359		
	(High) = 63.53855			(High) = 62.10641		

Price Related Differential (PRD):	1.05584	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	46.34%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Peninsula Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
11-018-016-00	CONSUMERS ENERGY	301	32,300	66,782	48.37%
11-109-014-00	GRAY & COMPANY	301	504,100	1,220,502	41.30%
TOTALS	2 Study Parcels		536,400	1,287,284	41.67%

STATISTICS FOR THIS GROUP

Statistical Mean =	44.83	Median =	44.84	Maximum =	48.37	Minimum =	41.30

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.07884	(Coefficient of Dispersion)		= 0.07884	(Coefficient of Dispersion)	
Average Squared Deviation	= 24.99245	(Variance)		= 24.99250	(Variance)	
Square Root of Squared Deviation	= 4.99924	(Standard Deviation)		= 4.99925	(Standard Deviation)	
Normalized Standard Deviation	= 0.11150	(Covariance)		= 0.11149	(Covariance)	
2 Standard Deviation Range	(Low) = 34.83651			(Low) = 34.84150		
	(High) = 54.83349			(High) = 54.83850		

Price Related Differential (PRD): 1.07595 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	41.67%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Union Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
12-007-003-00	RANCH RUDOLF	201	791,900	1,748,085	45.30%
12-898-001-00	ALLTEL COMMUNICATION WIRELESS	210	58,400	120,030	48.65%
12-898-003-00	AT&T MOBILITY LLC	210	19,000	41,421	45.87%
TOTALS	3 Study Parcels		869,300	1,909,536	45.52%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
46.61	45.87	48.65	45.30

	Statistics about the Mean			Statistics about the Median	
Normalized Average Deviation	= 0.02923	(Coefficient of Dispersion)	=	0.02434	(Coefficient of Dispersion)
Average Squared Deviation	= 3.21263	(Variance)	=	4.02665	(Variance)
Square Root of Squared Deviation	= 1.79238	(Standard Deviation)	=	2.00665	(Standard Deviation)
Normalized Standard Deviation	= 0.03846	(Covariance)	=	0.04375	(Covariance)
2 Standard Deviation Range	(Low) = 43.02190		(Low) =	41.85670	
	(High) = 50.19143		(High) =	49.88330	

Price Related Differential (PRD): 1.02387 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	45.52%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Union Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
12-005-006-10	MICHIGAN CONSOLIDATED GAS COMPANY	302	7,500	17,424	43.04%
12-008-006-00	MICHCON LATERAL COMPANY	302	8,600	18,702	45.98%
12-035-016-00	MICHIGAN CONSOLIDATED GAS COMPANY	301	12,000	26,248	45.72%
12-898-005-00	FEDERATED OIL & GAS PROPERTIES INC	310	2,100	4,754	44.17%
TOTALS	4 Study Parcels		30,200	67,128	44.99%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
44.73	44.95	45.98	43.04

	Statistics about the Mean		Statistics about the Median	
Normalized Average Deviation	0.02510 (Coefficient of Dispersion)		0.02497	(Coefficient of Dispersion)
Average Squared Deviation	1.90409 (Variance)		1.97010	(Variance)
Square Root of Squared Deviation	1.37989 (Standard Deviation)		1.40360	(Standard Deviation)
Normalized Standard Deviation	0.03085 (Covariance)		0.03123	(Covariance)
2 Standard Deviation Range	(Low) = 41.96772		(Low) = 42.14279	
	(High) = 47.48728		(High) = 47.75721	

Price Related Differential (PRD): 0.99417 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	44.99%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Whitewater Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
13-005-008-00	ASCIONE RONDALD & JANICE	102	355,600	738,534	48.15%
13-005-018-00	DAHLBACK CLAES & BRITA	102	50,000	103,562	48.28%
13-005-018-20	DAHLBACK CLAES & BRITA	102	50,000	107,081	46.69%
13-104-003-10	WHITE BARBARA (ELE)	102	150,000	299,906	50.02%
13-116-006-00	NAGY CALVIN E & DENISE M	102	183,200	391,575	46.79%
13-116-007-00	NAGY CALVIN E & DENISE M	102	168,900	378,240	44.65%
13-116-010-10	HUBBELL ROSANNE M TRUST	102	406,700	745,721	54.54%
13-116-012-00	DEAN FARM LLC	102	89,500	203,902	43.89%
13-121-006-00	DEAN FARM LLC	101	444,100	974,575	45.57%
13-121-018-00	UNCLE BILL'S ORCHARD LLC	101	346,600	642,170	53.97%
13-132-005-00	KORSON DOROTHY TRUST	102	193,600	417,364	46.39%
13-133-008-00	LAUTNER EDWARD C & HELEN L	101	408,800	789,754	51.76%
13-133-010-00	LAUTNER EDWARD C & HELEN L	101	297,000	626,263	47.42%
13-133-013-00	KORSON DOROTHY TRUST	101	488,300	1,018,086	47.96%
TOTALS	14 Study Parcels		3,632,300	7,436,733	48.84%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: AGRICULTURAL

STATISTICS FOR THIS GROUP

Statistical Mean =	48.29	Median =	47.69	Maximum =	54.54	Minimum =	43.89

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.05066	(Coefficient of Dispersion)		= 0.04985	(Coefficient of Dispersion)	
Average Squared Deviation	= 10.43632	(Variance)		= 10.82586	(Variance)	
Square Root of Squared Deviation	= 3.23053	(Standard Deviation)		= 3.29027	(Standard Deviation)	
Normalized Standard Deviation	= 0.06690	(Covariance)		= 0.06899	(Covariance)	
2 Standard Deviation Range	(Low) = 41.83037			(Low) = 41.10946		
	(High) = 54.75249			(High) = 54.27054		

Price Related Differential (PRD):	0.98877	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.84%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Whitewater Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
13-003-010-12	TRUE NORTH ENERGY LLC	201	576,700	1,233,011	46.77%
13-004-015-21	BEHRENWALD REALTY II LLC	202	114,400	235,966	48.48%
13-005-001-30	SAVAGE BRIAN K	201	99,900	218,637	45.69%
13-005-002-00	ROGGENBECK SCOTT & ENB INVESTMENTS	201	223,800	457,896	48.88%
13-008-003-01	NORTHWOODS RESORTS LLC	201	645,600	1,404,333	45.97%
13-133-021-00	GRENCHIK AARON & JILL	201	59,700	121,885	48.98%

TOTALS	6	Study Parcels	1,720,100	3,671,728	46.85%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: COMMERCIAL

STATISTICS FOR THIS GROUP

Statistical Mean =	47.46	Median =	47.63	Maximum =	48.98	Minimum =	45.69

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.02778	(Coefficient of Dispersion)		= 0.02768	(Coefficient of Dispersion)	
Average Squared Deviation	= 2.23926	(Variance)		= 2.27326	(Variance)	
Square Root of Squared Deviation	= 1.49641	(Standard Deviation)		= 1.50773	(Standard Deviation)	
Normalized Standard Deviation	= 0.03153	(Covariance)		= 0.03166	(Covariance)	
2 Standard Deviation Range	(Low) = 44.46884			(Low) = 44.61453		
	(High) = 50.45450			(High) = 50.64547		

Price Related Differential (PRD):	1.01306	PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	46.85%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Whitewater Township	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
13-004-012-22	GTP REAL ESTATE II LLC	301	526,200	1,181,911	44.52%
13-004-012-32	GTP REAL ESTATE III LLC	301	1,811,000	3,888,449	46.57%
13-898-002-00	DTE GAS COMPANY	310	1,600	3,184	50.25%
13-898-007-00	LAMBDA ENERGY RESOURCES	310	27,700	67,334	41.14%
TOTALS	4 Study Parcels		2,366,500	5,140,878	46.03%

STATISTICS FOR THIS GROUP

Statistical Mean =	Median =	Maximum =	Minimum =
45.62	45.55	50.25	41.14

	Statistics about the Mean		Statistics about the Median	
Normalized Average Deviation	0.06116	(Coefficient of Dispersion)	0.06125	(Coefficient of Dispersion)
Average Squared Deviation	14.53993	(Variance)	14.54647	(Variance)
Square Root of Squared Deviation	3.81313	(Standard Deviation)	3.81398	(Standard Deviation)
Normalized Standard Deviation	0.08358	(Covariance)	0.08373	(Covariance)
2 Standard Deviation Range (Low) =	37.99375		37.92203	
(High) =	53.24625		53.17797	

Price Related Differential (PRD): 0.99109 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	46.03%

Michigan Department of Treasury
4504 (Rev. 05-23)

L-4015a

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Classification: INDUSTRIAL

12/22/2025 10:54AM

County	City/Township	Study Year	Equalization Year
Grand Traverse County	Traverse City	2025	2026

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
51-112-014-15	D'ERCOLE FAMILY HOLDINGS LLC	301	755,400	1,510,713	50.00%
51-850-007-10	KELLETT INVESTMENT INC	301	478,300	1,066,585	44.84%
51-850-043-10	BERG & BARG LLC	301	959,800	2,064,606	46.49%
51-851-053-01	DAUCH-ADAMIC PROPERTIES LLC	301	2,604,600	5,175,116	50.33%
TOTALS	4 Study Parcels		4,798,100	9,817,020	48.88%

STATISTICS FOR THIS GROUP

Statistical Mean =	47.92	Median =	48.25	Maximum =	50.33	Minimum =	44.84

	Statistics about the Mean			Statistics about the Median		
Normalized Average Deviation	= 0.04696	(Coefficient of Dispersion)		= 0.04663	(Coefficient of Dispersion)	
Average Squared Deviation	= 7.22190	(Variance)		= 7.37153	(Variance)	
Square Root of Squared Deviation	= 2.68736	(Standard Deviation)		= 2.71506	(Standard Deviation)	
Normalized Standard Deviation	= 0.05609	(Covariance)		= 0.05627	(Covariance)	
2 Standard Deviation Range	(Low) = 42.54028			(Low) = 42.81989		
	(High) = 53.28972			(High) = 53.68011		

Price Related Differential (PRD): 0.98026 PRD > 1 regressive, < 1 progressive.

Study Ratio (Standard Appraisal Study)	48.88%

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Acme Township
Classification of Property (Ag, Com, Res, etc.) COMMERCIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 205 ..... 1. 77,825,200
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 203 ..... 2. 67,476,100
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1534

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 205 ..... 4. 88,721,100
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 203 ..... 5. 86,699,800
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.0233

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.1803

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)
2023	04/2023-09/2023	3	369,500	1.1803	436,121	638,689	68.28%
2023	10/2023-03/2024	2	354,200	1.1803	418,062	1,061,000	39.40%
12 Month Total Sales		5		12 Month Total Sales	854,183	1,699,689	50.26%
2024	04/2024-09/2024	6	932,000	1.0233	953,716	2,100,893	45.40%
2024	10/2024-03/2025	2	657,500	1.0233	672,820	1,765,000	38.12%
12 Month Total Sales		8		12 Month Total Sales	1,626,536	3,865,893	42.07%
24 Month Total Sales		13		**24 Month Total Sales**	2,480,719	5,565,582	
					***24 Month Mean Adjusted Ratio**		46.17%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	2	657,500	1.0233	672,820	1,765,000	38.12%
2025	04/2025-09/2025	4	1,553,400	1.0000	1,553,400	2,727,500	56.95%
12 Month Total Sales		6		**12 Month Total Sales**	2,226,220	4,492,500	
					**** 12 Month Aggregate Adjusted Ratio**		49.55%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2023 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.***

2024 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.***

2025 ***March Board of Review valuations are compared with sales transacted during April through September of 2025.***

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Acme Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 620,703,200
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 518,670,300
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1967

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 702,095,800
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 632,764,900
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1096

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.3279

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)
2023	04/2023-09/2023	76	8,518,300	1.3279	11,311,451	23,732,600	47.66%
2023	10/2023-03/2024	47	6,207,300	1.3279	8,242,674	18,346,731	44.93%
12 Month Total Sales		123		12 Month Total Sales	19,554,125	42,079,331	46.47%
2024	04/2024-09/2024	85	14,099,000	1.1096	15,644,250	35,213,225	44.43%
2024	10/2024-03/2025	42	7,742,100	1.1096	8,590,634	19,912,585	43.14%
12 Month Total Sales		127		12 Month Total Sales	24,234,884	55,125,810	43.96%
24 Month Total Sales		250		**24 Month Total Sales**	43,789,009	97,205,141	
					***24 Month Mean Adjusted Ratio**		45.22%

*** Important:**

For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	42	7,742,100	1.1096	8,590,634	19,912,585	43.14%
2025	04/2025-09/2025	57	10,470,400	1.0000	10,470,400	24,386,110	42.94%
12 Month Total Sales		99		**12 Month Total Sales**	19,061,034	44,298,695	
					**** 12 Month Aggregate Adjusted Ratio**		43.03%

**** Important:**

For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/14/2023	2023R-04526	01-213-014-00	MARTIN LAND IMPROVEMENT	BISHOP LINETTE S	No	WD	C	60,700	150,000	150,000	40.47 %	
05/15/2023	2023R-06295	01-014-034-30	822 E FRONT ST LLC	GEAR HOUSE KNIVES LLC	No	MLC	CR	91,800	335,000	335,000	27.40 %	
09/12/2023	2023R-11219	01-585-007-00	JORDAN EXPLORATION COMPANY LLC	SPRUCE STREET PARTNERS LLC	No	WD	C	217,000	330,000	330,000	65.76 %	
09/12/2023	2023R-11219	01-585-008-00	JORDAN EXPLORATION COMPANY LLC	SPRUCE STREET PARTNERS LLC	No	WD	R	217,000	330,000	330,000	65.76 %	
09/12/2023	2023R-11219	01-585-009-00	JORDAN EXPLORATION COMPANY LLC	SPRUCE STREET PARTNERS LLC	No	WD	R	217,000	330,000	330,000	65.76 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES 5

SALES PERIOD TOTAL 803,500 1,475,000 1,475,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/12/2023	2023R-12791	01-535-013-00	BULMANN MILTON A TRUST	HAMMER BRIAN & JILLIAN	No	WD	C	26,400	61,000	61,000	43.28 %	
12/15/2023	2023R-15277	01-103-056-10	NELSON'S CLOVERDALE ENTERPRISES LLC	FAITH GROUP LLC	No	WD	C	327,800	1,000,000	1,000,000	32.78 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	2	SALES PERIOD TOTAL	354,200	1,061,000	1,061,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/12/2024	2024R-07495	01-585-014-00	2420 NORTHERN VISIONS LLC	GREENER EARTH LANDSCAPING LLC	No	WD	C	167,100	375,000	375,000	44.56 %	
07/25/2024	2024R-09066	01-102-015-31	KELLY RESTAURANTS LLC	MANGRELLO PROPERTIES LLC	No	WD	C	356,800	800,000	800,000	44.60 %	
08/09/2024	2024R-10409	01-015-100-04	S&S MICHIGAN INVESTMENTS LLC	MOHAMMED EM	No	WD	C	37,000	113,300	113,300	32.66 %	
08/15/2024	2024R-10410	01-015-100-12	S&S MICHIGAN INVESTMENTS LLC	TRUDELL STEVEN	No	WD	C	37,000	113,300	113,300	32.66 %	
08/15/2024	2024R-10408	01-015-100-13	S&S MICHIGAN INVESTMENTS LLC	COSGROVE THOMAS	No	WD	C	37,000	113,300	113,300	32.66 %	
09/30/2024	2024R-11988	01-103-034-00	ATANASOFF STANLEY & KRIST	KRISTI OIL CO	No	QC	C	297,100	585,993	585,993	50.70 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	6	SALES PERIOD TOTAL	932,000	2,100,893	2,100,893

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/01/2024	2025R-00105	01-535-006-00	BISHOP DOUGLAS S	MCBAIN SCOTT & VALERIE	No	WD	C	30,000	65,000	65,000	46.15 %	
01/15/2025	2025R-01087	01-235-020-05	SEDGEWICK MARK & JEANETTE	GRAND TRAVERSE RESORT & SPA LLC	No	WD	C	627,500	1,700,000	1,700,000	36.91 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	2	SALES PERIOD TOTAL	657,500	1,765,000	1,765,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/28/2025	2025R-06645	01-102-016-01	CREEKSIDE PROPERTIES INC	ACME VILLAGE LAND CO LLC	No	WD	C	364,100	635,000	635,000	57.34 %	
06/18/2025	2025R-08208	01-785-022-00	WERNER JEFFREY & RUDLAFF JANIS	SCHEPPE DAVID & KATHLEEN	No	WD	C	41,900	110,000	110,000	38.09 %	
07/28/2025	2025R-09959	01-585-001-00	KOURIS KIMBERLY & BINSFIELD ROBERT	6101 RAILWAY COMMONMS LLC	No	WD	C	222,100	482,500	482,500	46.03 %	
08/14/2025	2025R-10995	01-109-038-01	RME LLC	TRUE NORTH URGENT CARE REAL ESTATE	No	WD	C	925,300	1,500,000	1,500,000	61.69 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	4	SALES PERIOD TOTAL	1,553,400	2,727,500	2,727,500
		12 MONTH TOTAL	2,210,900	4,492,500	4,492,500

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Acme Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/03/2023	2023R-04395	01-448-050-00	BLUEJAY TC LLC	MOE HOLDING LLC	No	WD	C	76,400	175,000	175,000	43.66 %	
04/12/2023	2023R-04397	01-618-142-00	LUMLEY TRUST	RAMSDELL SEAN & HOLLY	No	WD	C	106,900	230,000	230,000	46.48 %	
04/14/2023	2023R-04345	01-620-033-00	DIXON KAREN	RODENBO TYLER & LEAH	No	WD	C	110,500	322,500	322,500	34.26 %	
04/14/2023	2023R-06466	01-722-129-00	LUBELL MARK & LINDA	MAROHI DON & SANDRA	No	WD	C	38,300	152,500	152,500	25.11 %	
04/15/2023	2023R-10127	01-722-179-00	WEBER MARK & CATHY	ARMSTRONG ANTHONY	No	WD	C	48,000	162,000	162,000	29.63 %	
04/24/2023	2023R-04786	01-425-013-00	POWER SUSAN L	FRIEDRICK PHIL & GAIL	No	WD	C	343,200	750,000	750,000	45.76 %	
04/24/2023	2023R-04765	01-610-003-00	MINASIAN MARK B	VILLAGOMEZ GONZALO	No	WD	C	118,000	219,500	219,500	53.76 %	
04/28/2023	2023R-05328	01-847-039-00	CATHER KATHERINE & CRAIG	RIVEST JOSEPH & MARIA	No	WD	C	219,500	630,000	630,000	34.84 %	
05/01/2023	2023R-05024	01-112-001-11	TUCK DENNIS E & JEANNETTE L	VEELE COLLIN & REBECCA	No	WD	C	258,800	859,000	859,000	30.13 %	
05/03/2023	2023R-05349	01-110-007-00	WALKOWIAK DANIEL J	GIBSON STEPHANIE & CURRY IAN	No	WD	C	134,600	397,500	397,500	33.86 %	W & H
05/03/2023	2023R-05307	01-448-038-00	NM RENTALS LLC	SATTERLEY NICOLE & DREW	No	WD	C	85,800	228,000	228,000	37.63 %	
05/04/2023	2023R-05350	01-101-019-01	FINCH THOMAS & CAROL	WALKOWIAK DANIEL J	No	WD	C	32,800	80,000	80,000	41.00 %	
05/04/2023	2023R-05347	01-101-019-03	FINCH THOMAS & RYAN & AMBER	WALKOWIAK DANIEL J & ERIKA	No	WD	C	190,700	520,000	520,000	36.67 %	-05351 ADD SPOUSE
05/11/2023	2023R-06008	01-752-012-00	MILLER WALLACE & JO ELLEN	LABELLE BEN & DIANE	No	WD	C	301,800	849,000	849,000	35.55 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/16/2023	2023R-06192	01-532-010-00	QUEST TRUST COMPANY FBO	MCDONNELL MIKE & RACHEL	No	WD	C	25,000	42,000	42,000	59.52 %	
05/18/2023	2023R-06195	01-613-159-00	DENOYER JUDITH K (ELE)	MANES JOSH R &	No	WD	C	141,900	338,000	338,000	41.98 %	
05/18/2023	2023R-06329	01-722-055-00	LEE CAPITAL INVESTMENTS LLC	GILLETTE LLOYD & KAREN TRUST	No	WD	C	39,100	125,000	125,000	31.28 %	
05/19/2023	2023R-06030	01-112-003-02	KLAFT JOHN L & MARNA M	JONES TRICIA	No	WD	C	83,700	286,000	286,000	29.27 %	
05/30/2023	2023R-06743	01-612-095-00	HENSHAW MICHAEL	SNYDER BEN & ERICA	No	WD	C	157,800	531,000	531,000	29.72 %	
06/01/2023	2023R-06586	01-847-001-00	OTTC LLC	COX ASHLEY	No	WD	C	20,000	40,000	40,000	50.00 %	
06/02/2023	2023R-06527	01-742-098-00	SACO DENIRO	POWELL DANICA & GEORGE	No	WD	C	245,900	750,000	750,000	32.79 %	
06/04/2023	2023R-10952	01-722-035-00	GILLETTE LLOYD & KAREN TRUST	HAISER DENNIS & JILL	No	WD	C	31,300	120,000	120,000	26.08 %	
06/05/2023	2023R-07009	01-236-006-01	STEFANO BARUZZO LLC	LAND AARON J III & TAYLOR	No	WD	C	138,900	397,500	397,500	34.94 %	INCORRECT LEGAL DESCRIPTIONS
06/05/2023	2023R-07010	01-236-006-04	STEFANO BARUZZO LLC	PERALTA EZEQUIEL & WENDY	No	WD	C	140,800	397,500	397,500	35.42 %	PARCEL DOESNOT CLOSE
06/05/2023	2023R-06638	01-315-044-00	PASINEAU HELENA M	HANEY BRUCE & ALISON	No	WD	C	200,500	640,000	640,000	31.33 %	
06/12/2023	2023R-06905	01-612-146-00	RAUPP ADAM & CAITLIN	LIGGETT ALEX & BYSTRY MADISON	No	WD	C	128,900	389,000	389,000	33.14 %	
06/17/2023	2023R-07399	01-742-048-00	BOUCK PATRICIA K	DEMURA TODD & KRISTA	No	WD	C	21,900	48,500	48,500	45.15 %	
06/21/2023	2023R-07883	01-315-040-00	ROJAS LINDA K & SERGIO	CRANDELL ROBERT & SAWYER MARY	No	WD	C	22,500	47,500	47,500	47.37 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/21/2023	2023R-07776	01-722-183-00	CAVANAUGH WAYNE & CHERYL	WICKLAND STEPHEN & NANCY	No	WD	C	46,600	153,000	153,000	30.46 %	
06/23/2023	2023R-08144	01-110-005-00	HENKEL THOMAS & CATHERINE	TRAVERSE CITY BLISS LLC	No	WD	C	120,700	275,000	275,000	43.89 %	
06/26/2023	2023R-08178	01-725-003-00	MCLEOD JENNA & GRAHAM	MULDER DAVID &	No	WD	C	258,000	725,000	725,000	35.59 %	JTWFRS
06/29/2023	2023R-07860	01-101-015-00	GRIFFITH LEWIS C	NUFFER ERIC & WILLOW	No	WD	C	63,000	180,000	180,000	35.00 %	
06/29/2023	2023R-07758	01-331-004-00	REINERT MICHAEL & BARBARA A	SAND MICHAEL	No	WD	C	150,000	495,000	495,000	30.30 %	
06/29/2023	2023R-07740	01-395-026-00	EVERSON MAXINE T TRUST	NACHBUR JOHN & LAURA	No	WD	C	149,700	485,000	485,000	30.87 %	
06/29/2023	2023R-07691	01-448-003-00	MARGARET M BROWN INSURANCE AGENCY	BRANDELL JAMES & DAHLGREN DENISE	No	WD	C	75,200	225,000	225,000	33.42 %	
07/10/2023	2023R-08344	01-722-033-00	WEBER MARK & CATHY	FAULKNER RICK & LYNN	No	WD	C	31,300	115,000	115,000	27.22 %	
07/10/2023	2023R-08345	01-722-054-00	LEE CAPITAL INVESTMENTS LLC	CHERRY TREE LANE LLC	No	WD	C	39,900	149,000	149,000	26.78 %	
07/10/2023	2023R-08708	01-722-128-00	WEEKS ROGER A & PEGGY L	JAYNES DENNIS & REGINA	No	WD	C	39,700	120,000	120,000	33.08 %	
07/12/2023	2023R-08202	01-395-004-00	HODGES MAXINE	SEWARD MICHAEL & LAURA	No	WD	C	199,700	479,000	479,000	41.69 %	
07/12/2023	2023R-08347	01-680-023-00	FRASER-LEE RYAN & LAUREN E	CROSBY ELLISHA	No	WD	C	113,400	275,000	275,000	41.24 %	
07/12/2023	2023R-08349	01-752-030-00	CLOKE MARTIN & KIMBERLY I	LURVEY THEODORE & MICHELE	No	WD	C	27,500	55,000	55,000	50.00 %	
07/14/2023	2023R-08710	01-612-088-00	URBAN JERRY M & ELISABETH	WENDLAND ZACH & STEPHANIE	No	WD	C	148,800	410,000	410,000	36.29 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/18/2023	2023R-08649	01-760-077-00	HOWIE KAREN F	POLJAN PETER	No	WD	C	36,000	80,000	80,000	45.00 %	
07/21/2023	2023R-08760	01-847-021-00	PEREZ EMILIO J & MARY K	BICKMAN DANIEL & MARY	No	WD	C	159,300	535,000	535,000	29.78 %	
07/24/2023	2023R-09564	01-847-013-00	KUZNICKI ALPHONSE & LOTTIE ESTATE	JUSURFI PAMELA TRUST	No	WD	C	201,800	519,700	519,700	38.83 %	
07/26/2023	2023R-09219	01-640-060-00	RIOPELLE CONSTANCE TRUST	UNDERHILL ROBERT & LATHERS MARY	No	WD	C	153,200	362,000	362,000	42.32 %	-09221 CREATE JOINT OWNERS
07/26/2023	2023R-09385	01-722-099-00	HAYES SANDRA & DANNY	WEESE DONALD & JAMI	No	WD	C	31,300	110,000	110,000	28.45 %	
07/27/2023	2023R-10329	01-722-038-00	ANDERSON FAMILY TRUST	GREEN STEVEN & MARGARET	No	WD	C	31,300	137,900	137,900	22.70 %	
08/08/2023	2023R-09522	01-454-059-00	GHAEMI MOHAMMAD & SORAYA	HELLEBUYCK JOSEPH & PATRICIA	No	WD	C	146,800	345,000	345,000	42.55 %	
08/11/2023	2023R-10283	01-225-004-02	UMSTEAD FAMILY RENTALS LLC	ZAPPONE ANGELO	No	WD	C	135,000	228,000	228,000	59.21 %	
08/11/2023	2023R-10126	01-722-032-00	MCCOY MARK & JENNIFER	BOONE RYAN	No	WD	C	28,900	100,000	100,000	28.90 %	
08/14/2023	2023R-10270	01-722-101-00	RUDLAFF JANIS S TRUST	KUNZMAN KENNETH & LINDA	No	WD	C	31,300	100,000	100,000	31.30 %	
08/15/2023	2023R-09845	01-395-015-00	VANNATTER VERN & DIANE ESTATE	JACKSON LARRY & DARRYL	No	WD	C	173,800	525,000	525,000	33.10 %	H & W
08/17/2023	2023R-09900	01-612-142-00	NOVAK JOHN & MARY BETH	TJOSVOLD LUCAS & KRISTEN	No	WD	C	181,600	340,000	340,000	53.41 %	
08/18/2023	2023R-10708	01-722-207-00	ECKERT RONALD & JANICE	FOUCHER MARK & CAROL	No	WD	C	46,600	155,000	155,000	30.06 %	
08/22/2023	2023R-10955	01-722-182-00	SHEPARD JAMES & SANDRA	ENMARK JOHN & LISA	No	WD	C	46,600	149,000	149,000	31.28 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/23/2023	2023R-10704	01-722-071-00	GEORGE NAMIR	NORRIS MICHAEL & JUDY	No	WD	C	32,200	80,000	80,000	40.25 %	
08/24/2023	2023R-10706	01-722-058-00	KIPP RENEE & MOHAMMED EM	LEITER JEFF & CHRISTINE	No	WD	C	37,700	125,000	125,000	30.16 %	
08/29/2023	2023R-10549	01-315-027-00	SCHREIBER HENRY & JOYCE A ESTATE	ROBBINS JAMES & LEEANN	No	WD	C	212,100	419,000	419,000	50.62 %	
08/30/2023	2023R-10848	01-565-007-00	FOCHTMAN DONALD & KAY	STALF ANDREA TRUST	No	WD	C	627,300	2,100,000	2,100,000	29.87 %	
08/31/2023	2023R-10489	01-225-017-00	SCHMIDT-STARKS TRUST	KELLER ROBERT	No	WD	C	68,100	160,000	160,000	42.56 %	
08/31/2023	2023R-10847	01-532-045-00	TRUE NORTH GROUP PROPERTY MANG	LLAP LLC	No	WD	C	20,000	64,000	64,000	31.25 %	
08/31/2023	2023R-10716	01-722-086-00	WILBURN TERRY & MARTIN DIANA	MEINHOLD WILLIAM & TERRI	No	WD	C	32,200	85,000	85,000	37.88 %	
09/01/2023	2023R-11368	01-618-099-00	BLOUNT WILLIAM & MICHELE TRUST	SPEARS AMY	No	WD	C	100,600	253,000	253,000	39.76 %	
09/05/2023	2023R-10698	01-500-039-00	ROYSTON JEFFREY & KELLY	MINN ANGELA & KEITH	No	WD	C	206,100	575,000	575,000	35.84 %	
09/05/2023	2023R-11050	01-722-100-00	RUDLAFF JANIS S TRUST	PASIK DAVID & LORI	No	WD	C	31,300	85,000	85,000	36.82 %	
09/06/2023	2023R-11051	01-722-161-00	SMITH PHILIP & KENDRA	CANDELA KEN & SANDRA	No	WD	C	48,000	118,000	118,000	40.68 %	
09/15/2023	2023R-11316	01-847-003-00	OTTC LLC	GREAT LAKE INVESTMENT NORTH LLC	No	WD	C	120,000	260,000	260,000	46.15 %	8 PARCELS IN SALE
09/21/2023	2023R-12594	01-722-136-00	MOORE TRUST	NUDEL MARINA & OLEG	No	WD	C	46,600	130,000	130,000	35.85 %	
09/22/2023	2023R-11909	01-395-003-00	BUCHBINDER HARRIS J & SUSAN	WILSON SUSAN	No	WD	C	192,700	490,000	490,000	39.33 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/22/2023	2023R-12541	01-722-074-00	SYMPLICITY PROPERTIES LLC	SCHULZ ROBERT & KAYLEEN	No	WD	C	33,600	118,000	118,000	28.47 %	
09/25/2023	2023R-12165	01-722-211-00	CRR LLC	BONNELL GARY M TRUST	No	WD	C	46,600	163,000	163,000	28.59 %	
09/27/2023	2023R-12542	01-722-059-00	REED HEATHER	NAGUY THOMAS & DEBORA	No	WD	C	37,700	102,000	102,000	36.96 %	
09/28/2023	2023R-12002	01-450-016-00	ZINK FRNAK & JULIE	THOMAS EDWARD & CAROLYN	No	WD	C	65,000	256,000	256,000	25.39 %	
09/29/2023	2023R-11951	01-415-016-00	OSCAR INVESTMENTS LLC	GLYNN TYLER &	No	WD	C	127,900	370,000	370,000	34.57 %	JTWFRS
09/29/2023	2023R-11999	01-618-144-00	MAKI DEREK W & KATI	PRICE CAROLYN L	No	WD	C	102,100	225,000	225,000	45.38 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		76		**SALES PERIOD TOTAL**				8,518,300	23,732,600	23,732,600		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/02/2023	2023R-12508	01-315-017-00	TYLER DOUGLAS II	5166 ARROWHEAD CIRCLE LLC	No	WD	C	223,600	700,000	700,000	31.94 %	
10/04/2023	2023R-12889	01-448-045-00	TORBET PROPERTIES LLC	BOOKER DAIRY RD 1672 E LLC	No	WD	C	100,500	295,000	295,000	34.07 %	
10/04/2023	2023R-12787	01-722-174-00	COLLINS MARGARET & MCNEIL JAMES	CHAMPEAUX TROY & GWENDDOLYN	No	WD	C	46,600	225,000	225,000	20.71 %	
10/10/2023	2023R-12550	01-454-017-00	TORCH PROPERTIES GT LLC	MAKI DEREK & KATI	No	WD	C	91,600	249,900	249,900	36.65 %	
10/17/2023	2023R-13016	01-450-020-00	HINDS-HOHMAN GENA	MILLER PATRICIA L	No	WD	C	65,000	260,000	260,000	25.00 %	
10/19/2023	2023R-12941	01-448-043-00	TORBETT PROPERTIES LLC	ARBUCKLE LYNDSAY A	No	WD	C	99,200	303,000	303,000	32.74 %	
10/20/2023	2023R-13107	01-325-007-00	PERRY PHILLIP & CHRISTINE	HANSEN SCOTT & LISA	No	WD	C	135,000	281,906	281,906	47.89 %	
10/23/2023	2023R-13329	01-610-014-00	PRINCE PHILIP L & BARBARA J	RINKINEN JENNA	No	WD	C	138,600	345,000	345,000	40.17 %	
10/25/2023	2023R-13533	01-612-153-00	DANIELS WILLIAM & AMY	GARTUNG KEVIN	No	WD	C	131,300	433,000	433,000	30.32 %	
10/26/2023	2023R-13377	01-525-023-00	SAXTON CAROL	IVEY TAYLOR & SCOTT	No	WD	C	149,600	385,000	385,000	38.86 %	
10/27/2023	2023R-13357	01-011-005-05	THELANDER FREDRIC B & ANNE M	BLAKE PEGGY & RICHARD	No	WD	C	273,100	1,100,000	1,100,000	24.83 %	
10/27/2023	2023R-13451	01-722-046-00	THIELKING THOMAS & BETH	FINKELMEIER JOACHIM &	No	WD	C	32,700	121,500	121,500	26.91 %	JTWFRS
10/31/2023	2023R-13751	01-455-001-00	TREADWELL MARGARET R (ELE)	LESSARD KATHLEEN & JOSEPH	No	WD	C	19,500	39,900	39,900	48.87 %	
11/02/2023	2023R-14474	01-752-033-00	ALBERTSON SCOTT & KRISTEN (ELE)	LYMBURNER FRANCIS M	No	WD	C	27,500	56,000	56,000	49.11 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/07/2023	2023R-13816	01-532-040-00	RUNCIMAN RONALD	LYONS MICHAEL & ELIZABETH	No	WD	C	25,000	50,000	50,000	50.00 %	
11/09/2023	2023R-13802	01-570-018-00	HEIAM JOHN & GOLDSTEIN LOIS	MEISNER MATTHEW	No	WD	C	194,100	458,000	458,000	42.38 %	
11/15/2023	2023R-13982	01-109-022-00	MOYSES COURTNEI	KITTENDORF	No	WD	C	83,800	325,000	325,000	25.78 %	
11/21/2023	2023R-14200	01-448-009-00	TORBET PROPERTIES LLC	B & R RENTAL LLC	No	WD	C	100,500	290,000	290,000	34.66 %	
11/22/2023	2023R-14958	01-610-015-00	MORRELL ROBERT F & MARELLENE	MINER AUSTIN & CLAIRE	No	WD	C	150,400	399,000	399,000	37.69 %	
12/08/2023	2023R-14917	01-448-023-00	TORBET PROPERTIES LLC	SUSZYNSKI FRANK JR & ARIEL	No	WD	C	85,800	232,500	232,500	36.90 %	
12/12/2023	2023R-15700	01-741-033-00	PHILLIPS JOHN H TRUST	LOHR MARIA & BRANDON	No	WD	C	115,100	375,000	375,000	30.69 %	JTWFRS
12/14/2023	2023R-15221	01-008-001-01	LYNCH BRIAN	WARD CAMERON	No	WD	C	180,900	528,400	528,400	34.24 %	
12/15/2023	2023R-15206	01-225-004-02	ZAPPONE ANGELO	O'NEAL HANLEY & AARON	No	WD	C	135,000	285,000	285,000	47.37 %	
12/20/2023	2024R-00058	01-415-025-00	MARKLE HOWARD & CARLEEN	BURHOE DEAN	No	WD	C	99,600	329,500	329,500	30.23 %	
12/27/2023	2023R-15550	01-011-005-22	PROUT DENNIS J & JILL R	NAUMES SCOTT	No	WD	C	293,000	975,000	975,000	30.05 %	
01/05/2024	2024R-00378	01-750-010-00	OLMSTEAD JASON & ERIN	COULTER MICHAEL & VIRGINIA TRUST	No	WD	C	26,600	73,500	73,500	36.19 %	-00379 INTO TRUST
01/05/2024	2024R-00663	01-847-002-00	OTTC LLC	GREAT LAKE INVESTMENT NORTH LLC	No	WD	C	80,000	145,000	145,000	55.17 %	
01/09/2024	2024R-00561	01-500-030-00	STRAUB HANS O & HERTA TRUST	ROCHE ROBIN & BRIAN	No	WD	C	165,900	446,750	446,750	37.13 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/15/2024	2024R-01107	01-223-008-00	MAST STEVEN & KAREN	GLADE RUN FARM NORTH LLC	No	WD	C	1,075,800	2,750,000	2,750,000	39.12 %	
01/19/2024	2024R-00871	01-008-006-00	HIDALGO JEREMY R & TRINA M	SHOEMAKER WILLIAM JR	No	WD	C	173,300	585,000	585,000	29.62 %	
01/24/2024	2024R-01053	01-400-024-00	CHAMPIGNY JEAN & DAWN TRUST	WALKOWIAK DANIEL	No	WD	C	21,500	30,000	30,000	71.67 %	
01/25/2024	2024R-01056	01-700-023-00	CRAIG BETTY J TRUST	SMITH FAMILY TRUST	No	WD	C	289,500	1,188,000	1,188,000	24.37 %	
02/05/2024	2024R-01999	01-610-058-00	RAUPP MITCHELL & VALLERI	DENARDO MICHAEL	No	WD	C	128,200	324,000	324,000	39.57 %	
02/16/2024	2024R-01883	01-500-048-00	CUDDEBACK REBECCA	PLAMONDON KATHERINE & SAMUEL	No	WD	C	206,900	445,000	445,000	46.49 %	
02/19/2024	2024R-02021	01-722-171-00	NIXON DANN & LISA	BONNELL RAYMOND J TRUST	No	WD	C	46,600	124,000	124,000	37.58 %	
02/19/2024	2024R-01917	01-752-003-00	BRUCKMAN BILL	ROYAL STAG CONSTRUCTION LLC	No	WD	C	27,500	69,500	69,500	39.57 %	
02/20/2024	2024R-02022	01-722-085-00	RANEY JOHN J & BRAUNER LINDA R	SOLSKI LAWRENCE & BRENDA	No	WD	C	32,200	89,500	89,500	35.98 %	
02/21/2024	2024R-02427	01-008-001-03	BOS DAVID M & BOS JACQUELYN A	VELIQUETTE JON & MICUNEK JANINE	No	WD	C	286,000	878,875	878,875	32.54 %	TIC ASSUMED - AS UNCAPPED 81%
02/22/2024	2024R-02053	01-532-045-00	LLAP LLC	ROYAL STAG CONSTRUCTION LLC	No	WD	C	20,000	110,000	110,000	18.18 %	
02/26/2024	2024R-02163	01-222-001-00	CRONIN DAN	WOOLCOTT JEREMY & LEE JIYOUNG	No	WD	C	149,300	500,000	500,000	29.86 %	
03/13/2024	2024R-03130	01-722-202-00	JOEREG LLC	MILLER DONALD E & LEE TRUST	No	WD	C	48,000	145,000	145,000	33.10 %	
03/15/2024	2024R-03219	01-452-017-00	FAY MARION & LARRY	EQUITY TRUST COMPANY CUSTODIAN	No	WD	C	119,300	365,000	365,000	32.68 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/19/2024	2024R-03172	01-226-017-01	HALL LUCINDA D (ELE)	CAMPBELL JEFF &	No	WD	C	97,000	378,000	378,000	25.66 %	JTWFRS
03/19/2024	2024R-03359	01-752-013-00	RIGGS GREG	KUREK JAMES & CORY MONICA	No	WD	C	27,500	53,000	53,000	51.89 %	
03/27/2024	2024R-03904	01-722-039-00	RICHARD TERRY & PAMELA	KOPCZYNSKI MARK & ANGELA	No	WD	C	31,300	123,000	123,000	25.45 %	
03/29/2024	2024R-04746	01-454-042-00	SIMMONS KENNETH L TRUST	KV REAL ESTATE ENTERPRISES LLC	No	WD	C	102,900	375,000	375,000	27.44 %	
03/29/2024	2024R-04353	01-752-037-01	VOLLMER MICHAEL & MANDI	TESSMAN MICHAEL & CRISTIAN	No	WD	C	55,000	106,000	106,000	51.89 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	47	SALES PERIOD TOTAL	6,207,300	18,346,731	18,346,731

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/05/2024	2024R-04289	01-752-026-00	WOLVERINE PROPERTIES OF TC, INC	CAMPBELL STEVEN & KRISE ELIZABETH	No	WD	C	27,600	70,000	70,000	39.43 %	
04/12/2024	2024R-04558	01-452-009-00	VACATIONLAND PROPERTY MANAGMENT LLC	MOULTON TROY & SUSAN	No	WD	C	130,000	319,000	319,000	40.75 %	
04/15/2024	2024R-04739	01-847-028-00	OSBORNE JAMES & DIA	RUSSELL GREGORY J & LISA L	No	WD	C	227,700	560,000	560,000	40.66 %	
04/16/2024	2024R-04697	01-315-025-00	SMITH DAWN	PURE NORTH PROPERTIES LLC	No	WD	C	40,000	70,000	70,000	57.14 %	
04/16/2024	2024R-04753	01-752-024-00	FABER HUBERT & SHEILA	KORYCKI JOHN & STACEY	No	WD	C	29,000	52,000	52,000	55.77 %	
04/23/2024	2024R-04939	01-224-028-00	GRIFFIS RICHARD C & GINA L	PATTERSON TODD & JULIE	No	WD	C	98,900	122,500	122,500	80.73 %	
04/23/2024	2024R-04953	01-315-010-00	KOERBER KENT & BARBARA	ILER MICHAEL R REVOCABLE TRUST	No	WD	C	261,800	659,900	659,900	39.67 %	
05/03/2024	2024R-05419	01-014-005-10	CHERRY HILL FARM LLC	DAVS LLC	No	WD	C	565,600	1,450,000	1,450,000	39.01 %	
05/03/2024	2024R-05741	01-752-022-00	WOLVERINE PROPERTIES OF TC, INC	PURE NORTH PROPERTIES LLC	No	WD	C	101,800	150,000	150,000	67.87 %	
05/09/2024	2024R-05923	01-454-012-00	SIDDALL BRUCE & MARY K	GRAND TRAVERSE RESORT AND SPA LLC	No	WD	C	117,100	190,000	190,000	61.63 %	
05/10/2024	2024R-06133	01-454-020-00	SPRINGSTEAD BRIAN & SALLY	FAY LARRY D & MARION L	No	MLC	C	117,100	240,000	240,000	48.79 %	
05/10/2024	2024R-06048	01-780-005-00	BASAR ANGELINE M TRUST	STEPHANIE CURREY INGRAM TRUST	No	WD	C	977,600	2,600,000	2,600,000	37.60 %	
05/13/2024	2024R-06386	01-315-042-00	MEGREGIAN ARMEN K & ANGELA	GREAT LAKES INVESTMENTS NORTH LLC	No	WD	C	24,000	43,000	43,000	55.81 %	
05/15/2024	2024R-06066	01-225-001-03	FEENSTRA JOELLE	HOWLEY SCOTT & KOCH DANIELLE	No	WD	C	140,900	191,501	191,501	73.58 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/15/2024	2024R-06084	01-532-017-00	STEIN TRUST	O'REILLY DAVID	No	WD	C	25,000	75,000	75,000	33.33 %	
05/17/2024	2024R-06642	01-454-043-00	M & M PROPERTIES LLP	STILLER CHRISTINE	No	WD	C	128,600	363,000	363,000	35.43 %	
05/21/2024	2024R-06452	01-448-007-00	TORBET PROPERTIES LLC	KELLY MICHAEL & MIRANDA	No	WD	C	115,200	325,000	325,000	35.45 %	
05/22/2024	2024R-06578	01-454-025-00	QUINN BARBARA J	ELIZABETH W DOLBY LIVING TRUST	No	WD	C	128,600	360,000	360,000	35.72 %	
05/28/2024	2024R-06589	01-448-035-00	TORBET PROPERTIES LLC	GOLFVIEW 5550 LLC	No	WD	C	115,200	294,500	294,500	39.12 %	
05/28/2024	2024R-06966	01-722-005-00	GREENE LYNETTA & SHELDON	WILLIAMS PAUL & KARI	No	WD	C	62,900	140,000	140,000	44.93 %	
05/29/2024	2024R-06967	01-722-066-00	ROBERTS SUSAN & RICHARD	SMITH PHILIP & KENDRA	No	WD	C	58,500	140,000	140,000	41.79 %	RV SITE
05/30/2024	2024R-06987	01-612-081-01	SCHNEIDER JACK (ELE)	SCHULZ ERIK	No	WD	C	206,800	482,500	482,500	42.86 %	
05/31/2024	2024R-06722	01-315-035-00	SMITH DAWN M	WELLINGTON CLEON & CYNTHIA	No	WD	C	20,000	58,750	58,750	34.04 %	
05/31/2024	2024R-07488	01-452-015-00	KACY MARILYN	SALEH ANTOINE & CAMILIA	No	WD	C	130,000	340,000	340,000	38.24 %	
05/31/2024	2024R-06719	01-527-020-00	KLUMPP JOHN FAMILY TRUST	MORELLI MACKENZIE	No	WD	C	110,800	206,075	206,075	53.77 %	
05/31/2024	2024R-06969	01-722-104-00	RUGGIRELLO JOHN & RUGGIRELLO DEE	ALLEY LINKS LLC	No	WD	C	59,900	110,000	110,000	54.45 %	RV SITE
06/05/2024	2024R-07148	01-550-081-00	VANDE KIEFT DAVID & KAREN	HANDLEY CLIFTON & MOLLY	No	WD	C	314,000	649,000	649,000	48.38 %	
06/07/2024	2024R-07018	01-103-077-02	KIRKLAND BAYVIEW PARTNERS LLC	TRAVERSE CITY HOUSING COMMISSION	No	WD	C	49,900	100,000	100,000	49.90 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/12/2024	2024R-08285	01-722-157-00	RUTHERFORD JACK & CLAUDIA	GOULD BRUCE & ELIZABETH	No	WD	C	72,600	110,000	110,000	66.00 %	
06/21/2024	2024R-08118	01-600-007-00	AUDIE LORI & JAMES	FOURNIER SCOTT & KRISTEN	No	WD	C	166,800	440,000	440,000	37.91 %	
06/21/2024	2024R-07703	01-722-108-00	WERNER JFEFFREY	WRIGHT THOMAS & TRACEY	No	WD	C	53,000	150,000	150,000	35.33 %	RV SITE
06/24/2024	2024R-07915	01-455-026-00	STRONG WILLIAM S & MARIE A	MATCHETT BRIAN & MELVIN	No	WD	C	177,700	388,000	388,000	45.80 %	
06/26/2024	2024R-07862	01-448-018-00	STROM BRENT & MIKAELA	MOIR SEAN & KELLY	No	WD	C	116,700	305,000	305,000	38.26 %	
06/26/2024	2024R-08173	01-500-031-00	FELDT FREDERICK W & JANICE (ELE)	T & C HOMES LLC	No	WD	C	161,000	364,900	364,900	44.12 %	
06/26/2024	2024R-08314	01-722-004-00	WACHTEL HARRY & SANDRA	SCHAEFER ADAM & CHRYSTAL	No	WD	C	61,500	149,999	149,999	41.00 %	
06/27/2024	2024R-08045	01-618-110-00	SPRINGSTEAD BRIAN & SALLY	GRENKE BRIAN & DECONICK TIFFANY	No	MLC	CR	75,300	145,000	145,000	51.93 %	
06/28/2024	2024R-08697	01-410-008-01	DECKER TOD E & COLETTE M	TORNOW NATHAN & JULIE	No	WD	C	213,500	539,000	539,000	39.61 %	
06/28/2024	2024R-08105	01-612-136-00	LACOSSE GLENN P	NELSON JACK	No	WD	C	208,100	444,500	444,500	46.82 %	
07/01/2024	2024R-08936	01-612-149-00	CLIFTON HANDLEY TRUST	KALINCHENKO GALINA	No	WD	C	203,700	500,000	500,000	40.74 %	
07/03/2024	2024R-08264	01-550-118-00	BRONSTON KENNETH & MARY	WILLIAMS SARAH & YEDID ROGER	No	WD	C	284,400	640,000	640,000	44.44 %	JT
07/09/2024	2024R-08386	01-410-022-00	ACMEPEN SIX LLC	COPPER ROAD LLC	No	WD	C	146,200	543,000	543,000	26.92 %	
07/12/2024	2024R-08946	01-722-057-00	TAPPEN CRAIG & VIRGINIA	CLARK MICHAEL & ELISE	No	WD	C	61,500	125,000	125,000	49.20 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/15/2024	2024R-08834	01-315-036-00	SCHENKEL DENISE TRUST	DEFRANCESCO JOSEPH & JANICE	No	WD	C	204,900	659,900	659,900	31.05 %	
07/15/2024	2024R-08959	01-650-020-00	FAIRBANKS MICHAEL D & CYNTHIA E	BAUER SCOTT & JESSICA	No	WD	C	363,200	785,000	785,000	46.27 %	
07/17/2024	2024R-08949	01-315-014-00	SEWARD MIKE & LAURA	PETERSON ANDREW & LORI	No	WD	C	23,800	62,000	62,000	38.39 %	
07/17/2024	2024R-09005	01-500-004-00	GRIMM CRISTY L	ALSPAUGH ANDREW	No	WD	C	140,000	370,000	370,000	37.84 %	
07/17/2024	2024R-08948	01-722-041-00	GREENFIELD SANDRA & SCOTT	TORNES NORBERT & LINDA	No	WD	C	58,300	145,000	145,000	40.21 %	
07/18/2024	2024R-08862	01-720-011-00	HARDIMON MARLENE I	STOLDT MEIKE KRISTEN	No	WD	C	1,056,900	2,850,000	2,850,000	37.08 %	
07/19/2024	2024R-09321	01-722-132-00	JACQUES EDWARD	MEINHOLD WILLIAM & TERRI	No	WD	C	71,200	132,000	132,000	53.94 %	
07/22/2024	2024R-08901	01-742-063-00	SCHANNO ANDREW & ANNE	HIGHAM ANTHONY & HEATHER	No	WD	C	287,800	675,000	675,000	42.64 %	
07/24/2024	2024R-09233	01-722-199-00	TENNANT PEGGY H	MCKELVY STEVEN TRUST	No	WD	C	71,200	135,000	135,000	52.74 %	
07/25/2024	2024R-09322	01-722-194-00	MARTIN DIANA S & WILBURN TERRY V	MURDOCK ROBERT & JANE	No	WD	C	72,600	193,500	193,500	37.52 %	
07/29/2024	2024R-09727	01-722-205-00	BEARDSLEE THERON & JANICE TRUST	KOZLOFF SHARRON	No	WD	C	72,600	185,000	185,000	39.24 %	
07/29/2024	2024R-10357	01-780-019-00	CAMPBELL CHARLES F	BECKER DARRELL & KIRSTEN	No	WD	C	489,600	1,100,000	1,100,000	44.51 %	
07/31/2024	2024R-09576	01-722-138-00	DAILEY SCRIBNER & JANEANN	JOREG LLC	No	WD	C	71,200	126,000	126,000	56.51 %	
08/01/2024	2024R-09585	01-224-023-00	BOYNTON RUPERT L & MARCIA	UCCELLO FARO & FRANCESCA	No	WD	C	507,700	1,400,000	1,400,000	36.26 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/02/2024	2024R-09493	01-530-024-00	HANSEN SCOTT D & LISA H TRUST	SCHEIDEL KATHLENE	No	WD	C	131,400	468,000	468,000	28.08 %	
08/08/2024	2024R-09896	01-618-108-00	SPRINGSTEAD BRIAN & SALLY	ISAACS NICHOLAS	No	MLC	C	150,600	331,900	331,900	45.38 %	
08/09/2024	2024R-11748	01-225-017-00	KELLER ROBERT	KESSNER KAMERON & PACE KRISTI	No	WD	C	97,100	230,000	230,000	42.22 %	
08/14/2024	2024R-09939	01-315-028-00	GISCARD DESTAING MARY E (ELE)	THOMAS DAWN	No	WD	C	250,200	673,500	673,500	37.15 %	
08/14/2024	2024R-09906	01-680-015-00	CROSBY KRIS	HERZOG SHAWN & ERIC	No	WD	C	93,100	309,000	309,000	30.13 %	
08/15/2024	2024R-10181	01-300-042-00	TFM PROPERTIES VII LLC	LEHNHARD PROPERTIES LLC	No	WD	C	10,000	50,000	50,000	20.00 %	
08/15/2024	2024R-10608	01-640-080-00	BRIGGS DAVID O & RUTH	GLOTZHOBER PAUL & BRACEY	No	WD	C	195,500	385,000	385,000	50.78 %	
08/19/2024	2024R-10149	01-750-003-00	KING WALTER & CHARLENE (ELE)	ZYLMAN ROBERT & KAREN	No	WD	C	374,000	950,000	950,000	39.37 %	
08/21/2024	2024R-10596	01-722-086-00	MEINHOLD WILLIAM & TERRI	MCCONNELL MELISSA & JOHN	No	WD	C	45,900	110,000	110,000	41.73 %	
08/22/2024	2024R-10438	01-570-058-00	RUDOLPH TRUST	SHILLING SETH & CHRISTA	No	WD	C	167,000	510,000	510,000	32.75 %	
08/23/2024	2024R-10351	01-453-005-00	CRANDELL ROBERT & SAWYER MARY	MROZEK MARK	No	WD	C	143,400	380,000	380,000	37.74 %	
08/23/2024	2024R-10429	01-527-016-00	MILLER PAMELA M	ADGATE LOREN TRUST	No	WD	C	130,400	287,000	287,000	45.44 %	
08/23/2024	2024R-10815	01-722-056-00	GREENLEAF ESTHER & KURT	REEVES JACK & TONI	No	WD	C	61,500	125,000	125,000	49.20 %	
08/23/2024	2024R-10594	01-722-178-00	SELBST ALAN & JANET	REEVES JACK & TONI	No	WD	C	71,200	180,000	180,000	39.56 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/28/2024	2024R-10563	01-011-001-20	8976 BATES LLC	WILSON OLIVIA & WILSON LARRY	No	WD	C	273,800	602,000	602,000	45.48 %	JTFRS
09/04/2024	2024R-10798	01-460-020-00	HAZEN CHRISTINE L TRUST	HOKENSTAD MICHAEL & GOULD STEPHANIE	No	WD	C	465,800	1,310,000	1,310,000	35.56 %	
09/04/2024	2024R-11682	01-530-029-00	CZYMBOR EDWARD J & SUZANNE M	STIPP JANICE & HOLTON KRISTEN	No	WD	C	249,400	555,000	555,000	44.94 %	
09/05/2024	2024R-11228	01-722-048-00	ANDERSON PAUL & KATHY	THOMAS WILLIAM & ROBIN	No	WD	C	58,300	136,000	136,000	42.87 %	
09/05/2024	2024R-11229	01-722-193-00	BISHOP ANN & LINDA	STRATING MICHAEL & JOLENE	No	WD	C	71,200	177,500	177,500	40.11 %	
09/06/2024	2024R-11085	01-530-030-00	STITES REAL ESTATE LLC	KOEPLIN KARA	No	WD	C	36,000	70,000	70,000	51.43 %	
09/16/2024	2024R-11652	01-009-005-00	SLS HOLDINGS LLC	9741 BATES LLC	No	WD	C	115,300	400,000	400,000	28.83 %	
09/16/2024	2024R-11892	01-550-024-00	WESTON GREGORY & MARLA	IWASAKI CHRIS	No	WD	C	220,700	587,500	587,500	37.57 %	
09/18/2024	2024R-11653	01-008-001-01	WARD CAMERON	HANESS NICOLAS	No	WD	C	259,800	965,000	965,000	26.92 %	
09/19/2024	2024R-12317	01-742-071-00	SABIN JULIE & CASEY	KENNEDY CASSABDRA & MATTHEW	No	WD	C	40,500	72,000	72,000	56.25 %	
09/20/2024	2024R-11801	01-722-091-00	J SQUARED LLC	MORRIS THOMAS & ROBIN	No	WD	C	53,000	125,000	125,000	42.40 %	
09/20/2024	2024R-11571	01-740-015-00	ROOT RICKY A & JANET M (ELE)	ANTCLIFF MELISSA TRUST	No	MLC	C	35,500	48,500	48,500	73.20 %	
09/23/2024	2024R-12262	01-722-135-00	KLEIN RICHARD A & CAROL A	ESHAM DAVID & CINDY	No	WD	C	71,200	128,900	128,900	55.24 %	
09/26/2024	2024R-11856	01-540-027-00	EASTMAN NATHAN & RACHEL	INGRAHAM JEFFERY & ELIZABETH	No	WD	C	143,500	346,900	346,900	41.37 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Acme Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/27/2024	2024R-11915	01-723-002-00	VERMEER ROBERT & ANN (ELE)	HOBSON KELSEY & STEPHEN	No	WD	C	206,200	675,000	675,000	30.55 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		85		**SALES PERIOD TOTAL**				14,099,000	35,213,225	35,213,225		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/01/2024	2024R-12155	01-612-104-00	SAPUTO KRYSTIN	KEYES JOSHUA & PAPCUN ERIN	No	WD	C	178,200	455,000	455,000	39.16 %	
10/01/2024	2024R-12154	01-618-149-00	JANNETTE WAYNE & CATERINA	HILL PATRICIA	No	WD	C	115,800	245,000	245,000	47.27 %	
10/02/2024	2024R-12200	01-111-005-01	KONAS KYLE & SHEENA	MAKOWSKI AMANDA & JACOB	No	WD	C	377,700	1,065,000	1,065,000	35.46 %	
10/02/2024	2024R-12540	01-448-044-00	FERRILL LEXA	GARVELINK ROBERT & REBECCA	No	WD	C	126,100	302,500	302,500	41.69 %	
10/02/2024	2024R-12156	01-550-101-00	ASCOINE ERIN	EICHER MATTHEW & FRANZ JESSI	No	WD	C	225,600	499,900	499,900	45.13 %	H & W
10/07/2024	2024R-12677	01-013-026-01	LINDSEY CLAIRE J	FLINTFIELDS HORSE PARK LLC	No	WD	C	362,000	1,200,000	1,200,000	30.17 %	
10/15/2024	2024R-12853	01-310-001-00	ASCIONE RENEE	COBB JEFFERY & LAURA	No	WD	C	354,500	800,000	800,000	44.31 %	
10/15/2024	2024R-12651	01-310-002-00	ALEF KRISTA	COBB ROBERT & SUSAN	No	WD	C	354,500	850,000	850,000	41.71 %	
10/15/2024	2024R-12766	01-618-099-00	SPEARS AMY	WILKINS GEORGE & LINDA	No	WD	C	117,600	265,000	265,000	44.38 %	
10/25/2024	2024R-13282	01-500-034-00	DEANS ROYCE E & KIMBERLY	JOHNSEN MATHIAS & NANCY	No	WD	C	275,400	670,000	670,000	41.10 %	
10/25/2024	2024R-14335	01-550-032-01	MCCORD WILL TRUST &	SHIVELY STEPHANINE TRUST	No	WD	C	268,700	620,000	620,000	43.34 %	
10/25/2024	2024R-13527	01-720-013-00	CERVONE ANTONIO TRUST	CARNES GREG & KAREN	No	WD	C	788,300	2,800,000	2,800,000	28.15 %	
10/28/2024	2024R-13617	01-109-019-00	CAMPBELL CRAIG A	PERRETT FREDRICK	No	WD	C	108,300	326,700	326,700	33.15 %	
10/29/2024	2024R-13310	01-495-016-00	BROHL NORMAN & LOUANN	HELGESON DOUG & HOLLY	No	WD	C	174,300	465,000	465,000	37.48 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/29/2024	2024R-13518	01-500-035-00	CERLLIN DONNA	ROSS JORDYN & PRIESTAP KEVIN	No	WD	C	219,300	497,500	497,500	44.08 %	H & W
10/29/2024	2024R-13693	01-740-004-00	MULL SUSAN	MCNICHOLS CAITLIN & EBELT MATTHEW	No	WD	C	207,100	520,000	520,000	39.83 %	
10/31/2024	2024R-13499	01-452-012-00	MORGAN JOHN F JR	RJJ ENTERPRISES LLC	No	WD	C	141,100	365,000	365,000	38.66 %	
11/15/2024	2024R-14176	01-447-005-00	OBOYLE MICHAEL B (ELE)	MENDELSON NINA	No	WD	C	242,700	570,000	570,000	42.58 %	
12/06/2024	2024R-15304	01-550-106-00	JONES THOMAS W & BONNIE TRUST	DANIELSON MARK & LINDA	No	WD	C	285,200	579,335	579,335	49.23 %	
12/09/2024	2024R-15197	01-398-007-00	LEAHY MICHAEL F & SANDRA L (ELE)	CHASE SCOTT & SONNET	No	WD	C	312,600	775,000	775,000	40.34 %	
12/09/2024	2024R-15523	01-620-049-00	ASCIONE ELIZABETH C	GAREISS BENJAMIN & MARQUIA	No	WD	C	170,800	428,000	428,000	39.91 %	
12/10/2024	2024R-15539	01-620-045-00	BRIGHAM MICHAEL	BRIGHAM MADISON & BRUNER PATRICK	No	WD	C	116,400	252,000	252,000	46.19 %	
12/13/2024	2024R-15717	01-680-017-50	PIERS COLIN & MELINDA	PATTERSON JOSHUA & ERIKA	No	WD	C	79,400	250,000	250,000	31.76 %	
12/20/2024	2025R-00238	01-014-032-10	BARR WILLIAM C & BETTY A TRUST	CRAMPTON JENNIFER & SHANNON	No	WD	C	85,700	280,000	280,000	30.61 %	
12/20/2024	2024R-15900	01-540-017-00	BRADY TIMOTHY M.	DORMAN OLIVIA & GREMBI DAVID	No	WD	C	132,000	300,000	300,000	44.00 %	
12/23/2024	2024R-15959	01-225-006-30	HARRIS TREVOR & SARAH	WHEELER ZACKARY & AMBER	No	WD	C	252,600	530,000	530,000	47.66 %	
01/13/2025	2025R-01113	01-722-074-00	SCHULZ ROBERT & KAYLEEN TRUST	BONNELL GARY M TRUST	No	WD	C	47,400	132,000	132,000	35.91 %	
01/23/2025	2025R-00976	01-320-008-00	HATTON EREK	BUCENELL BRANDON & MARLEIGH	No	WD	C	112,700	305,000	305,000	36.95 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Acme Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/03/2025	2025R-01321	01-235-007-00	SOLA BRITTANY J	MORGA DAVID & KELLY	No	WD	C	167,300	345,000	345,000	48.49 %	
02/11/2025	2025R-01692	01-530-044-00	STITES REAL ESTATE LLC	MCCONKEY JOSEPH & KRISTEN	No	WD	C	35,000	78,000	78,000	44.87 %	
02/13/2025	2025R-01755	01-752-025-00	PURE NORTH PROPERTIES LLC	DAGGETT CYNTHIA & MICHAEL	No	WD	C	29,000	70,000	70,000	41.43 %	
02/19/2025	2025R-02081	01-527-018-00	ADGATE LOREN TRUST	WALTZ CHRISTINE & MICHAEL	No	WD	C	130,400	285,000	285,000	45.75 %	
02/24/2025	2025R-02401	01-540-019-00	WILLS BETH	MACKIE SAMUEL	No	WD	C	80,000	270,000	270,000	29.63 %	
02/26/2025	2025R-03143	01-618-143-00	CLARK JOSHUA & CRYSTAL	MORESE ALEXANDER & MELISSA	No	WD	C	115,400	216,750	216,750	53.24 %	JTFRS
02/26/2025	2025R-02567	01-742-099-01	EICHSTADT JAMES N & KARI L	PHARA DAVID & KAREN	No	WD	C	35,500	80,000	80,000	44.38 %	
02/27/2025	2025R-02499	01-452-006-00	OLZEM JAMES & PAMELA	SIMONETTI MICHAEL & ELLEN	No	WD	C	141,100	375,000	375,000	37.63 %	
03/14/2025	2025R-03145	01-454-063-00	SASAKI GARY & JACQUELINE TRUST	COUGHLIN SHAWN & DRIVER JATELL	No	WD	C	117,100	239,000	239,000	49.00 %	H&W
03/19/2025	2025R-03459	01-331-008-00	BROWN STEVEN D	TSCHANTZ DWYER & ERIN	No	WD	C	212,500	350,000	350,000	60.71 %	
03/20/2025	2025R-03772	01-847-037-00	SHIELDS FAY	MYERS JEANETTE & GENE TRUST	No	WD	C	171,300	515,000	515,000	33.26 %	
03/24/2025	2025R-03474	01-618-051-00	ENGLISH VIRGINIA (ELE)	BURNASKA TODD	No	WD	C	75,300	140,000	140,000	53.79 %	
03/27/2025	2025R-03434	01-440-026-00	MARCENARO EDUARDO & ELIZABETH	NOBLE BETTY	No	WD	C	135,100	350,900	350,900	38.50 %	
03/28/2025	2025R-03657	01-111-013-01	CAMPBELL JACOB & SOLAK BRADLEY	BONACCINI NICHOLAS	No	WD	C	65,100	250,000	250,000	26.04 %	
TOTAL SALES	42			**SALES PERIOD TOTAL**				7,742,100	19,912,585	19,912,585		
				24 MONTH TOTAL				36,566,700	97,205,141	97,205,141		

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Blair Township
Classification of Property (Ag, Com, Res, etc.) COMMERCIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 205 ..... 1. 120,477,600
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 203 ..... 2. 98,568,300
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.2223

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 205 ..... 4. 142,599,700
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 203 ..... 5. 134,770,200
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.0581

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.2933

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)
2023	04/2023-09/2023	5	405,200	1.2933	524,045	997,550	52.53%
2023	10/2023-03/2024	7	1,177,500	1.2933	1,522,861	2,937,500	51.84%
12 Month Total Sales		12		12 Month Total Sales	2,046,906	3,935,050	52.02%
2024	04/2024-09/2024	10	1,846,500	1.0581	1,953,782	4,019,627	48.61%
2024	10/2024-03/2025	3	636,400	1.0581	673,375	1,820,000	37.00%
12 Month Total Sales		13		12 Month Total Sales	2,627,157	5,839,627	44.99%
24 Month Total Sales		25		**24 Month Total Sales**	4,674,063	9,774,677	
					***24 Month Mean Adjusted Ratio**		48.51%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	3	636,400	1.0581	673,375	1,820,000	37.00%
2025	04/2025-09/2025	7	934,000	1.0000	934,000	1,894,800	49.29%
12 Month Total Sales		10		**12 Month Total Sales**	1,607,375	3,714,800	
					**** 12 Month Aggregate Adjusted Ratio**		43.27%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Blair Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 480,067,492
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 418,970,509
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1458

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 547,265,100
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 500,793,630
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.0928

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.2521

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)
2023	04/2023-09/2023	79	8,539,100	1.2521	10,691,807	21,830,372	48.98%
2023	10/2023-03/2024	55	6,182,900	1.2521	7,741,609	16,633,350	46.54%
12 Month Total Sales		134		12 Month Total Sales	18,433,416	38,463,722	47.92%
2024	04/2024-09/2024	74	9,128,500	1.0928	9,975,625	22,070,980	45.20%
2024	10/2024-03/2025	41	5,226,000	1.0928	5,710,973	12,106,667	47.17%
12 Month Total Sales		115		12 Month Total Sales	15,686,598	34,177,647	45.90%
24 Month Total Sales		249		**24 Month Total Sales**	34,120,014	72,641,369	
					***24 Month Mean Adjusted Ratio**		46.91%

*** Important:**

For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	41	5,226,000	1.0928	5,710,973	12,106,667	47.17%
2025	04/2025-09/2025	87	14,016,800	1.0000	14,016,800	37,219,843	37.66%
12 Month Total Sales		128		**12 Month Total Sales**	19,727,773	49,326,510	
					**** 12 Month Aggregate Adjusted Ratio**		39.99%

**** Important:**

For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/03/2023	2023R-05346	02-650-022-00	SILVER LAKE STORAGE BARNS	MILLER INVESTMENTS LLC	No	WD	C	96,800	214,900	214,900	45.04 %	
06/13/2023	2023R-06989	02-225-054-00	FAMILY PROPERTIES LLC	FREEDOM BUILDERS OF AMERICA INC	No	WD	C	48,900	117,850	117,850	41.49 %	
06/14/2023	2023R-07636	02-650-021-00	SILVER LAKE STORAGE BARNS	MCANDREWS MICHAEL & SANDY	No	WD	C	96,800	249,900	249,900	38.74 %	
06/29/2023	2023R-07734	02-225-045-00	FAMILY PROPERTIES LLC	GIRRBACH PROPERTIES LLC	No	WD	C	65,900	200,000	200,000	32.95 %	
08/09/2023	2023R-09750	02-650-020-00	SILVER LAKE STORAGE BARNS	SILVER LOOP BARN LLC	No	WD	C	96,800	214,900	214,900	45.04 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES 5

SALES PERIOD TOTAL 405,200 997,550 997,550

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/03/2023	2023R-14111	02-335-001-00	WAYNE & JULIE ENTERPRISES INC	KELLOGG CRAIG	No	WD	C	26,300	42,000	42,000	62.62 %	
12/15/2023	2023R-15288	02-017-005-00	LEE MARGARET & CHRISTOPHER	M-37 OFFICE LLC	No	WD	C	196,100	420,000	420,000	46.69 %	
12/27/2023	2024R-00202	02-692-027-02	STAFFORD MEADOWS DEVELOPMENT CO LLC	GTM VENTURES LLC	No	WD	C	41,500	100,000	100,000	41.50 %	
01/18/2024	2024R-01891	02-692-054-04	WRIGHT KURT	HICKMAN JEFFREY & THERESA	No	WD	C	40,900	125,500	125,500	32.59 %	
01/31/2024	2024R-01305	02-005-060-42	LIZA REYNOLDS L P	KAH V LLC	No	WD	C	272,200	550,000	550,000	49.49 %	
02/01/2024	2024R-01727	02-009-018-00	LCR PROPERTIES OF MICHIGAN LLC	LEGGETT HOLDINGS II LLC	No	WD	C	433,300	1,250,000	1,250,000	34.66 %	
03/06/2024	2024R-02990	02-029-002-10	KRUMM RICHARD D & KRUMM ROBERT R	JAM2 LLC	No	WD	C	167,200	450,000	450,000	37.16 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		7		**SALES PERIOD TOTAL**				1,177,500	2,937,500	2,937,500		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/02/2024	2024R-04740	02-650-019-00	SILVER LAKE STORAGE BARNS	BOTT MAX A	No	WD	C	109,000	249,900	249,900	43.62 %	
04/03/2024	2024R-04259	02-005-060-15	FAMILY PROPERTIES LLC	CORNER CROSSING LLC	No	CD	C	430,700	850,000	850,000	50.67 %	
04/26/2024	2024R-05267	02-004-023-00	MN JH ASSOCIATES I LLC	K&H STAR 2 INC	No	LC	CR	802,000	1,990,000	1,990,000	40.30 %	
05/14/2024	2024R-05957	02-692-058-00	HM DEVELOPMENT LLC	BUTLER LEITH D	No	WD	C	72,200	240,000	240,000	30.08 %	
05/22/2024	2024R-06628	02-692-053-02	BUTLER LEITH TRUST	YOUR HOME CUPID	No	WD	C	45,300	125,000	125,000	36.24 %	
07/19/2024	2024R-09732	02-016-010-04	SOGGE BRANDON MIKO-WAYNE	BAC VANCE HOLDINGS LLC	No	WD	C	16,000	72,500	72,500	22.07 %	
07/19/2024	2024R-09731	02-016-010-05	SOGGE SPENCER LARRY	BAC VANCE HOLDINGS LLC	No	WD	C	16,000	72,500	72,500	22.07 %	
08/23/2024	2024R-10405	02-692-050-00	STAFFORD MEADOWS DEVELOPMENT CO LLC	PATRICK DONAHUE BUILDERS INC	No	WD	C	60,700	202,000	202,000	30.05 %	
09/16/2024	2024R-12650	02-007-027-00	DR BUBBLES ACQUISITION LLC	ROCKSTAR MANAGEMENT LLC	No	WD	C	185,600	210,000	210,000	88.38 %	
09/17/2024	2024R-11689	02-650-018-00	SILVER LAKE STORAGE BARNS	CLARK MICHAEL & ELISE	No	WD	C	109,000	251,900	251,900	43.27 %	
											%	
											%	
											%	
											%	
TOTAL SALES	10			**SALES PERIOD TOTAL**				1,846,500	4,263,800	4,263,800		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/09/2024	2024R-12405	02-320-013-00	MEANS SCOTT & JANET	WALTON BRENT & NORMA	No	WD	C	94,900	200,000	200,000	47.45 %	
12/19/2024	2024R-15635	02-004-014-00	BLANKENSHIP RONNIE TRUST	TC 305 LLC	No	WD	C	188,000	520,000	520,000	36.15 %	
12/19/2024	2024R-15681	02-009-022-10	CINCOWOLF LLC	BLAIR VALLEY LLC	No	WD	C	353,500	1,100,000	1,100,000	32.14 %	REVTA - NEED PTA
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	3	SALES PERIOD TOTAL	636,400	1,820,000	1,820,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/01/2025	2025R-03763	02-225-058-00	FAMILY PROPERTIES LLC	CJB DISTRIBUTING LLC	No	WD	C	187,300	335,000	335,000	55.91 %	
04/18/2025	2025R-05092	02-016-011-05	GBMS PROPERTY HOLDINGS LLC	HAMMOND FAMILY TRUST #1	No	WD	C	88,700	270,000	270,000	32.85 %	
06/09/2025	2025R-07397	02-650-008-00	SILVER LAKE STORAGE BARNS	PENNY MICHAEL JR TRUST	No	WD	C	147,100	297,400	297,400	49.46 %	
07/22/2025	2025R-09484	02-164-007-00	BLAIR VALLEY CLUB LLC	EJM PROPERTIES LLC	No	WD	C	143,100	220,000	220,000	65.05 %	
07/28/2025	2025R-09647	02-164-007-00	EJM PROPERTIES LLC	3901 BLAIR VALLEY RD #7 LLC	No	WD	C	143,100	300,000	300,000	47.70 %	
08/01/2025	2025R-09805	02-164-012-00	BAKER DENISE	3903 BLAIR VALLEY RD #12 LLC	No	WD	C	77,400	175,000	175,000	44.23 %	
08/06/2025	2025R-10262	02-650-011-00	SILVER LAKE STORAGE BARNS	OCOBOCK JACK	No	WD	C	147,300	297,400	297,400	49.53 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	7	SALES PERIOD TOTAL	934,000	1,894,800	1,894,800
		12 MONTH TOTAL	1,570,400	3,714,800	3,714,800

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/05/2023	2023R-04748	02-700-003-00	NEWME CORPORATION	NEWMAN JONATHAN & MUSTARD ABIGAIL	No	WD	C	90,200	130,000	130,000	69.38 %	
04/06/2023	2023R-03773	02-202-100-00	MARGO JOHN & LINDA	GRAPES THOMAS	No	WD	C	26,400	133,500	133,500	19.78 %	
04/14/2023	2023R-04339	02-677-005-00	DEMOULPIED DONALD D	SCHICTEL SCOTT	No	WD	C	24,000	72,800	72,800	32.97 %	
04/28/2023	2023R-04955	02-013-013-10	KOVAL CINDY LOU	VAN MAELE RUSS & WILLEY LAUREN	No	WD	C	239,800	540,000	540,000	44.41 %	
04/28/2023	2023R-05034	02-750-049-00	PARDEE CHARLES & JANET & JOSHUA	BARE DERRICK M & STEINMANN NICHOLE	No	WD	C	155,500	366,000	366,000	42.49 %	
04/28/2023		02-620-046-00	CUNIC CRAIG (ELE)	BANNON ANDREW & DANIELLE	No	LC	CR	86,500	230,000	230,000	37.61 %	UNRECORDED
05/03/2023	2023R-05093	02-016-011-01	DIORIO PAUL J SONS TRUST	PALMER JAMES	No	WD	C	261,100	298,000	298,000	87.62 %	
05/05/2023	2023R-05264	02-029-028-03	EASTWOOD CUSTOM HOMES INC	WIGERT THOMAS	No	WD	C	144,900	379,900	379,900	38.14 %	
05/08/2023	2023R-05704	02-130-042-00	BOEHM FRANZ & CHRISTINA	FELDMAN BRANDON C	No	WD	C	27,600	99,900	99,900	27.63 %	
05/11/2023	2023R-05698	02-202-095-00	BOEHM FRANZ & CHRISTINA	RITTENHOUSE RANDY	No	WD	C	21,300	50,000	50,000	42.60 %	
05/11/2023	2023R-05949	02-340-012-00	FRYE CHRISTOPHER & BROOKE	STEINEBACH RICHARD & SHARON	No	WD	C	103,500	309,000	309,000	33.50 %	
05/12/2023	2023R-05599	02-030-008-19	JEFFERSON ORMAN INC	SIMSA DEAN	No	WD	C	66,100	200,000	200,000	33.05 %	
05/12/2023	2023R-05737	02-560-060-00	HOVLAND FELICITAS & GRAY THOMAS	VANTINE TYLER & COFFEY ALANNA	No	WD	C	114,700	320,000	320,000	35.84 %	
05/15/2023	2023R-05787	02-019-010-20	COYNE DONNA	FORCIA CHAZ	No	WD	C	110,900	273,200	273,200	40.59 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/17/2023	2023R-06204	02-520-056-00	WARD BRADLEY & MAUREEN	NESBITT LORA A	No	WD	C	26,400	125,000	125,000	21.12 %	
05/17/2023	2023R-05860	02-683-130-00	SCHULTZ JAMES & MELANIE	HAVERTY MARY & RICHARDSON ROSS	No	WD	C	240,100	582,900	582,900	41.19 %	
05/18/2023	2023R-06051	02-235-024-00	GOULD KYLE J & ALISON J	BOFF MICHAEL & HALL LEAH	No	WD	C	132,100	335,000	335,000	39.43 %	
05/19/2023	2023R-06069	02-011-018-00	ASPER NELSON J TRUST	1590 RIVER DRIVE LLC	No	WD	C	302,400	795,000	795,000	38.04 %	
05/25/2023	2023R-06175	02-690-013-00	OTTC LLC	ROCK CREEK HOMES LLC	No	WD	C	76,000	160,000	160,000	47.50 %	
05/30/2023	2023R-06301	02-005-033-10	BURRITT ALLIE & STOCKWELL JUSTIN	ALLSOPP WILLIAM & HOLLY	No	WD	C	34,400	125,000	125,000	27.52 %	
05/30/2023	2023R-06754	02-200-007-00	REESE MICHAEL S	BERO ANTHONY & TYE ALICIA	No	WD	C	86,400	265,000	265,000	32.60 %	
05/31/2023	2023R-07639	02-006-056-10	HALL KENNETH	MAURER GRANT & CYNTHIA	No	WD	C	110,900	206,000	206,000	53.83 %	
05/31/2023	2023R-06789	02-100-077-00	GARNETT CHRISTOPHER & GAIL	NITA JAROSLAW P	No	WD	C	150,400	401,000	401,000	37.51 %	
06/02/2023	2023R-06548	02-195-021-10	AQUAH LLC	BURTON BROS PROPERTIES LLC	No	WD	C	7,500	20,000	20,000	37.50 %	
06/02/2023	2023R-06745	02-200-022-00	SMITH KAREN S	RITTENHOUSE JEFF & CHRISTINE	No	WD	C	83,200	221,000	221,000	37.65 %	
06/02/2023	2023R-06643	02-340-026-00	APRIL JOHN D & CARRIE S	SALDANHA WILFRED & KIRSTEN	No	WD	C	51,900	155,000	155,000	33.48 %	
06/02/2023	2023R-06500	02-501-085-00	SCHMIDT JOSEPH & PENNY	MIDWEST INTERIORS LLC	No	WD	C	87,000	260,000	260,000	33.46 %	
06/05/2023	2023R-06558	02-640-008-00	KLEPETKA MARIANNE	SANCHEZ EDUARDO	No	WD	C	57,700	175,000	175,000	32.97 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/06/2023	2023R-07236	02-560-106-00	AUBE DEREK & ORLOWSKI BRITTANY	LYLE DRU & KAYLA	No	WD	C	116,800	325,000	325,000	35.94 %	
06/08/2023	2023R-07560	02-100-096-00	SAUERMAN CARL	DILLON DANIELLE	No	WD	C	130,600	364,500	364,500	35.83 %	
06/22/2023	2023R-07433	02-035-009-11	ADAMS TIMOTHY G	FREDRICKSON DAVID	No	WD	C	121,000	405,000	405,000	29.88 %	
06/22/2023	2023R-07390	02-560-027-00	DAMIANO SARAH	DEVEAUX JEFF & PONCEANO INGRID	No	WD	C	117,900	350,097	350,097	33.68 %	
06/23/2023	2023R-07406	02-560-083-00	STRAUSS MATTHEW A	LINDSEY TROY & KATHRYN	No	WD	C	116,000	325,000	325,000	35.69 %	
06/28/2023	2023R-08604	02-621-054-00	STITES SAMANTHA	MARCHELLETTA MARK & SUMMER	No	WD	C	99,900	266,000	266,000	37.56 %	
06/29/2023	2023R-08165	02-760-002-00	GIGLIO MARY R	DRAPE EUGENE	No	WD	C	95,900	220,000	220,000	43.59 %	
06/30/2023	2023R-07407	02-350-032-00	WOODCOX IVAN J & RACHELLE M	DAMATAN ANALEY & JIM	No	WD	C	79,400	200,000	200,000	39.70 %	
07/05/2023	2023R-08140	02-683-238-00	CANRIGHT EDWARD A & SUSAN TRUST	KLEIN BRANDI N	No	WD	C	254,600	565,000	565,000	45.06 %	
07/06/2023	2023R-08633	02-100-091-00	MCCLEARY TRUST	FISHBAUGH JACOB & TRENNA &	No	WD	C	120,500	411,000	411,000	29.32 %	
07/06/2023	2023R-07938	02-683-178-00	BRIGMAN JAMAL & NEEMAN MICHELLE	REBANT BENJAMIN	No	WD	C	125,300	355,000	355,000	35.30 %	
07/07/2023	2023R-07981	02-400-028-00	CARPENTER KERI & ERIK	COCHRANE DANIEL	No	WD	C	71,700	225,000	225,000	31.87 %	
07/10/2023	2023R-08067	02-565-017-00	HUIZENGA ANTHONY & OLIVIA	CASELLA CLAIRE & NICKLAS	No	WD	C	121,800	345,000	345,000	35.30 %	
07/11/2023	2023R-08582	02-235-031-00	CANO PRISCILLA S	FULGARO MYLES & REBECCA	No	WD	C	118,000	340,000	340,000	34.71 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/12/2023	2023R-08376	02-750-052-00	WESTFIELD ESTATES TC LLC	ROCK CREEK HOMES LLC	No	WD	C	36,000	82,900	82,900	43.43 %	
07/13/2023	2023R-08646	02-501-064-00	BOEHM FRANZ & CHRISTINA	BROWN REBECCA D	No	WD	C	77,600	245,000	245,000	31.67 %	
07/14/2023	2023R-08359	02-029-003-14	THE PROPERTY MIRACLE LLC	BIRKMAN RUTH A	No	WD	C	36,900	92,000	92,000	40.11 %	
07/14/2023	2023R-08428	02-100-024-00	WILLIAMSON PERRY R TRUST	HILL MICHAEL & MICHELLE	No	WD	C	139,100	310,000	310,000	44.87 %	
07/18/2023	2023R-08540	02-460-085-00	WILLARD PATRICK	WOODCOX MARK & STATON DORRIE	No	WD	C	9,500	35,000	35,000	27.14 %	
07/20/2023	2023R-08725	02-290-036-00	ROLLERT KATIE F	CARPENTER KERI & ERIK	No	WD	C	125,900	380,000	380,000	33.13 %	
07/21/2023	2023R-08879	02-015-009-92	LONDRY TRUST	SILKOVSKIY TARAS & VLADIMIR	No	WD	C	24,000	65,000	65,000	36.92 %	
07/27/2023	2023R-08959	02-200-013-00	BURKETT LARRY & SCHETTER SARA	JOYCE PATRICIA & DOUGLAS CHRIS	No	WD	C	76,800	200,000	200,000	38.40 %	
07/28/2023	2023R-08961	02-200-022-00	RITTENHOUSE JEFF & CHRISTINE	SWEET TONI J	No	WD	C	83,200	213,000	213,000	39.06 %	
07/28/2023	2023R-09007	02-204-136-00	VANNESWT JENNIFER L.	LAKANEN ARVO & SANDRA	No	WD	C	108,000	233,000	233,000	46.35 %	
07/28/2023	2023R-08017	02-022-001-06	WILLIAMS JOE G	BRIGHT JASON L	No	LC	CR	24,700	69,900	69,900	35.34 %	
08/03/2023	2023R-09364	02-201-053-00	FINDLEY DONALD L ESTATE	HOLT JANET	No	WD	C	70,400	215,500	215,500	32.67 %	
08/04/2023	2023R-09322	02-018-022-40	BRIEF GAYLA M	COFFEY SEAN & LOIS TRUST	No	WD	C	20,000	50,000	50,000	40.00 %	
08/05/2023	2023R-09676	02-580-020-00	OBIDZINSKI BRIAN	CADE DEVELOPMENT LLC	No	WD	C	18,700	55,000	55,000	34.00 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/09/2023	2023R-10133	02-009-031-25	JEWELL JOAN	MARCO CHRISTIAN & KENDRA	No	WD	C	135,300	320,000	320,000	42.28 %	
08/14/2023	2023R-10143	02-700-007-00	JOHNSON KIM	GRACE SARAH	No	WD	C	39,000	135,000	135,000	28.89 %	
08/14/2023	2023R-09940	02-720-015-00	WANGEMAN ERICH C & THERESA J	CARLSON JOSEPH & ANNE	No	WD	C	194,400	475,000	475,000	40.93 %	
08/18/2023	2023R-11673	02-006-016-00	PERRIN CARL	NATH RAJEEB & SUSAN	No	WD	C	303,200	900,000	900,000	33.69 %	
08/18/2023	2023R-10187	02-032-015-10	HARRIGAN DANIEL R & TAMMY J	FINNEGAN SEAN & CATHRINE	No	WD	C	136,000	415,000	415,000	32.77 %	
08/23/2023	2023R-10079	02-520-009-00	HAVEN TOWEN LLC	SMITH AUTUMN & BROWN JEFF	No	WD	C	97,700	230,000	230,000	42.48 %	
08/24/2023	2023R-10622	02-009-034-10	WEBER MARK D	VYPER GRAPHICS LLC	No	WD	C	139,100	185,000	185,000	75.19 %	
08/24/2023	2023R-10883	02-290-089-00	LONG MICHAEL L. & SELDON JEREMY	GILLISSIE TODD & SLATER LISA	No	WD	C	148,700	385,000	385,000	38.62 %	
08/28/2023	2023R-10724	02-290-070-00	TURNER ALEXIS	VALESANO KAYLA & MICHAEL	No	WD	C	139,900	330,000	330,000	42.39 %	
08/31/2023	2023R-11173	02-006-041-30	KOLAREVIC JOHN & DEBORAH (ELE)	BEAVER JENNIFER & RYAN	No	WD	C	204,300	585,000	585,000	34.92 %	
08/31/2023	2023R-10587	02-490-097-00	EIMERS DENNIS L	ROESTEL JUSTIN	No	WD	C	76,500	224,500	224,500	34.08 %	
08/31/2023	2023R-10532	02-690-015-00	OTTC LLC	ROCK CREEK HOMES LLC	No	WD	C	95,000	195,000	195,000	48.72 %	
09/01/2023	2023R-10699	02-750-060-00	MORGAN NOAH	KOELLE KATHY	No	WD	C	137,000	380,000	380,000	36.05 %	
09/06/2023	2023R-10991	02-130-029-50	FRYE JACOB & BROOKE & CHRISTOPHER	DEDENBACH ISAAC & MOULTON EMMA	No	WD	C	76,700	224,500	224,500	34.16 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/11/2023	2023R-11507	02-550-026-00	WEAVER DAVID B & CAROL A	LEWSI DIANNE & WAHMHOFF ADAM	No	WD	C	115,400	230,000	230,000	50.17 %	
09/15/2023	2023R-11794	02-290-015-00	STETLER KATHERINE & FARRELL CHRIS	MURPHY MOLLIE C	No	WD	C	133,700	306,000	306,000	43.69 %	
09/15/2023	2023R-12127	02-310-066-00	ABOTT RICHARD	ALLEN MELISSA K	No	CD	C	80,000	205,000	205,000	39.02 %	
09/18/2023	2023R-11914	02-006-063-20	VANNORSDALL SALLY M	ANSTED JOHN C TRUST	No	WD	C	93,800	170,000	170,000	55.18 %	
09/20/2023	2023R-12123	02-247-045-00	ROBERTSON LINA & RICHARD	GREEN GABRIEL	No	WD	C	91,000	270,000	270,000	33.70 %	
09/22/2023	2023R-12114	02-012-009-26	JOHNSON LULABELLE & CHARLES &	HORNACEK ETHAN	No	WD	C	80,300	225,000	225,000	35.69 %	
09/28/2023	2022R-12154	02-683-167-00	LURVEY TED & MICHELE	GUARINO GUY J & JANET	No	WD	C	216,900	499,900	499,900	43.39 %	
09/29/2023	2023R-12281	02-195-026-00	STEFANITS SHELLEY A	SAXTON SHAWN R	No	WD	C	148,000	300,000	300,000	49.33 %	
09/29/2023	2023R-12027	02-720-002-00	WIERDA BRADLEY D & JULIE M	TUMA TYLER & AMANDA	No	WD	C	198,100	485,000	485,000	40.85 %	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		79		**SALES PERIOD TOTAL**				8,539,100	21,845,997	21,845,997		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/03/2023	2023R-12488	02-750-029-00	ROCK CREEK HOMES LLC	SRDJAK MICHAEL & CAROL	No	WD	C	12,000	36,000	36,000	33.33 %	
10/05/2023	2023R-12380	02-683-186-00	PURGIEL THOMAS & NESVIG ALYSON TRU	DOW STEVE & NANCY	No	WD	C	218,500	633,500	633,500	34.49 %	
10/10/2023	2023R-12985	02-430-035-00	CLOUSE CLARK	DAVIS MELISSA	No	WD	C	21,900	40,000	40,000	54.75 %	
10/10/2023	2023R-12524	02-501-076-00	MARTIN JERRET T	KILGORE JESSICA M	No	WD	C	89,200	210,000	210,000	42.48 %	
10/11/2023	2023R-12935	02-016-031-51	DEAN RONALD M & LOUISE	LITTLE ELIJAH	No	WD	C	9,000	30,000	30,000	30.00 %	
10/13/2023	2023R-12982	02-165-006-00	BRAGENZER JACOB	ERRECA WAYNE & SANDRA	No	WD	C	151,700	375,000	375,000	40.45 %	
10/13/2023	2023R-12677	02-620-020-00	CROWN ASSOCIATE INC	TREVINO BRANDEN &	No	WD	C	89,000	300,000	300,000	29.67 %	
10/18/2023	2023R-13096	02-100-092-00	HEIDT ALAN J & BLANCHE S	MCCOMBS ROBERT & MARILYN	No	WD	C	156,800	412,500	412,500	38.01 %	
10/18/2023	2023R-12934	02-460-074-00	JACOBSON ERIK P	HAVEN TOWN LLC	No	WD	C	29,800	50,000	50,000	59.60 %	
10/19/2023	2023R-12987	02-100-101-00	CRAWFORD DAVID	MCDANIEL MICHELLE & ELLIOT MICHAEL	No	WD	C	100,700	289,900	289,900	34.74 %	
10/26/2023	2023R-13399	02-020-013-66	BETTS BRYANT L	RAFTSHOL GUY F	No	WD	C	196,800	444,000	444,000	44.32 %	
10/26/2023	2023R-13205	02-520-008-00	PIERCE OLIVER & JEANNETTE	HANKAMP SCOTT R	No	WD	C	101,400	215,000	215,000	47.16 %	
10/27/2023	2023R-13876	02-009-001-42	TOUSLEY NANCY FAMILY TRUST	GT CONSERVATION DISTRICT	No	WD	C	123,200	233,000	233,000	52.88 %	
11/03/2023	2023R-14220	02-683-184-00	CONNOR MICHAEL & JOANN	HAYES LAURA & MARTIN SANDRA	No	WD	C	198,000	440,000	440,000	45.00 %	JT

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/07/2023	2023R-13895	02-570-019-00	BOSSORY TIMOTHY & DAVENPORT JESSICA	MCDONALD SAM & WENNERSTEN LINDSEY	No	WD	C	125,900	316,000	316,000	39.84 %	
11/10/2023	2023R-14383	02-011-016-00	CHRISTENSON JOSH & AMY	SWIFT CURRENT COTTAGE LLC	No	WD	C	289,900	840,000	840,000	34.51 %	
11/10/2023	2023R-14231	02-028-022-13	NAROLSKYI ROMAN	AMES BRANDON & JENNA	No	WD	C	275,600	800,000	800,000	34.45 %	
11/10/2023	2023R-13793	02-400-015-00	BLONSHINE RENEE M	PERELRA JONATHAN	No	WD	C	32,300	95,000	95,000	34.00 %	
11/10/2023	2023R-14064	02-683-243-00	TAYLOR MICHAEL G (ELE)	JENSEN ELLEN & RICHARD	No	WD	C	19,000	40,500	40,500	46.91 %	
11/17/2023	2023R-14579	02-016-031-44	INSTA HOME SOLUTIONS LLC	MITTEN PROPERTY SOLUTIONS LLC	No	WD	C	61,800	112,000	112,000	55.18 %	
11/30/2023	2023R-14804	02-005-013-20	ANDRUS BENJAMIN & JODY S	BIDWELL DAVID & MARIA (ELE)	No	WD	C	398,500	1,300,000	1,300,000	30.65 %	
11/30/2023	2023R-14502	02-290-038-00	STONE ADRIENNE & RYNE	DAVENPORT TORREY & JUSTIN	No	WD	C	130,500	334,800	334,800	38.98 %	
12/01/2023	2023R-14664	02-555-036-00	STEEL CUT CONSTRUCTION LLC	LEIBY CHARLES	No	WD	C	7,500	15,000	15,000	50.00 %	
12/14/2023	2023R-15103	02-011-022-00	EBINGER CHARLES E & LYNN M TRUST	BONESSI MARK & ANN	No	WD	C	195,400	740,000	740,000	26.41 %	
12/14/2023	2023R-15595	02-700-024-00	ROSE DAVID L	VANDER WEG RENEE	No	WD	C	22,300	83,000	83,000	26.87 %	
12/18/2023	2023R-15318	02-195-015-10	AQUAH LLC	GASIOR KAROL	No	WD	C	7,500	18,500	18,500	40.54 %	
12/21/2023	2023R-15648	02-004-030-16	SMITH CHRISTINE & ROSS (ELE)	CHAMPIGNY JEAN & DAWN	No	WD	C	143,600	355,000	355,000	40.45 %	
12/21/2023	2023R-15654	02-029-006-62	MCMANUS STEVEN	BEEMAN JAIME	No	WD	C	83,500	210,000	210,000	39.76 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/26/2023	2024R-00247	02-029-003-40	ESCH IRA & SYDNEY	BLACK MITCHELL & CHARLOTTE	No	WD	C	88,700	231,750	231,750	38.27 %	
12/27/2023	2024R-01188	02-029-006-30	BARRETT PAUL	SHELTON MISTY & JASON	No	WD	C	104,300	250,000	250,000	41.72 %	
12/28/2023	2024R-00244	02-003-027-00	VANDERWOUDE CHRISTINA M TRUST	DUELL ZACHARY & PAXTON	No	WD	C	125,600	437,000	437,000	28.74 %	
01/04/2024	2024R-00414	02-250-009-00	460 SILVER LLC	KHAMBATTA SHEREZADE	No	WD	C	427,200	1,275,000	1,275,000	33.51 %	
01/09/2024	2024R-00497	02-690-001-00	OTTC LLC	ROCK CREEK HOMES LLC	No	WD	C	57,000	110,000	110,000	51.82 %	
01/11/2024	2024R-00566	02-204-123-00	UITHOL GILBERT	HYLAND GERALD & JOANNE	No	WD	C	92,000	280,000	280,000	32.86 %	
01/11/2024	2024R-00521	02-555-028-00	KINNEY ALEXANDER & KACEY	HOLMES WENDY S	No	WD	C	161,400	335,000	335,000	48.18 %	
01/12/2024	2024R-00542	02-555-022-00	JEFFERSON ORMAN INC	CRAIN CONTRACTING LLC	No	WD	C	7,500	18,000	18,000	41.67 %	
01/12/2024	2024R-00543	02-555-023-00	JEFFERSON ORMAN INC	CRAIN CONTRACTING LLC	No	WD	C	7,500	18,000	18,000	41.67 %	
01/25/2024	2024R-01067	02-560-029-00	THOMPSON PARKER & ASHLEY	MATTHEWS SAM & HILLARY	No	WD	C	114,100	350,000	350,000	32.60 %	
02/01/2024	2024R-01333	02-752-004-00	ATKINS LYNETTE & JOHNSON WALTER	JOHNSON AVA & PATTERSON MACKENZIE	No	WD	C	112,800	279,000	279,000	40.43 %	
02/02/2024	2024R-01531	02-310-055-00	DEAN MANAGEMENT LLC	BRUNER BLAKE	No	WD	C	88,100	245,000	245,000	35.96 %	
02/09/2024	2024R-02426	02-310-026-00	KUCERA CARL R & CYNTHIA K	AYERS INVESTMENT PROPERTIES LLC	No	WD	C	25,300	100,000	100,000	25.30 %	
02/09/2024	2024R-01771	02-715-015-00	STAFF DANNIEL	MCQUADE PAUL & YOLANDA	No	WD	C	131,900	400,000	400,000	32.97 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/14/2024	2024R-01845	02-016-006-20	WOODCOX JOHN H	LISABETH RICHARD & NANCY	No	WD	C	89,500	250,000	250,000	35.80 %	
02/14/2024	2024R-02084	02-460-052-00	CHIMEO PENNY	BRAUER COLIN	No	WD	C	20,500	51,000	51,000	40.20 %	
02/16/2024	2024R-01918	02-750-048-00	KLINGELSMITH WALTER L & BARBARA J	J & B BONILLA CONSTRUCTION LLC	No	WD	C	12,000	29,000	29,000	41.38 %	
02/21/2024	2024R-02545	02-400-041-00	HOOK JEANNE MARIE & THOMSON KENNETH	COOPER PAMELA	No	WD	C	78,300	170,000	170,000	46.06 %	
02/21/2024	2024R-02469	02-560-066-00	HARCOURT ROBERT	CLUTE EDWARD & MURPHY GAYLE	No	WD	C	120,800	334,900	334,900	36.07 %	
02/28/2024	2024R-02873	02-285-011-00	POORTENGA JONATHAN J & LISA M	REMELETS DYLAN & LAUREN	No	WD	C	165,700	415,000	415,000	39.93 %	
03/13/2024	2024R-03056	02-009-034-10	VYPER GRAPHICS LLC	BLAIR VALLEY LLC	No	WD	C	139,100	210,000	210,000	66.24 %	
03/15/2024	2024R-03173	02-165-026-00	MORGAN LUKE	GRAVES TYLER	No	WD	C	122,300	320,000	320,000	38.22 %	
03/21/2024	2024R-03313	02-683-242-00	TAYLOR MICHAEL G	KENT CARRIE L	No	WD	C	19,000	42,000	42,000	45.24 %	
03/22/2024	2024R-03385	02-683-102-00	WEBER THELMA R	BUSCH JOSEPH & KAREN	No	WD	C	184,000	430,000	430,000	42.79 %	
03/28/2024	2024R-03697	02-290-005-00	MOLLOY MEGAN	HANDY ALEXANDRIA	No	WD	C	101,200	285,000	285,000	35.51 %	
03/28/2024	2024R-03739	02-755-022-00	SCHUKNECHT DONALD	COPE MICHAEL & MARY	No	WD	C	105,400	290,000	290,000	36.34 %	
03/29/2024	2024R-03737	02-683-217-00	EVERTS PAUL D & VALERIE R	BRADY THOMAS & MELISSA	No	WD	C	190,400	509,000	509,000	37.41 %	
											%	
TOTAL SALES		55		**SALES PERIOD TOTAL**				6,182,900	16,633,350	16,633,350		

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Blair Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/04/2024	2024R-04388	02-022-001-01	FREEDOM FINANCING LLC	BILOUS ANDRII & BOHDANA	No	WD	C	218,200	495,000	495,000	44.08 %	DUPLICATE SALE
04/05/2024	2024R-06592	02-683-161-00	SUHRR BLAKE	BOELKINS ADAN & CHELSY	No	WD	C	212,400	449,000	449,000	47.31 %	
04/11/2024	2024R-04483	02-752-041-00	EASTWOOD CUSTOM HOMES INC	BAGGS TIMOTHY	No	WD	C	124,100	309,900	309,900	40.05 %	
04/12/2024	2024R-04696	02-195-032-00	BAKER AMBER & ERIC	LANSER ERIC & STACY ANN	No	WD	C	171,800	475,000	475,000	36.17 %	
04/18/2024	2024R-04802	02-750-060-00	KOELLE KATHY TRUST	CASACCIA JARED & KATHERINE	No	WD	C	167,000	405,000	405,000	41.23 %	
04/19/2024	2024R-05120	02-430-021-00	SCHAUB PATRICIA A ESTATE	LOWE JOHN & CAROLYN TRUST	No	WD	C	71,400	180,000	180,000	39.67 %	
04/19/2024	2024R-04977	02-501-081-00	BARTELS SHELBY & TYLER	LAMPTON JESSICA	No	WD	C	115,800	300,000	300,000	38.60 %	
04/22/2024	2024R-04920	02-683-151-00	CONANT JON C & PAMELA	SHIPMAN JASON & ANGELA	No	WD	C	268,900	549,900	549,900	48.90 %	
04/22/2024	2024R-04992	02-755-039-00	EASTWOOD CUSTOM HOMES INC	BLACKMER MORGAN HOPE	No	WD	C	162,700	349,900	349,900	46.50 %	
04/23/2024	2024R-05037	02-691-030-00	OTTC LLC	DEE RYAN	No	WD	C	40,000	110,000	110,000	36.36 %	
04/25/2024	2024R-05379	02-247-039-00	MASSAWAY STEPHEN & SQUIRES BRIA	GARDNER MATTHEW B	No	WD	C	118,600	285,000	285,000	41.61 %	
04/25/2024	2024R-05038	02-290-008-00	KORB GERALD J & BRENDA L	SCHULTZ RYAN	No	WD	C	112,700	295,000	295,000	38.20 %	
04/30/2024	2024R-05389	02-100-068-00	BAUER RICHARD II & AMY	TORRANCE RONALD & JESSICA	No	WD	C	135,900	320,000	320,000	42.47 %	
05/02/2024	2024R-05605	02-005-012-01	HINKLE JOHN M & SANDRA A TRUST	HAWN RYAN DENNIS & CHRISTINA M	No	WD	C	158,800	600,000	600,000	26.47 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/02/2024	2024R-05272	02-310-048-00	BRADEN FRED A	SMITH JOHN K	No	WD	C	9,000	23,000	23,000	39.13 %	
05/09/2024	2024R-05885	02-005-010-01	BONNEY KEVIN	NOTHERN DEN DEVELOPMENT LLC	No	WD	C	111,700	480,000	480,000	23.27 %	
05/10/2024	2024R-06117	02-016-031-50	DEAN LOUISE (ELE) &	MANCILLA ISAIAS	No	WD	C	9,000	30,000	30,000	30.00 %	
05/10/2024	2024R-05882	02-235-012-00	LIZENBY MICHELLE M	MENDOZA DAMIAN	No	WD	C	180,300	377,600	377,600	47.75 %	
05/10/2024	2024R-05924	02-290-055-00	ZADONY GEORGIA ANN	TAMBOR DEBORAH E	No	WD	C	120,700	300,000	300,000	40.23 %	
05/14/2024	2024R-06224	02-032-012-30	WILLAND KIM Y (FKA) ALLEN KIM	BANCROFT BRENDA & MARK	No	WD	C	43,700	115,000	115,000	38.00 %	
05/15/2024	2024R-05980	02-018-012-35	FRYE CHRISTOPHER & BROOK	MCMILLAN MAYA T	No	WD	C	12,200	38,000	38,000	32.11 %	
05/15/2024	2024R-06241	02-560-032-00	SHANLEY KEVIN	NICOL JUSTIN & HALIEGH	No	WD	C	181,400	350,000	350,000	51.83 %	
05/17/2024	2024R-06362	02-683-230-00	TRUST REBECCA J	FAIRCHILD ROBERT & LISA	No	WD	C	204,800	544,300	544,300	37.63 %	
05/24/2024	2024R-06730	02-460-083-00	HOWARD ASHLEY M	SHERMETA EMILY	No	WD	C	41,500	105,000	105,000	39.52 %	
05/31/2024	2024R-07107	02-006-060-13	CANFIELD COVE DEVELOMENT LLC	DERKS CURT & VICTORIA	No	WD	C	52,500	250,250	250,250	20.98 %	
06/04/2024	2024R-07458	02-675-005-00	LONG MARJORIE E (ELE)	MORSE JACOB J III	No	WD	C	145,200	416,500	416,500	34.86 %	
06/07/2024	2024R-07008	02-018-012-32	FRYE CHRIS & BROOKE	LEHTO JAMES & PELTOLA JEANETTE	No	WD	C	15,000	34,000	34,000	44.12 %	H&W
06/07/2024	2024R-07025	02-022-006-00	LEMIEX DANIEL	RUTHKOWSKI JOSEPH & NICOLE	No	WD	C	67,000	90,000	90,000	74.44 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/07/2024	2024R-07161	02-288-012-00	COOK CHRIS & MARY E BOWLES	MUIRHEAD JENNY & MICHAEL	No	WD	C	187,400	412,000	412,000	45.49 %	
06/07/2024	2024R-07598	02-501-108-00	PETERS ANGELA M	BUSH ZACHARY	No	WD	C	92,200	260,000	260,000	35.46 %	
06/07/2024	2024R-07365	02-430-035-00	TC HICKORY ST LLC	MATELSKI EDWARD	No	LC	CR	24,000	89,900	89,900	26.70 %	
06/19/2024	2024R-07539	02-691-002-00	OTTC LLC	ROCK CREEK HOMES LLC	No	WD	C	100,000	225,000	225,000	44.44 %	
06/19/2024	2024R-07565	02-691-012-00	OTTC LLC	ROCK CREEK HOMES LLC	No	OTH	C	20,000	40,000	40,000	50.00 %	
06/21/2024	2024R-07905	02-015-008-55	WEBER CASEY & CASEY	CAMPBELL JARRED & MARY	No	WD	C	233,900	580,000	580,000	40.33 %	
06/21/2024	2024R-07576	02-691-001-00	OTTC LLC	REDDY REBECCA JEAN	No	WD	C	20,000	55,000	55,000	36.36 %	
06/24/2024	2024R-08094	02-622-117-00	HANCE WILLIAM E & MARY E	EIKEY KENT	No	WD	C	127,700	298,000	298,000	42.85 %	
06/27/2024	2024R-07950	02-007-016-20	HALL CHARLES	TICE BRADLEY & PAIGE	No	WD	C	120,900	285,000	285,000	42.42 %	
06/27/2024	2024R-08095	02-247-006-00	MARSHALL ERICA & COBB JEFFREY	O'BRIEN EMIL	No	WD	C	123,100	291,000	291,000	42.30 %	
06/27/2024	2024R-07951	02-683-196-00	PILKINGTON JAMES & RUSCH TAMMY	BRECHER DUSTIN & KIMBERLY	No	WD	C	307,200	625,000	625,000	49.15 %	
06/28/2024	2024R-09023	02-165-046-00	CALDWELL DONNA C	MORENO JADEN & KNORR GREGORY	No	WD	C	109,400	255,000	255,000	42.90 %	JT
06/28/2024	2024R-08825	02-760-014-00	FREUNDL DAVID & LAUREN	WHIPPLE ARIC & VIVIENNE	No	WD	C	139,400	300,000	300,000	46.47 %	
07/01/2024	2024R-08151	02-690-045-00	WORM THOMAS	PORTER AMANDA & CONRAD JEFFERY	No	WD	C	241,100	495,000	495,000	48.71 %	H & W

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/12/2024	2024R-08794	02-028-013-00	HEMGESBERG JAMES L & PAULA M	BREUER JOSEPH & GRACE	No	WD	C	153,600	533,000	533,000	28.82 %	
07/12/2024	2024R-08752	02-560-060-00	VANTINE TYLER & COFFEY ALANNA	RICHARDSON BRIANNA & STEVEN	No	WD	C	131,000	370,000	370,000	35.41 %	
07/19/2024	2024R-09232	02-460-062-00	BLONSHINE JAMES E & SHARON L	GRIGGS BRONSON & CATHERINE	No	WD	C	21,200	85,000	85,000	24.94 %	
07/22/2024	2024R-09386	02-310-005-00	PHIPPS THOMAS & DEBRA	SCRAM MEGAN & CHUPP TAYLOR SCOTT	No	WD	C	72,500	180,000	180,000	40.28 %	
07/23/2024	2024R-09004	02-020-011-00	3242 SOUTH M-37 LLC	BLAIR LAND HOLDINGS LLC	No	WD	C	139,400	440,000	440,000	31.68 %	
07/23/2024	2024R-09681	02-460-080-00	BREECE JAY	SCHLICHT GARY & DEMO CHRISTINE	No	WD	C	110,400	170,000	170,000	64.94 %	JT
07/24/2024	2024R-09297	02-750-040-00	STEVENS DANIEL J	ALPERS TROY	No	WD	C	175,500	370,000	370,000	47.43 %	
07/30/2024	2024R-09250	02-370-034-00	LETHERMAN LISA	CUNNINGHAM AMANDA	No	WD	C	12,100	28,000	28,000	43.21 %	
07/31/2024	2024R-09662	02-285-018-00	VANDERMARK TYLER & AUBREY	GALLOP KRISTA & WILLIAM	No	WD	C	160,000	415,000	415,000	38.55 %	
08/07/2024	2024R-11143	02-100-025-00	BLODGETT RICHARD E & ELIZABETH	MONTGOMERY TIMOTHY & HAMMINGA MELIS	No	WD	C	180,600	375,800	375,800	48.06 %	
08/09/2024	2024R-09743	02-340-016-00	PITKAVISH DENNIS A (ELE)	ROSS TIMOTHY & CHANDRA	No	WD	C	81,200	120,000	120,000	67.67 %	
08/13/2024	2024R-10080	02-715-015-00	MCQUADE PAUL & YOLANDA	RIDDLE CHRISTIAN & KAYLA	No	WD	C	171,000	439,900	439,900	38.87 %	
08/14/2024	2024R-12483	02-017-016-05	FREEDON MIORTGAGE CORP	BANDA RAMON & IRENE	No	WD	C	144,100	274,900	274,900	52.42 %	
08/15/2024	2024R-10082	02-683-175-00	HEETHUIS JEFFREY J & EMY JO	MILES STEVEN & THERESA	No	WD	C	295,900	570,000	570,000	51.91 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/19/2024	2024R-10311	02-165-027-00	CRAWFORD ANGELA & ADAM	GREENE HOWARD & JULIET	No	WD	C	182,700	475,000	475,000	38.46 %	
08/26/2024	2024R-10649	02-370-033-00	JERRETT JASON P	DAY MONIQUE	No	WD	C	141,200	290,000	290,000	48.69 %	
09/03/2024	2024R-10861	02-018-005-30	LEWIS CHAD E	HECKLE BRENDA	No	WD	C	120,000	330,000	330,000	36.36 %	
09/06/2024	2024R-11083	02-015-002-10	GREENMAN ALLEN	MCGOWAN PATRICIA & WILLIAM	No	WD	C	25,000	105,000	105,000	23.81 %	
09/06/2024	2024R-11207	02-501-116-00	ROUSH SHELLEY	DICKINSON TERRIE & LORNE	No	WD	C	83,100	251,000	251,000	33.11 %	
09/10/2024	2024R-11799	02-016-031-42	MARTIN ROBERT L & JUDY TRUST	POSTAYCHUK ANDREY & VIKTORIYA	No	WD	C	133,000	327,000	327,000	40.67 %	
09/12/2024	2024R-11361	02-201-063-00	VANCE MCENZIE	BANDROWSKI PAUL	No	WD	C	61,100	105,000	105,000	58.19 %	
09/12/2024	2024R-11304	02-430-018-00	PRENTICE RONALD	ORVIS CARTER & DONALSON MELISSA	No	WD	C	28,300	85,000	85,000	33.29 %	
09/16/2024	2024R-11680	02-100-070-00	MORTON SUE C & MORTON MICHELLE A &	BARONE DANTE	No	WD	C	133,700	297,000	297,000	45.02 %	
09/16/2024	2024R-11528	02-715-027-00	MUNRO DOUGLAS M	SCHNEIDER MASON	No	WD	C	144,000	385,000	385,000	37.40 %	
09/20/2024	2024R-11651	02-003-021-00	CONRAD SANDRA & ROBERT (ELE)	SOBCZYNSKI JEFFERY	No	WD	C	191,500	520,000	520,000	36.83 %	
09/20/2024	2024R-12249	02-018-017-02	WRIGHT RYAN & CAROLINE	VYVERBERG BENJAMIN & DOROTHY	No	WD	C	18,000	45,000	45,000	40.00 %	
09/24/2024	2024R-12036	02-200-043-00	TARKER THOMAS	CANFIELD CHARLES	No	WD	C	95,000	250,000	250,000	38.00 %	
09/24/2024	2024R-11738	02-670-035-00	WISNIEWSKI MICHELLE M	BURGESS JOSH & BRIANNA	No	WD	C	198,500	420,000	420,000	47.26 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/24/2024	2024R-12004	02-677-003-00	BOALS MELISSA (ELE)	GOERGEN BRYCE & MADISON	No	WD	C	176,500	385,000	385,000	45.84 %	
09/25/2024	2024R-11832	02-310-044-00	SMITH JANET H	LULU PROPERTIES LLC	No	WD	C	24,300	50,000	50,000	48.60 %	
09/27/2024	2024R-12091	02-288-019-00	TRUSSELL NICHOLAS	WARDZALA SYLWIA	No	WD	C	178,400	373,000	373,000	47.83 %	
09/30/2024	2024R-12410	02-683-236-00	BLAIN JASON R	HESS HEATHER & JEREMY	No	WD	C	227,100	550,000	550,000	41.29 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	74	SALES PERIOD TOTAL	9,128,500	22,102,850	22,102,850

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/07/2024	2024R-12538	02-555-043-00	WILK JACEK	CRAIN CONTRACTION LLC	No	WD	C	15,000	46,000	46,000	32.61 %	
10/14/2024	2024R-12569	02-691-014-00	OTTC LLC	ROCK CREEK HOMES LLC	No	WD	C	80,000	180,000	180,000	44.44 %	
10/18/2024	2024R-12850	02-020-013-66	RAFTSHOL GUY F	HANSEN SHAWN	No	WD	C	207,300	465,000	465,000	44.58 %	
10/18/2024	2024R-12846	02-028-009-00	ANDERSON LESLIE E & BARBARA J	HIRSCH PROPERTIES LLC	No	WD	C	173,600	350,000	350,000	49.60 %	
10/21/2024	2024R-12923	02-017-013-06	WEBER KELSEY & MILLER TRAVIS	NICHOLS HAROLD	No	WD	C	126,500	272,000	272,000	46.51 %	
10/28/2024	2024R-13295	02-520-020-00	BEARINGER CARL A	LULU PROPERTIES LLC	No	WD	C	27,300	40,000	40,000	68.25 %	
10/29/2024	2024R-14681	02-029-026-00	ERGANG DOROTHY (ELE)	NEWSTEAD TANNER & LINDSEY	No	WD	C	130,800	335,000	335,000	39.04 %	
10/30/2024	2024R-13514	02-020-018-22	BARRETT DANIEL C (ELE)	HUSTED HENRY	No	WD	C	152,300	312,000	312,000	48.81 %	
10/31/2024	2024R-13529	02-020-018-23	BARRETT GREGORY	HUSTED HENRY	No	WD	C	29,000	65,000	65,000	44.62 %	
11/04/2024	2024R-14039	02-310-053-00	KASTI-MYERS KIMBERLY	RUSCH TAMMY	No	WD	C	136,800	285,000	285,000	48.00 %	
11/08/2024	2024R-14101	02-310-019-00	PURKISS WAYNE E TRUST	BRUNER BLAKE	No	WD	C	380,700	800,000	800,000	47.59 %	
11/11/2024	2024R-14047	02-752-008-00	JOSE LARRY & LISA	HOLLMAN VERONICA	No	WD	C	187,600	355,000	355,000	52.85 %	
11/15/2024	2024R-14346	02-247-013-00	GOLOTA JESSICA & VADINO NICOLAS	KING TYLER & LINDSEY	No	WD	C	116,100	300,000	300,000	38.70 %	
11/15/2024	2024R-14271	02-683-241-00	TAYLOR MICHAEL G	NITA ERIKA & MCCARDEL SEAN	No	WD	C	20,000	67,725	67,725	29.53 %	JTFRS

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Blair Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/15/2024	2024R-15927	02-310-044-00	LULU PROPERTIES LLC	ROGERS DAVID	No	LC	CR	24,300	90,000	90,000	27.00 %	
11/18/2024	2024R-14305	02-683-206-00	STIEMLOSK JEFFREY E	COGHLIN MARK & ANN	No	WD	C	254,400	670,000	670,000	37.97 %	
11/20/2024	2024R-14504	02-691-003-00	OTTC LLC	ROCK CREEK HOMES LLC	No	WD	C	100,000	225,000	225,000	44.44 %	5 PARCELS
11/21/2024	2024R-14522	02-100-051-00	JONES RANSOM & KELLY	ROOP JOHN & SCHILLING ELISE	No	WD	C	132,000	360,000	360,000	36.67 %	
11/22/2024	2024R-15468	02-100-044-00	WOLF JENNIFER & ANTHONY	JONES ARTHUR	No	WD	C	125,800	320,000	320,000	39.31 %	
12/02/2024	2024R-15996	02-683-077-00	MCINERNEY THOMAS & LINDSAY	LANDIS JACQUELYN & BRADLEY	No	WD	C	250,400	475,000	475,000	52.72 %	
12/05/2024	2024R-16030	02-520-020-00	LULU PROPERTIES LLC	KARSNICK JOHN & CAUSLEY ANTHONY	No	LC	CR	27,300	75,000	75,000	36.40 %	
12/09/2024	2024R-15504	02-020-007-11	FORTON COLLEEN	PECKSTEIN KARL	No	WD	C	84,800	235,000	235,000	36.09 %	
12/23/2024	2024R-15945	02-620-037-00	MAHN ALLISON	STEPKE JOSHUA	No	WD	C	116,700	299,900	299,900	38.91 %	
12/27/2024	2024R-15966	02-640-007-00	PACKARD PHILIP	MAIERLE PAUL & MARCELLA	No	WD	C	27,200	119,900	119,900	22.69 %	
12/30/2024	2025R-00255	02-204-139-00	GRAHAM SUSAN (ELE)	BOTTOMLEY SHAWN	No	WD	C	90,200	229,000	229,000	39.39 %	
12/30/2024	2025R-00261	02-560-054-00	ANTOSIAK JOHN D & SARAH	REASNER LINCOLN & ADRIENNE	No	WD	C	162,300	350,000	350,000	46.37 %	
01/03/2025	2025R-00603	02-235-014-00	WOLF HENRY & TAYLOR	KREAGER ANDERSON & BETHANY	No	WD	C	203,700	415,000	415,000	49.08 %	
01/09/2025	2025R-00501	02-165-018-00	KOTLYAR MELVIN & VAN SPRANGE KATE	CLOUSE CLARK	No	WD	C	13,500	55,000	55,000	24.55 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Blair Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/09/2025	2025R-00653	02-730-007-00	MCCLEARY LINDA & GERNDT JOHN TRUST	STICKLER ZECHARIAH & CAMI	No	WD	C	113,700	259,900	259,900	43.75 %	
01/21/2025	2025R-01242	02-009-031-26	BLUE MOON OF HARBOR SPRINGS LLC	STORY JENNIFER	No	WD	C	134,800	275,600	275,600	48.91 %	
01/22/2025	2025R-01230	02-730-013-00	RAFFAELE TERESA L & KEVIN A (ELE)	NOLLER DANIEL	No	WD	C	125,400	301,750	301,750	41.56 %	
01/30/2025	2025R-01240	02-500-059-00	DAVIS TIMOTHY F (ELE)	BLONSHINE MEGAN & MATTHEWS JAN	No	WD	C	107,000	200,000	200,000	53.50 %	
02/07/2025	2025R-01495	02-400-048-00	BANDA RAMON J	GINGERICH LUKE & RHONDA TRUST	No	WD	C	39,800	135,000	135,000	29.48 %	
02/13/2025	2025R-01724	02-730-002-00	STEIMEL MOLLY	MEDLEY SANDRA	No	WD	C	120,400	250,350	250,350	48.09 %	
03/03/2025	2025R-02476	02-750-042-00	ZUPOKFSKA ROBERT & ROBIN	DAVIS TERRY AND MOLLY	No	WD	C	172,100	415,000	415,000	41.47 %	
03/04/2025	2025R-02546	02-560-027-00	DEVEAUX JEFF & PONCEANO INGRID	BRABANT WILLIAM & KRISTI	No	WD	C	135,200	365,000	365,000	37.04 %	
03/04/2025	2025R-02654	02-675-038-00	GUERNSEY ALLEN & KATHRYN TRUST	CLEGG JONI & WILL	No	WD	C	185,000	418,000	418,000	44.26 %	
03/05/2025	2025R-02497	02-683-122-00	MCINTOSH KEVIN & WENDY	GAVALDON LARA	No	WD	C	254,300	620,000	620,000	41.02 %	
03/07/2025	2025R-02747	02-007-032-10	DEAN RONALD M & LOUISE	ASHBURY TODD & BRANDY	No	WD	C	85,900	334,500	334,500	25.68 %	
03/07/2025	2025R-02910	02-750-016-00	MEGGISON AUSTIN	TESTA ALEXANDRIA & MICAH	No	WD	C	233,600	447,000	447,000	52.26 %	
03/20/2025	2025R-03281	02-165-023-00	BUTLER ASHLEY M	BLAKE LAUREN & ZACHARY	No	WD	C	123,200	338,500	338,500	36.40 %	
											%	
TOTAL SALES	41			**SALES PERIOD TOTAL**				5,226,000	12,152,125	12,152,125		
				24 MONTH TOTAL				29,076,500	72,734,322	72,734,322		

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: East Bay Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 1,055,281,300
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 878,838,500
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.2008

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 1,187,068,000
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 1,068,792,100
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1107

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.3337

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)
2023	04/2023-09/2023	110	15,398,100	1.3337	20,536,446	43,113,248	47.63%
2023	10/2023-03/2024	83	12,695,400	1.3337	16,931,855	35,464,485	47.74%
12 Month Total Sales		193		12 Month Total Sales	37,468,301	78,577,733	47.68%
2024	04/2024-09/2024	96	16,272,800	1.1107	18,074,199	39,523,000	45.73%
2024	10/2024-03/2025	87	17,934,100	1.1107	19,919,405	43,949,419	45.32%
12 Month Total Sales		183		12 Month Total Sales	37,993,604	83,472,419	45.52%
24 Month Total Sales		376		**24 Month Total Sales**	75,461,905	162,050,152	
					***24 Month Mean Adjusted Ratio**		46.60%

*** Important:**

For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	87	17,934,100	1.1107	19,919,405	43,949,419	45.32%
2025	04/2025-09/2025	87	15,412,600	1.0000	15,412,600	35,875,005	42.96%
12 Month Total Sales		174		**12 Month Total Sales**	35,332,005	79,824,424	
					**** 12 Month Aggregate Adjusted Ratio**		44.26%

**** Important:**

For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/03/2023	2023R-03734	03-233-001-20	DAQUILA LAURIE ANN SCHAUB	WASHINGTON DARRYL & ANGELA	No	WD	C	151,800	365,000	365,000	41.59 %	
04/06/2023	2023R-04392	03-107-023-20	BNG VENTURES LLC	SINZ CAMERON & KELSEY	No	WD	C	79,300	355,000	355,000	22.34 %	
04/14/2023	2023R-04464	03-761-064-00	KRUEGER CHELSEA & JERALD	TAYLOR SUSAN & BARRETT JATTIS	No	WD	C	257,000	695,000	695,000	36.98 %	
04/17/2023	2023R-04572	03-690-020-00	NYQUIST GERALD WARREN TRUST	NYQUIST DAVID D	No	WD	C	119,300	240,000	240,000	49.71 %	
04/19/2023	2023R-04596	03-507-040-00	EAST BAY ESCAPE LLC	TRAMONTINI NICOLE	No	WD	C	246,300	772,000	772,000	31.90 %	
04/19/2023	2023R-04598	03-754-025-00	MILLION FRANK R & MONA M	AUBRY JACOB & KELLY	No	WD	C	192,000	535,101	535,101	35.88 %	
04/24/2023	2023R-05282	03-351-078-00	STRAUBEL MICHAEL & STACEY LYNN	KENNEY MICHAEL & STEPHANIE	No	WD	C	114,800	330,400	330,400	34.75 %	
04/25/2023	2023R-04854	03-570-080-00	FORTIN FAMILY TRUST	LOVIK ROBERT & CHRISTINA	No	WD	C	111,300	295,000	295,000	37.73 %	
04/26/2023	2023R-04903	03-218-059-00	THROOP VOLNEY C & ELIZA JANE TRUST	COIL JAMES & SANDY	No	WD	C	82,900	225,000	225,000	36.84 %	
04/26/2023	2023R-04855	03-231-012-40	CHANDLER GREG & KIMBERLY	MUDD LAWRENCE & KATHRYN	No	WD	C	38,700	91,000	91,000	42.53 %	
04/26/2023	2023R-05029	03-761-071-00	EYDE SAM X	ANDERSON DAVID & ALLYSE	No	WD	C	20,000	45,000	45,000	44.44 %	
04/27/2023	2023R-05341	03-215-042-61	NEAL TIMOTHY & ADELE	MEYER CRAIG & HEATHER	No	WD	C	274,700	700,000	700,000	39.24 %	
04/27/2023	2023R-04902	03-323-019-00	WINOWIECKI JUSTIN Z & CLARK MELISSA	SWINDLEHURST LEAL & BARBARA	No	WD	C	123,600	355,000	355,000	34.82 %	
04/27/2023	2023R-04940	03-620-146-00	MANN NINA R TRUST	LIVINGSTON DANA & JANINE TRUST	No	WD	C	452,200	950,000	950,000	47.60 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/28/2023	2023R-05036	03-747-100-07	BRISLEY ROBERT S & ELIZABETH	SAMM LLC	No	WD	C	388,100	1,260,000	1,260,000	30.80 %	
04/28/2023	2023R-05333	03-757-030-00	KENT SHARON & DERREL TRUST	NEAL TIMOTHY & ADELE	No	WD	C	140,300	350,000	350,000	40.09 %	
05/03/2023	2023R-05457	03-362-026-00	HART LLOYD J & OJALA MARIA L	CUPP RYAN D	No	WD	C	173,300	397,500	397,500	43.60 %	
05/04/2023	2023R-05222	03-231-012-50	DREVES FARMS LLC	WILSON RONALD & ELIZABETH	No	WD	C	47,400	72,000	72,000	65.83 %	
05/04/2023	2023R-05426	03-387-039-00	DIKKER KIMBERLY (ELE)	BURKE JACOB & LOTUS	No	WD	C	244,600	620,000	620,000	39.45 %	
05/05/2023	2023R-06412	03-222-005-90	LATTIG DERRIK & HUNTER	REVETT BRADLEY	No	WD	C	56,500	160,000	160,000	35.31 %	
05/05/2023	2023R-05684	03-362-029-00	RAY MARVIN & EUNICE	LAIRD KEITH & SHERRI	No	WD	C	217,900	404,550	404,550	53.86 %	
05/08/2023	2023R-05343	03-219-025-00	STEVENSON MARTY	GRAND TRAVERSE LLC	No	WD	C	13,800	52,000	52,000	26.54 %	
05/08/2023	2023R-05389	03-501-009-00	PORTER DOUGLAS L & JUDY	RODRIQUEZ CRUZ	No	WD	C	72,600	175,000	175,000	41.49 %	
05/09/2023	2023R-05938	03-388-003-00	HOLCOMB STEPHEN	HORVATH KATHERINE	No	WD	C	232,700	624,900	624,900	37.24 %	
05/10/2023	2023R-05611	03-590-021-10	MITCHELL ROBERT F	BOSS ELAINE	No	WD	C	114,900	176,000	176,000	65.28 %	
05/15/2023	2023R-05717	03-495-082-00	WAYBRANT TILITHA & BRODY	KRULL EMILY	No	WD	C	232,500	620,000	620,000	37.50 %	
05/15/2023	2023R-05664	03-730-046-00	STAFFORD THOMAS & DEB & GERALD	WHITE JOHN & BRENDA	No	WD	C	44,500	110,000	110,000	40.45 %	
05/17/2023	2023R-06053	03-522-017-00	NATIONSTAR MORTGAGE	COYNE DONNA	No	WD	C	119,400	270,900	270,900	44.08 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/17/2023	2023R-07579	03-545-201-00	COOK JUDITH & DONALD	KIDD KEITH & LACY MARISSA	No	WD	C	87,100	329,900	329,900	26.40 %	
05/17/2023	2023R-05932	03-585-003-00	PECK GRETA L	JANIS TIMOTHY S	No	WD	C	75,300	330,000	330,000	22.82 %	
05/17/2023	2023R-06079	03-746-012-00	CHADWICK ANDY	MEYER MATTHEW & BRITTANY	No	WD	C	115,600	359,000	359,000	32.20 %	
05/18/2023	2023R-06249	03-324-037-00	SHIPP JOSEPH H	BAMBERG JENEIL	No	WD	C	81,800	277,777	277,777	29.45 %	
05/19/2023	2023R-06199	03-495-086-00	PICKETT MARK & SARAH	HELMSTETTER KRISTEN & GREG	No	WD	C	227,200	575,000	575,000	39.51 %	
05/19/2023	2023R-07217	03-505-005-00	GAIKWAD AJAY	MARKS JOHN &	No	WD	C	116,000	286,500	286,500	40.49 %	
05/22/2023	2023R-06112	03-336-022-00	CANNON WILLIAM E & CANNON BLAKE	MINER JACK II & KIMBERLY	No	WD	C	17,500	55,000	55,000	31.82 %	
05/24/2023	2023R-06783	03-388-021-00	BURKE ADAM & KAITLIN	BORCHERT ELIZABETH R	No	WD	C	183,100	610,000	610,000	30.02 %	
05/25/2023	2023R-06206	03-427-007-00	MEREDITH PHILIP J & CAROL J	OCHS SARA & DONAVAN	No	WD	C	74,000	198,000	198,000	37.37 %	
05/31/2023	2023R-06752	03-323-018-00	SCHAUB ANN & COREY	HAMMER ADAM L	No	WD	C	113,400	470,000	470,000	24.13 %	
05/31/2023	2023R-06382	03-746-003-00	LARSEN SARA	BAZLEY PATRICIA	No	WD	C	112,500	343,500	343,500	32.75 %	
06/05/2023	2023R-06613	03-395-002-00	REIKEN DORTHY ESTATE	KUUTTILA LISA & WILLIAM	No	WD	C	161,200	475,000	475,000	33.94 %	
06/07/2023	2023R-06848	03-770-001-00	SAWALLICH LARRY O	AMERICAN CLASSIC CORP	No	WD	C	117,600	250,000	250,000	47.04 %	
06/08/2023	2023R-06981	03-414-079-00	OLSON SCOTT L & CHRISTINA	SANDERSON KYLE	No	WD	C	148,600	297,000	297,000	50.03 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/09/2023	2023R-06838	03-323-040-00	BRIEGEL PAUL F	HIGLEY KYLE & ALLYSON	No	WD	C	122,400	303,000	303,000	40.40 %	
06/09/2023	2023R-07632	03-761-048-00	ARCHER SCOTT	ROBERTSON JEREMY	No	WD	C	207,000	659,000	659,000	31.41 %	
06/12/2023	2023R-06934	03-414-073-00	DRAPER ZACH	SOWERS BRANSON & ZUBARYEVA ANA	No	WD	C	139,700	350,000	350,000	39.91 %	
06/13/2023	2023R-07409	03-331-001-00	HUME RACHAEL A	SHERMAN TARAH & WIERMA LAUREN	No	WD	C	138,700	325,000	325,000	42.68 %	
06/15/2023	2023R-07095	03-495-031-00	DEVEREUX RICHARD JR	KENNEDY MILES & MARY & COX ERIN	No	WD	C	137,700	465,000	465,000	29.61 %	
06/15/2023	2023R-07608	03-737-012-00	BERMICK FAMILY TRUST	GODFREY NICOLE E	No	WD	C	99,400	348,500	348,500	28.52 %	
06/21/2023	2023R-07401	03-414-093-00	BAKER KEITH P	CENTENO NANCY ANN	No	WD	C	138,500	350,000	350,000	39.57 %	
06/22/2023	2023R-07774	03-381-010-00	SOMERO BRETT & BROOKE	LEE FRASER RYAN & LAUREN	No	WD	C	168,100	433,000	433,000	38.82 %	
06/26/2023	2023R-08516	03-378-006-00	COOK NICHOLAS & JANNIPHER	VRUSHANK VIKAS S	No	WD	C	113,100	355,000	355,000	31.86 %	
06/28/2023	2023R-08158	03-383-031-00	MITCHELL MATTHEW A	RUGGERO MARGARET C	No	WD	C	133,000	420,000	420,000	31.67 %	
06/29/2023	2023R-08278	03-232-017-00	LYON E RUSSELL TRUST	MACHIN PROPERTIES LLC	No	WD	C	103,500	368,000	368,000	28.13 %	
06/30/2023	2023R-08131	03-112-018-00	RUSSELL JANIS L TRUST	LUNCH FAMILY TRUST	No	WD	C	368,900	1,237,500	1,237,500	29.81 %	
06/30/2023	2023R-07798	03-362-050-00	SHOAFF ROBERT	JOHN STEPHEN & CORY	No	WD	C	122,800	330,000	330,000	37.21 %	JTWFRS H&W
06/30/2023	2023R-07784	03-510-010-00	BASSETT SUSAN ANNE	SCHWARTZ JEFF & KIM	No	WD	C	196,100	432,500	432,500	45.34 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/05/2023	2023R-08142	03-670-001-00	PETTINATO ANTHONY	GONZALES WILLIAM & YING	No	WD	C	135,300	370,000	370,000	36.57 %	
07/06/2023	2023R-08166	03-775-026-00	JENKINS NATHANIEL & CHELSEY	CLARK NATHAN & TAYLOR	No	WD	C	125,500	346,100	346,100	36.26 %	
07/10/2023	2023R-08606	03-323-039-00	MILLER JODY A & BETTY JO	SKIRVIN BARB & DAN	No	WD	C	111,200	350,000	350,000	31.77 %	
07/10/2023	2023R-08089	03-522-035-00	HAELTERMAN MATTHEW & PITCHFORD NICO	SCHELICH KIEL & ERICA	No	WD	C	151,300	374,900	374,900	40.36 %	
07/12/2023	2023R-08242	03-630-255-00	CHACONAS LORI & STEPHEN	FICKEY FRANK & GRIMM GARY	No	WD	C	171,600	490,000	490,000	35.02 %	
07/17/2023	2023R-08420	03-233-010-50	CIAVERILLA MICHAEL & LINDA	BONZELET TODD & BARBER HEIDI	No	WD	C	307,300	905,000	905,000	33.96 %	
07/18/2023	2023R-08468	03-750-012-00	CANNON BRIAN & SCOTT	NGUYEN KIM T	No	WD	C	81,400	210,000	210,000	38.76 %	
07/20/2023	2023R-09144	03-386-001-00	1627 RASHO RD LLC	MTN HIVE PROPERTY FROUP LLC	No	WD	C	167,400	535,000	535,000	31.29 %	
07/20/2023	2023R-08701	03-416-009-00	HALL MICHAEL & SUN	SIMMONS ANITA M	No	WD	C	105,600	299,900	299,900	35.21 %	
07/21/2023	2023R-08740	03-223-007-25	ULRICH ROBERT & LISA	GOOGASIAN MARK & LAURIE	No	WD	C	213,000	600,000	600,000	35.50 %	
07/21/2023	2023R-09508	03-331-003-00	LEVERENCE NICHOLAS	WEGNER RYAN M	No	WD	C	138,200	302,000	302,000	45.76 %	
07/21/2023	2023R-08877	03-419-022-00	ROUNTREE RICHARD & JENNIFER	BRYHAN COREY	No	WD	C	107,600	290,000	290,000	37.10 %	
07/21/2023	2023R-08808	03-495-023-00	SNYDER BEN & ERICA	BEAMAN BRYN & HALEY	No	WD	C	145,300	510,000	510,000	28.49 %	
07/21/2023	2023R-08601	03-725-001-00	KENNY DAVID & REBECCA	ROWLEY BLAKE	No	WD	C	126,900	345,000	345,000	36.78 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/24/2023	2023R-08842	03-495-055-00	DEROSHIA DAVID	MAPES SEAN & DANIELLE	No	WD	C	128,400	435,000	435,000	29.52 %	
07/27/2023	2023R-08898	03-323-064-00	OSBURN RICK & DEE	NELSON SHANNON	No	WD	C	118,900	356,000	356,000	33.40 %	
08/01/2023	2023R-09565	03-346-021-00	COURTAD DAVID J JR	MENEAU LINDSEY	No	WD	C	109,500	360,000	360,000	30.42 %	
08/03/2023	2023R-09681	03-620-122-00	TAYLOR ROBERT ESTATE	SCHEPPERLY TOM & FAHL TYONNA	No	WD	C	133,100	295,000	295,000	45.12 %	
08/04/2023	2023R-09325	03-228-006-20	HOLCOMBE GARY & DIANA	BEAULAC JONATHAN & KATIE	No	WD	C	304,300	1,000,000	1,000,000	30.43 %	
08/04/2023	2023R-09540	03-610-006-10	INVESTMENTS ONE LLC	HAMPTON GEORGE & PAULA	No	WD	C	115,400	385,000	385,000	29.97 %	
08/07/2023	2023R-09734	03-324-056-00	LINCOLN MAX	MCNITT KENDALL	No	WD	C	82,400	215,000	215,000	38.33 %	
08/08/2023	2023R-09683	03-507-027-00	ZICKEL JAMES P & JOYCE M TRUST	GOFF CHRIS & NANCY	No	WD	C	268,600	800,000	800,000	33.58 %	
08/10/2023	2023R-09577	03-216-015-00	4 MILE CREEK LLC	KELWALA SURENDRA	No	WD	C	39,500	140,000	140,000	28.21 %	
08/11/2023	2023R-10900	03-757-042-00	BRINK DALE & TERRY TRUST	PETERSON ROBERT & SUSANNE	No	WD	C	137,100	414,000	414,000	33.12 %	
08/14/2023	2023R-10267	03-414-091-00	KNEELAND ZACHARY & MAYRA	EBERSOLE ZACH & CHRISTIE KAYLYN	No	WD	C	188,000	405,000	405,000	46.42 %	
08/14/2023	2023R-09735	03-505-021-00	OLOW JESSICA	WINFIELD MARNEY & COREY &	No	WD	C	114,700	277,400	277,400	41.35 %	
08/18/2023	2023R-09956	03-730-058-00	MERRITT WILLIAM E	WESTFALL ANGELA L	No	WD	C	104,200	302,000	302,000	34.50 %	
08/24/2023	2023R-10877	03-233-018-45	JACKSON SCOTT W & KAREN	BRADFORD LISA L	No	WD	C	240,000	645,820	645,820	37.16 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/24/2023	2023R-10349	03-528-032-00	DOYLE JONATHAN	PHAM THI K & HARRIS WAYNE R	No	WD	C	69,600	263,000	263,000	26.46 %	W & H
08/25/2023	2023R-10485	03-580-044-10	MANN JOHN & TERRI	SZOSTKOWSKI DAVID J	No	WD	C	140,300	275,000	275,000	51.02 %	
08/30/2023	2023R-10882	03-545-302-00	KNYSZ WALTER	VIETTI JOHN & GINNY	No	WD	C	118,200	410,000	410,000	28.83 %	
08/31/2023	2023R-10537	03-235-005-00	PETSCH PHYLLIS JEAN	MCCOY TERYL J	No	WD	C	30,600	129,900	129,900	23.56 %	
09/01/2023	2023R-10880	03-528-022-00	SETTERLIND ROBERT	STINER NOLAN	No	WD	C	76,300	219,000	219,000	34.84 %	
09/01/2023	2023R-10700	03-761-008-00	YODZIO WAYNE T& REBECCA A	BENNETT JAMES	No	WD	C	318,000	730,000	730,000	43.56 %	
09/06/2023	2023R-10988	03-388-006-00	SHEARER KALANI & LEANNDA	LOIACANO RACHEL & CRALISLE BRANDON	No	WD	C	162,500	495,000	495,000	32.83 %	JTWFRS
09/11/2023	2023R-11734	03-414-031-00	GRATIOT WILLIAM E & MARY E (ELE)	GILPIN ISAAC & CHELSEA	No	WD	C	109,900	305,000	305,000	36.03 %	
09/13/2023	2023R-11232	03-470-014-00	SPERRY GUY G & JUDITH L	MOORE TAYLOR & JACQUELINE	No	WD	C	95,700	308,000	308,000	31.07 %	
09/14/2023	2023R-12143	03-528-042-00	LANGE LISA	GAERTNER DONALD C JR & MARCIA G &	No	WD	C	79,600	205,000	205,000	38.83 %	JTWFRS
09/15/2023	2023R-12402	03-370-056-00	MEINZINGER ADAM J	KORCH LAURA & JONES NICK	No	WD	C	141,200	350,000	350,000	40.34 %	
09/15/2023	2023R-12689	03-418-003-10	JOHNSON JEFFREY P & RHAMSTINE DIANE	YOUNG JOE & IVY	No	WD	C	187,800	649,000	649,000	28.94 %	
09/18/2023	2023R-11840	03-610-056-00	COLOMBINI ROBINSON & PATRICIA	HOUSE ERIN H	No	WD	C	158,600	450,000	450,000	35.24 %	
09/19/2023	2023R-11561	03-395-020-00	HILGENDORF SUZANNE M.	HINKLEY STEVEN & SUSAN TRUST	No	WD	C	165,100	417,000	417,000	39.59 %	12059 INTO TRUST

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/20/2023	2023R-11578	03-450-053-00	YASCOLT DOUGLAS P	GEMMELL TAYLOR & RYAN	No	WD	C	123,700	350,000	350,000	35.34 %	
09/21/2023	2023R-11759	03-234-008-10	EKINS DEREK & SHARA	DAVIS KELLY & JULIET	No	WD	C	19,500	55,000	55,000	35.45 %	
09/21/2023	2023R-11651	03-757-015-00	GILBERT FAMILY TRUST	HERRIMAN MICHAEL & JRISTEN	No	WD	C	116,500	330,000	330,000	35.30 %	
09/21/2023	2023R-11842	03-780-061-00	ZELLE CAROLYN (ELE)	BECK KELLY & RYAN	No	WD	C	114,600	342,000	342,000	33.51 %	
09/25/2023	2023R-11863	03-610-087-00	SCHLEICHER JOE & HELEN TRUST	REED-SAGE LIVING TRUST	No	WD	C	188,800	690,000	690,000	27.36 %	
09/27/2023	2023R-11898	03-750-103-00	ZEMANEK RENTAL ONE LLC	ALLEN KELLY	No	WD	C	95,500	291,000	291,000	32.82 %	
09/28/2023	2023R-12385	03-420-005-00	BEATTY JERRY & HUEBNER JANICE	LEEMAN PETER & LISA	No	WD	C	102,500	282,500	282,500	36.28 %	
09/28/2023	2023R-11946	03-522-018-00	HAAS FREDERICK J	FAUNCE JESSE T & JULIA	No	WD	C	87,700	212,000	212,000	41.37 %	
09/29/2023	2023R-12378	03-336-018-00	LBRAHIM ALI	LEBOURDAIS JILL TRUST	No	WD	C	20,000	41,000	41,000	48.78 %	
09/29/2023	2023R-12004	03-392-009-04	MICHALAK ROBERT E & JOAN MOLNAR	JACKSON DARRELL	No	WD	C	22,900	80,200	80,200	28.55 %	
09/29/2023	2023R-12042	03-505-061-00	TOMS JACQUELINE M	WAGNER JENNIFER & RICHARD	No	WD	C	124,200	311,000	311,000	39.94 %	
09/29/2023	2023R-11990	03-758-008-00	MCWETHY CAROL & RONALD	WILLIAMS DAVID & LEE	No	WD	C	174,900	485,000	485,000	36.06 %	
											%	
											%	
TOTAL SALES		110		**SALES PERIOD TOTAL**				15,398,100	43,113,248	43,113,248		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/02/2023	2023R-12404	03-473-022-00	MAY DANIEL R	PUTNEY PHILLIP & ERIN	No	WD	C	206,000	450,000	450,000	45.78 %	
10/04/2023	2023R-12683	03-495-070-00	GUCWA SERENA & KIEHL JANET	MEDINA DIEZ ROBERTO & DAWN	No	WD	C	168,200	455,000	455,000	36.97 %	
10/04/2023	2023R-12623	03-757-007-00	NASH WAYNE A & BONNIE J TRUST	CYBULSKIS PAMELA	No	WD	C	132,200	410,000	410,000	32.24 %	
10/05/2023	2023R-12336	03-761-010-00	CLARK ADAM & SARAH	CHAPRNKA FRANK & DANIELLE	No	WD	C	318,100	760,000	760,000	41.86 %	
10/06/2023	2023R-12619	03-220-044-00	SUAVE AMY & DANA	STARBACK MITHCHEL & TARA	No	WD	C	28,200	87,500	87,500	32.23 %	
10/06/2023	2023R-12458	03-227-010-00	STANFORD SCOTT & KRISTA	PITYLAK LAUREN	No	WD	C	67,700	200,000	200,000	33.85 %	
10/09/2023	2023R-12785	03-610-082-00	KYSETH HEATHER	IRVIN RYAN & STITT AMANDA	No	WD	C	223,900	1,005,000	1,005,000	22.28 %	
10/09/2023	2023R-12479	03-761-045-00	EYDE SAM X	SEAN MCCARDEL CONSTRUCTION INC	No	WD	C	20,000	45,000	45,000	44.44 %	
10/17/2023	2023R-12801	03-381-006-00	FRAKES MELVIN & SUSAN & THOMPSON	FLAVIN STEVEN & CHRISTINE	No	WD	C	145,500	550,000	550,000	26.45 %	
10/18/2023	2023R-13014	03-362-052-00	CAPERTON DEBRA A (ELE)	BALKO NICK & AMELIA	No	WD	C	139,600	320,000	320,000	43.63 %	
10/19/2023	2023R-12932	03-541-029-00	DOYLE MATTHEW W & ANNA C	ESHLEMAN AMANDA	No	WD	C	133,900	296,000	296,000	45.24 %	
10/26/2023	2023R-14215	03-780-019-10	CLARE THOMAS & CLARE	REYNOZ LLC	No	WD	C	53,900	149,900	149,900	35.96 %	
10/27/2023	2023R-13359	03-233-010-41	MCKIERNAN ABAGAIL	FENDER JOHN & CHERYL	No	WD	C	186,200	582,000	582,000	31.99 %	
10/27/2023	2023R-13412	03-770-009-00	CUSSINS DAVID E	DEERE KATHRYN M	No	WD	C	138,100	370,000	370,000	37.32 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/01/2023	2023R-13514	03-750-105-00	HAAS FREDERICK J	NOWAK CLAIRE & BASCH ZACH	No	WD	C	75,200	229,000	229,000	32.84 %	TIC ASSUMED
11/03/2023	2023R-13658	03-233-018-00	CLAYTON KEVIN J & JANELL M	TURCOTT RILEY & KATHLEEN	No	WD	C	155,900	575,000	575,000	27.11 %	
11/07/2023	2023R-13647	03-227-017-32	HEER KENDALL & CHARLES	MCCORMACK KEN & SUSAN	No	WD	C	155,400	430,000	430,000	36.14 %	
11/07/2023	2023R-14222	03-234-001-30	ARTHUR GREGORY & GRETCHEN TRUST	MORELAND ANDREA	No	WD	C	225,600	590,000	590,000	38.24 %	
11/08/2023	2023R-13731	03-388-027-00	HERRON KELLI & BRIAN	HEER KENDALL & KEVIN	No	WD	C	177,500	635,000	635,000	27.95 %	
11/08/2023	2023R-13685	03-750-071-00	MELLO DANIEL	LINDSEY JEFF & VANHOUTEN SAMANTHA	No	WD	C	101,300	263,766	263,766	38.41 %	
11/09/2023	2023R-14410	03-501-030-00	ROYAL CHAD & LINDA	SIMS CHRISTOPHER A	No	WD	C	72,600	205,000	205,000	35.41 %	
11/13/2023	2023R-14097	03-382-062-00	JACKSON COURTNEY	CONNORS MARK & ERIKA	No	WD	C	224,700	600,000	600,000	37.45 %	
11/13/2023	2023R-13897	03-620-116-00	WILLIAMSON DANIEL G & JOANNE	ENOS KEVIN & KIMBERLY	No	WD	C	303,400	899,000	899,000	33.75 %	
11/17/2023	2023R-14391	03-505-013-00	HAINES FAMILY TRUST	HAGELBURG SHAYLA &	No	WD	C	105,300	279,900	279,900	37.62 %	JTWFRS
11/17/2023	2023R-14703	03-780-079-00	CHACONAS LORI & STEPHEN TRUST	WILBERDING STEVEN & DEBORAH	No	WD	C	302,500	610,000	610,000	49.59 %	
11/20/2023	2023R-14352	03-102-056-00	DRAKE CHAD & AMBER	NUMBERGER JAMES & DANES REBECCA	No	WD	C	189,100	575,000	575,000	32.89 %	JTWFRS
11/21/2023	2023R-14398	03-427-001-00	HICKERSON SEAN &	SLATER LISA & GILLISSIE TODD	No	WD	C	72,500	212,500	212,500	34.12 %	TIC FORMED
11/27/2023	2023R-14422	03-110-023-00	DRAEGER WALTER RAYMOND III & MARY J	KIBBEY JUSTIN & ERIN	No	WD	C	268,300	705,000	705,000	38.06 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/28/2023	2023R-14574	03-233-026-06	WALKER CLARY & LAURA	PELED CHRISTOPHER & MOSHE	No	WD	C	256,400	817,900	817,900	31.35 %	
11/29/2023	2024R-00376	03-570-053-50	JUNIPER ST LLC	JACKSON NATHANIEL & BRIANNA	No	WD	C	115,800	350,000	350,000	33.09 %	
11/30/2023	2024R-00389	03-323-017-00	AICHLER MARY	ZALUCHA DAVID	No	WD	C	122,900	336,000	336,000	36.58 %	
12/01/2023	2023R-14600	03-101-005-00	BERGER RACHEL	SELEWSKI CODY & MACKENZIE	No	WD	C	103,900	343,000	343,000	30.29 %	
12/06/2023	2023R-14797	03-370-007-00	CHANDLER COVE LLC	GRIFFITH JOEL & EMILY	No	WD	C	134,100	530,000	530,000	25.30 %	
12/07/2023	2023R-15015	03-217-030-00	THOMPSON LISA MARIE	ROSS JORDYN & KEVIN	No	WD	C	88,300	246,500	246,500	35.82 %	
12/08/2023	2023R-14956	03-103-018-30	BERIAN CHRISTIAN & PATRICIA	STARKMAN CAROLINE C	No	WD	C	172,100	480,000	480,000	35.85 %	
12/11/2023	2023R-14977	03-324-055-00	GEMMELL SCOTT & DIANE	BIRD KYLEE	No	WD	C	78,500	209,000	209,000	37.56 %	
12/11/2023	2023R-15067	03-324-055-00	GEMMELL DIANE & SCOTT & RYAN	BIRD KYLEE	No	WD	C	78,500	209,000	209,000	37.56 %	
12/12/2023	2023R-14870	03-387-070-00	CARSTENS MATTHEW	POPELAR JOHN & AMY	No	WD	C	220,100	572,000	572,000	38.48 %	
12/13/2023	2023R-15194	03-528-055-00	BARKDOLL ELIZABETH A	KOPRIVA SARA	No	WD	C	76,500	245,000	245,000	31.22 %	
12/15/2023	2023R-15152	03-419-019-00	FRANCISCO GARY & KATHRYN	VAZQUEZ AMADEUS	No	WD	C	116,100	330,000	330,000	35.18 %	
12/21/2023	2024R-00177	03-233-024-10	LOOKOUT HOLDINGS LLC	FUKADA ALICIA	No	WD	C	75,500	214,900	214,900	35.13 %	
12/21/2023	2023R-15375	03-541-019-00	HAYES LAURA L	BANKS ERIC R	No	WD	C	123,400	310,000	310,000	39.81 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/22/2023	2023R-15584	03-543-001-00	GREGOSKY KATY	HILBERT LARRY & GEANA	No	WD	C	109,300	285,000	285,000	38.35 %	-15666 INTO JTWFRS
12/22/2023	2023R-15421	03-730-004-00	SOONER LAND CATTLE LLC	LASARGE ROBERT & LYNNE	No	QC	C	59,100	152,000	152,000	38.88 %	
12/26/2023	2024R-00161	03-740-012-00	SNYDER TYSON HILL	NEWMAN TREVOR	No	WD	C	90,100	291,900	291,900	30.87 %	
12/27/2023	2024R-00001	03-391-032-00	FEGAN NATHAN	PEEK DAWSON & BETHANY	No	WD	C	105,200	299,000	299,000	35.18 %	
12/27/2023	2024R-00148	03-610-050-00	THOMAS PATRICIA E	BEHNEKE JAN C TRUST	No	WD	C	217,900	660,000	660,000	33.02 %	
01/02/2024	2024R-00242	03-109-003-20	MERRITHEW JASON M & CARRIE E	BERIAN PATRICIA & CHRISTIAN	No	WD	C	699,300	2,386,000	2,386,000	29.31 %	
01/02/2024	2024R-00138	03-384-067-00	HEADLEY JAMES & NATALEE	KINDLINGER JERRI L	No	WD	C	150,900	515,000	515,000	29.30 %	
01/03/2024	2024R-00197	03-207-056-00	KRUEGER ROBERT A TRUST	CRIM DOUGLAS W & BONNIE L	No	WD	C	833,500	1,613,000	1,613,000	51.67 %	
01/04/2024	2024R-00211	03-323-059-00	TEMPLETON CHARLYN R (ELE)	ANDERSON RYAN	No	WD	C	122,600	325,000	325,000	37.72 %	
01/08/2024	2023R-00367	03-580-025-00	934 AVENUE E LLC	MARAR KIERA	No	WD	C	75,100	301,500	301,500	24.91 %	
01/09/2024	2024R-00486	03-505-015-00	RICE VANESSA & JEFFREY	SIMS WARREN & BRENDA	No	WD	C	110,000	269,900	269,900	40.76 %	
01/09/2024	2024R-00494	03-761-024-00	EYDE SAM X	PETRICCA DEVIN & RACHEL	No	WD	C	20,000	44,000	44,000	45.45 %	
01/11/2024	2024R-00830	03-570-089-00	VAN LEEUWEN JAMES & HILLARY	BATCHELOR ADAM E & PASTERNAK AMANDA	No	WD	C	128,600	348,000	348,000	36.95 %	JTWFRS
01/12/2024	2024R-00644	03-380-013-00	NOVAK MARCI & DAMVELD BRANDI	WILDFONG LANE	No	WD	C	127,500	269,000	269,000	47.40 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/12/2024	2024R-00831	03-690-037-00	MCDONALD TOMTHY & MCCAUGHLEY KRISTI	ROBINSON KURTIS & JO-ANN	No	WD	C	175,100	675,000	675,000	25.94 %	
01/12/2024	2024R-00760	03-730-021-00	CLIFTON GARY ESTATE	LASUSA SAMUEL & LAWRENCE	No	CD	C	119,100	266,000	266,000	44.77 %	
01/26/2024	2024R-01153	03-227-015-10	WOODCOX MARK	LAFLEUR TRAVIS	No	WD	C	86,600	210,000	210,000	41.24 %	
01/31/2024	2024R-01357	03-528-017-00	SUHY DAVID	HALL CHRISTOPHER	No	WD	C	79,300	215,000	215,000	36.88 %	
02/02/2024	2024R-01650	03-105-005-00	DELANEY MATTHEW	FISHELL DOUGLAS	No	WD	C	60,400	240,000	240,000	25.17 %	
02/05/2024	2024R-01647	03-783-022-00	SMAGACZ KENNETH W & SMAGACZLINDA	RAUPP MITCHELL	No	WD	C	130,100	389,000	389,000	33.44 %	
02/06/2024	2024R-01581	03-108-005-80	FISCHER AARON ESTATE	WUTRICH BRADLEY	No	WD	C	105,000	335,000	335,000	31.34 %	
02/08/2024	2024R-01567	03-501-005-00	PTEIFER CHRIS	CARON JACQUE	No	WD	C	72,600	216,000	216,000	33.61 %	
02/14/2024	2024R-01895	03-570-056-00	JANSEN ELIZABETH & CATHARINA	DELEZENNE JULIE & ADAM	No	WD	C	186,900	525,000	525,000	35.60 %	
02/20/2024	2024R-02014	03-351-075-00	NOWAK LAUREN & MICHAEL	HIRT LAURA	No	WD	C	130,400	319,900	319,900	40.76 %	
02/23/2024	2024R-02385	03-222-007-20	RIECK ROBERT J & TIA N (ELE)	NEDERHOOD WILLIAM & RACHEL	No	WD	C	62,800	250,000	250,000	25.12 %	
02/29/2024	2024R-02654	03-216-027-00	KRUEGER RENTALS LLC	CRAKER SARA J	No	WD	C	78,800	199,000	199,000	39.60 %	
03/01/2024	2024R-02515	03-215-010-00	BRADLEY JOHN & TONYA	KELP LLC	No	WD	C	38,900	110,000	110,000	35.36 %	
03/05/2024	2024R-03074	03-323-015-00	PRICE DOUGLAS J & DENISE C	HUHTA TROY & WALKER ALI	No	WD	C	133,000	375,000	375,000	35.47 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	East Bay Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/08/2024	2024R-02929	03-227-036-00	FEAGLES RAYMOND & MARY	PAVLIK KEVIN	No	WD	C	24,400	60,000	60,000	40.67 %	
03/11/2024	2024R-02857	03-748-001-04	SHUMWAY JILL (ELE)	TAMMAVONGSA POUNA & SOURICHANH ATH	No	WD	C	115,300	306,000	306,000	37.68 %	
03/13/2024	2024R-03382	03-233-018-60	CLAYTON KEVIN J & JANELL M	HAKMAN AARON & HEATHER	No	WD	C	297,200	801,000	801,000	37.10 %	
03/14/2024	2024R-03052	03-381-027-00	BECKER THOMAS & JANET	LOOMER DOLORES	No	WD	C	155,800	459,900	459,900	33.88 %	
03/15/2024	2024R-03175	03-223-013-10	BERKSHIRE STEVEN &	WITKOWSKI ANGELA	No	WD	C	435,800	826,619	826,619	52.72 %	
03/20/2024	2024R-03689	03-570-019-00	MARIAGE TRACY R & SANDRA TRUST	WEAVER MALLORY & KLATY LANCE	No	WD	C	79,700	234,900	234,900	33.93 %	JTWFRS
03/20/2024	2024R-03633	03-630-202-00	HANDZLIK JON R & LYNNE N	MEYERS CHRISTOPHER	No	WD	C	276,600	870,000	870,000	31.79 %	
03/20/2024	2024R-03245	03-761-069-00	EYDE SAM X	KEOGH NICHOLAS & MACKENZIE	No	WD	C	20,000	45,000	45,000	44.44 %	
03/21/2024	2024R-03476	03-109-001-41	APPIER ROBERT KEVIN TRUST	REALO ESTATO LLC	No	WD	C	306,300	750,000	750,000	40.84 %	LOT LINE ADJ SALE
03/22/2024	2024R-03514	03-473-001-00	MAAS TERI	HULL BRENT & ALEXANDRA	No	WD	C	211,500	510,000	510,000	41.47 %	
03/22/2024	2024R-03459	03-737-005-00	AMMON GERALDINE C TRUST	TJOSVOLD DOUG & KAREN	No	WD	C	96,100	240,000	240,000	40.04 %	
03/26/2024	2024R-03493	03-418-004-00	WOYNER CHARLES & VANGILDER ANDREW	MARTINEZ FELIPE & BETTY	No	WD	C	103,800	309,000	309,000	33.59 %	
03/26/2024	2024R-03579	03-748-001-09	DIXON VICTORIA	NAKFOOR JOY	No	WD	C	111,900	285,000	285,000	39.26 %	
											%	
TOTAL SALES		83		**SALES PERIOD TOTAL**				12,695,400	35,464,485	35,464,485		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/04/2024	2024R-04756	03-749-021-00	WELLS JACOB & BRIANDA	GALVIN DANE & MADISON	No	WD	C	188,000	410,000	410,000	45.85 %	
04/12/2024	2024R-04634	03-414-115-00	CALLAHAN ANNE & JAMES	DEAN WESLEY	No	WD	C	178,800	392,500	392,500	45.55 %	
04/18/2024	2024R-05392	03-108-005-19	GTJ PROPERTIES LLC	MCDOWELL LINDA	No	WD	C	123,000	319,000	319,000	38.56 %	
04/18/2024	2024R-05110	03-522-037-00	GROSS SPENCER & EICKHOLT ROBERT	CAMPSMITH CHRISTOPHER & CHRISTINE	No	WD	C	146,600	365,000	365,000	40.16 %	
04/19/2024	2024R-05052	03-388-015-00	BATSIKOURAS KOSTANTINOS	HORAN BROOKLYN & NORTON DILLON	No	WD	C	256,000	520,000	520,000	49.23 %	JTFROS
04/25/2024	2024R-05387	03-324-024-00	OLESON PAULA S TRUST	BURRY KYLE	No	WD	C	102,100	229,000	229,000	44.59 %	
04/25/2024	2024R-05374	03-528-039-00	SMITH-WHEELOCK FAMILY TRUST	BYRD EMILY	No	WD	C	107,800	270,000	270,000	39.93 %	
04/26/2024	2024R-05375	03-761-034-00	LAZAR WILLIAM & KAYLA	DOAN JAMES & NGUYEN MARY	No	WD	C	379,200	825,000	825,000	45.96 %	
04/29/2024	2024R-05630	03-102-059-00	BOLAND KEVIN (ELE)	WANG JERRY & DONG XIAOLAN	No	WD	C	386,000	865,000	865,000	44.62 %	
04/29/2024	2024R-05370	03-110-002-00	KENT RUSSELL & MARILYN	MYERS HAROLD AND WANDA	No	WD	C	5,500	25,000	25,000	22.00 %	
04/29/2024	2024R-05481	03-758-016-00	HULL BRENT	DYKE CHERYL	No	WD	C	165,900	385,000	385,000	43.09 %	
05/01/2024	2024R-05491	03-230-006-10	EDGECOMB DEAN FRANKLIN II	ELMBROOK BAYVIEW TC LLC	No	WD	C	19,600	65,000	65,000	30.15 %	
05/03/2024	2024R-05635	03-102-004-25	PLACE LORI & SLOAN TAYLOR	PEGAN-NAYLOR MEGAN	No	WD	C	138,000	340,000	340,000	40.59 %	
05/06/2024	2024R-05559	03-780-241-00	MELTON PATRICK	PROCTOR CHARLES	No	WD	C	176,200	660,000	660,000	26.70 %	

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	East Bay Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/08/2024	2024R-05936	03-508-022-00	DAY HEATH & CLARISSA	SWANSON SAMUEL & FALLON	No	WD	C	201,700	440,000	440,000	45.84 %	
05/14/2024	2024R-06219	03-260-030-00	WEST WILLIAM MICHAEL	BOTKIN BRYAN & STEPHANIIE	No	WD	C	402,700	925,000	925,000	43.54 %	
05/15/2024	2024R-06330	03-507-019-00	SKEELS MATTHEW & KIM	DENNIS JEFFERY & SHEILA	No	WD	C	310,400	695,000	695,000	44.66 %	
05/16/2024	2024R-06217	03-737-004-00	BENNETT GREGORY & TERRI	CHIPPEWA CAPITAL OF NORTHERN MICH	No	WD	C	111,000	279,000	279,000	39.78 %	
05/17/2024	2024R-06229	03-235-002-82	PIERICK GEOFFREYM & SUZANNE M	DRUMM JOSEPH	No	WD	C	303,500	780,000	780,000	38.91 %	
05/17/2024	2024R-06613	03-730-047-00	CARTER MATTHEW T	WEBSTER DAWSON	No	WD	C	93,600	254,000	254,000	36.85 %	
05/20/2024	2024R-06269	03-336-002-00	SELLECK KATLYN	ROEN TOM	No	WD	C	17,500	50,000	50,000	35.00 %	
05/20/2024	2024R-06240	03-761-062-00	EYDE SAM X	MCCOON RYAN & MARCI	No	WD	C	22,000	44,000	44,000	50.00 %	
05/22/2024	2024R-06344	03-473-008-00	HAMP GARY D & PATRICIA L	SHEV KEITH & MARJORIE	No	WD	C	251,600	675,000	675,000	37.27 %	
05/22/2024	2024R-06449	03-750-033-00	HICKS BARRY	FILECCIA JOHN AND MICKI	No	WD	C	106,400	290,400	290,400	36.64 %	
05/29/2024	2024R-06576	03-323-013-00	KRANZ ERIC J	FRANKLIN THOMAS	No	WD	C	135,800	290,000	290,000	46.83 %	
05/30/2024	2024R-07156	03-505-067-00	MCCORMICK KATHLEEN	LUNDY MELISSA	No	OTH	C	135,100	279,500	279,500	48.34 %	PERS REP DEED
05/30/2024	2024R-06968	03-640-288-10	POHL MICHAEL K & TAMRA L	FERRELL FRED & DEANNA	No	WD	C	481,400	1,650,000	1,650,000	29.18 %	
05/30/2024	2024R-07039	03-786-010-00	SCHICHTEL SCOTT	FEDORINCHIK JASON & RENEE	No	WD	C	258,200	585,000	585,000	44.14 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/31/2024	2024R-06925	03-570-047-00	HOPE NETWORK BHS	RED BARN LLC	No	WD	C	231,500	440,000	440,000	52.61 %	
06/03/2024	2024R-06943	03-236-007-20	NICKELS DANIEL ARTHUR	SIZEMORE LARRY	No	WD	C	164,800	312,000	312,000	52.82 %	
06/04/2024	2024R-07153	03-501-015-00	CUMMINGS NICOLETTE & PAPPAS MARY	THOMPSON EMILY LEAH	No	WD	C	87,300	220,000	220,000	39.68 %	
06/05/2024	2024R-08149	03-325-028-00	MELKONIAN MICHAEL TRUST	PIPER DEAN & ASHLEE	No	WD	C	155,200	372,500	372,500	41.66 %	
06/06/2024	2024R-07007	03-757-050-00	DURKIN NORMAN J & JEAN M	WINKLER KIM & DIANE	No	WD	C	152,600	359,900	359,900	42.40 %	
06/07/2024	2024R-07168	03-495-078-00	PARTMAN MATTHEW TRACI	LAMBROU SUSAN	No	WD	C	269,900	440,000	440,000	61.34 %	
06/11/2024	2024R-07271	03-508-032-00	EASTWOOD CUSTOM HOMES INC	JONES JAKE & SAMANTHA	No	WD	C	183,800	474,900	474,900	38.70 %	
06/12/2024	2024R-07496	03-420-015-00	NURNBERGER JAMES & LINDA	HEALY DEBORAH ANN	No	WD	C	163,300	414,000	414,000	39.44 %	
06/14/2024	2024R-07541	03-324-056-00	MCNITT KENDALL	ROSENGREN JAMIE	No	WD	C	99,500	243,000	243,000	40.95 %	
06/20/2024	2024R-07571	03-496-007-00	POWELL ANDREW K & JENNIFER	NIEWINSKI JOSEPH & KAREN	No	WD	C	21,600	50,000	50,000	43.20 %	
06/20/2024	2024R-07571	03-496-008-00	POWELL ANDREW K & JENNIFER	NIEWINSKI JOSEPH & KAREN	No	WD	C	246,600	695,000	695,000	35.48 %	
06/20/2024	2024R-07613	03-630-211-00	OVENS MARTIN & VIRGINIA	MEYERS CHRISTOPHER	No	WD	C	322,800	825,000	825,000	39.13 %	
06/20/2024	2024R-07904	03-748-001-06	SONODA FAMILY TRUST	RUDZINSKI THOMAS	No	WD	C	87,700	190,000	190,000	46.16 %	
06/21/2024	2024R-07586	03-103-019-00	DEJONG SCOTT	ROGER HAWORTH LLC	No	WD	C	17,400	58,000	58,000	30.00 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/26/2024	2024R-08065	03-215-029-00	TOMMYMO PROPERTIES LLC	KINSMAN JEANNIE	No	WD	C	83,000	187,400	187,400	44.29 %	
06/26/2024	2024R-08138	03-505-063-00	LUMLEY JIM & SAM	LYON RAYMOND & ANGELA	No	WD	C	142,300	342,000	342,000	41.61 %	
06/26/2024	2024R-09146	03-528-005-00	CALLENDER DONALD D & DAWN M	PRIEST MICHAEL & MARIANNE	No	WD	C	97,100	219,900	219,900	44.16 %	
06/27/2024	2024R-08486	03-386-016-00	DEAN MANAGEMENT LLC	BERRYMAN KIRK	No	WD	C	326,100	750,000	750,000	43.48 %	
06/28/2024	2024R-07974	03-507-002-00	GALLIGAN PAUL & ROMINE REBECCA	MASON MICHAEL & CATHY	No	WD	C	268,900	680,000	680,000	39.54 %	NO SALE PRICE ON DEED
07/02/2024	2024R-08720	03-610-094-00	RUDY AARON & JULIE	SHAW CHAD & MICHELLE	No	WD	C	171,700	585,000	585,000	29.35 %	
07/11/2024	2024R-08775	03-231-007-30	PRIORITY REAL ESTATE GROUP LLC	MIMNAUGH SARAH	No	WD	C	17,000	35,000	35,000	48.57 %	VL SALE
07/12/2024	2024R-08754	03-323-025-00	RICHARDSON STEVEN & BRIANA	AUSTIN CANDICE & VELOSO MARTIN	No	WD	C	124,100	328,000	328,000	37.84 %	JTFRS
07/12/2024	2024R-08544	03-328-010-00	TYLER VICTORIA R	DUNLAP HIATT & ALYSSA	No	WD	C	154,300	295,000	295,000	52.31 %	
07/12/2024	2024R-08611	03-346-047-00	WAZNY PATRICIA A	BOGAN CHRISTOPHER & BROOKE	No	WD	C	131,200	311,000	311,000	42.19 %	
07/12/2024	2024R-08711	03-757-025-00	TRUDEAU WILLIAM H & JOYCE A TRUST	KNOPF DEBRA	No	WD	C	182,000	400,000	400,000	45.50 %	
07/15/2024	2024R-08637	03-231-012-70	FASEL MCKENZIE H	PORTER DAKOTA & COGSDILL GEORGIA	No	WD	C	27,500	89,000	89,000	30.90 %	
07/15/2024	2024R-08639	03-233-026-66	DENEAU DAVID & REBECCA	THE FLYNN TRUST	No	WD	C	81,300	285,000	285,000	28.53 %	
07/17/2024	2024R-08832	03-227-002-20	LARK DAVID	STONE ISAIAH & VICTORIA	No	WD	C	150,900	455,000	455,000	33.16 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/23/2024	2024R-09298	03-387-035-00	HARLAN CARL & DEBORAH	TRIERWEILER VICTOR & JAMIE	No	WD	C	268,100	650,000	650,000	41.25 %	
07/26/2024	2024R-09738	03-103-015-16	JOHN W WILKINS TRUST	SCHUETZ WILLIAM & LINDSEY	No	WD	C	415,700	879,000	879,000	47.29 %	
07/26/2024	2024R-09287	03-490-022-00	EHLERT ANDREW R	SCOTT TYLER & MARY	No	WD	C	151,200	432,500	432,500	34.96 %	
07/26/2024	2024R-09433	03-518-005-00	DAILY ROBERT & SONIA	14TH STREET PROPERTY HOLDINGS LLC	No	WD	C	198,200	545,000	545,000	36.37 %	
07/26/2024	2024R-09309	03-560-060-00	MATCHETT BRIAN S	STECHSCHULTE JAMES & SAMANTHA	No	WD	C	100,700	320,000	320,000	31.47 %	
07/26/2024	2024R-09744	03-761-074-00	VISGER DEBBIE & SCOTT	BROWN DONALD & CATHERINE	No	WD	C	305,900	749,000	749,000	40.84 %	
07/31/2024	2024R-09554	03-496-018-00	PURVIS STEVEN N TRUST	KING SUSAN	No	WD	C	296,100	610,000	610,000	48.54 %	
07/31/2024	2024R-09561	03-496-019-00	PURVIS STEVEN N TRUST	LAMOND JAMES & SUZANNE	No	WD	C	21,600	63,000	63,000	34.29 %	
08/01/2024	2024R-09365	03-419-052-00	MAHON BARBARA ANN &	DELLUBGER EMILY & AVERY	No	WD	C	110,500	315,000	315,000	35.08 %	
08/05/2024	2024R-09930	03-473-005-00	KIDD JAMIE & MARK	HAYES MICHAEL & KRISTIN	No	WD	C	282,100	574,900	574,900	49.07 %	
08/05/2024	2024R-09847	03-756-003-00	COX TERRY R & CORINNA RIPKE	KRZYWOS CHRISTIAN	No	WD	C	122,700	300,000	300,000	40.90 %	
08/08/2024	2024R-10314	03-505-068-00	STEVENS CHARLOTTE TRUST	WILLIAMSON PATRICIA	No	WD	C	141,500	285,000	285,000	49.65 %	
08/08/2024	2024R-10014	03-507-032-00	WEGNER RYAN & CLARISSA	ASHERPARK CUSTOM HOMES LLC	No	WD	C	27,500	72,500	72,500	37.93 %	
08/12/2024	2024R-09890	03-740-006-00	MCNITT BRAD S & NICOLE L	SECONTINE ROBERT	No	WD	C	109,700	285,000	285,000	38.49 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/14/2024	2024R-10450	03-111-017-10	PAULSON DAVID E & BARBARA E	GILLET IVA LOUISE	No	WD	C	287,700	805,000	805,000	35.74 %	
08/19/2024	2024R-10124	03-414-091-00	EBERSOLE ZACH & CHRISTIE KAYLYN	SIMS JEFFERY & BALICKI HANNAH	No	WD	C	215,700	430,000	430,000	50.16 %	
08/20/2024	2024R-10846	03-235-009-00	SCHRIDER KEEGAN & ELIZABETH	NELSON LISA & SEAN	No	WD	C	259,400	552,000	552,000	46.99 %	
08/20/2024	2024R-10264	03-340-022-00	SINGER PAUL & LUTZ MARGARET	SHAH JAYESH & MULADORE ERIN	No	WD	C	246,900	675,000	675,000	36.58 %	
08/22/2024	2024R-10562	03-761-033-00	DOMRES MARK & ANDREA	LEDERER MATTHEW & DANIELLE	No	WD	C	316,900	812,900	812,900	38.98 %	
08/23/2024	2025R-01382	03-473-028-00	THAYER KAELYN	J&B CONSTRUCTION	No	WD	C	18,000	75,000	75,000	24.00 %	
08/26/2024	2024R-10565	03-324-021-00	NORTH STAR CAPITAL LLC	HARNISH MARGARET	No	WD	C	82,200	201,000	201,000	40.90 %	
08/28/2024	2024R-10803	03-370-059-00	SHEV KEITH K & MARJORIE A TRUST	MARTINEZ JUAN & THERESA	No	WD	C	137,900	360,000	360,000	38.31 %	
08/29/2024	2024R-10634	03-116-022-00	FESSELL BRET P	DITURI FRANK & DITURI ROCCO	No	WD	C	90,800	210,000	210,000	43.24 %	JTFRS
08/29/2024	2024R-11839	03-312-036-00	BAKER ANGELA M	BUTLER KATHERINE	No	WD	C	154,800	429,000	429,000	36.08 %	
08/30/2024	2024R-10729	03-496-033-00	BLANKE JOHN E & AMY M TRUST	RODGERS PHILIP & MANASI	No	WD	C	284,000	780,000	780,000	36.41 %	
08/30/2024	2024R-11198	03-505-029-00	MCNAMARA LINDA & PATRICK	BISSELL RHONDA & BRIAN	No	WD	C	137,200	335,000	335,000	40.96 %	
08/30/2024	2024R-11104	03-780-019-10	REYNOZ LLC	COURTADE KENNETH & NORRIS MATTHEW	No	WD	C	68,600	250,000	250,000	27.44 %	
09/03/2024	2024R-11005	03-450-024-10	FOREST LAKES COTTAGE COMPANY LLC	BOELENS JARED & MICHELLE	No	WD	C	130,300	645,000	645,000	20.20 %	NO SALE PRICE ON DEED

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/03/2024	2024R-11675	03-508-012-00	CHARLSON STEVEN & PAMELA TRUST	SARBER ROBERT & SUSAN	No	WD	C	264,700	525,000	525,000	50.42 %	
09/03/2024	2024R-10885	03-757-009-00	FLEGAL JAMES & NANCY	BOHLEN NANCY TRUST	No	WD	C	177,100	330,000	330,000	53.67 %	
09/09/2024	2024R-11195	03-522-070-00	SHERMAN EMILY	RATLIFF HEATHER & REB	No	WD	C	127,900	315,500	315,500	40.54 %	
09/13/2024	2024R-11685	03-112-003-30	PERKOVICH JOSEPH	SINELLI ANN & ROBERT	No	WD	C	249,800	585,000	585,000	42.70 %	
09/13/2024	2024R-11674	03-324-058-00	ERRECA SANDRA & WAYNE (ELE)	KECK AMY & SIENKIEWICZ BRIAN	No	WD	C	100,200	205,700	205,700	48.71 %	JTFRS
09/13/2024	2024R-11374	03-610-086-00	WALTON JOHN M	MATHEWS CHRISTOPHER	No	WD	C	164,700	365,000	365,000	45.12 %	JTFRS
09/14/2024	2024R-11483	03-730-042-00	NAVIN KATHRYN Z	SPRINGSTEAD BRIAN	No	WD	C	85,000	145,000	145,000	58.62 %	
09/17/2024	2024R-11681	03-450-028-30	AVRAM DIANE TRUST &	WITHERSPOON RUSS & JULIE	No	WD	C	384,000	675,000	675,000	56.89 %	
09/20/2024	2024R-11781	03-507-067-00	HOLIDAY WOOD LLC	MORRIS JENNA	No	WD	C	27,500	52,000	52,000	52.88 %	
09/24/2024	2024R-11704	03-730-016-00	WHITEFORD CYNTHIA S	CLINTON CASSANDRA	No	LC	CR	43,100	62,000	62,000	69.52 %	
09/27/2024	2024R-12161	03-300-004-00	POLULAK DONALD & BARBARA	MOEN CLAIRE	No	WD	C	165,700	385,000	385,000	43.04 %	
09/27/2024	2024R-11973	03-810-005-00	MORLEY M MELISSA	HOARD SETH	No	WD	C	136,200	273,000	273,000	49.89 %	
											%	
											%	
TOTAL SALES		96		**SALES PERIOD TOTAL**				16,272,800	39,523,000	39,523,000		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/01/2024	2024R-12079	03-383-037-00	WELLS RICHARD & MAGGIE	BEHRENDT AARON & CHRISTINE	No	WD	C	326,800	820,000	820,000	39.85 %	
10/03/2024	2024R-12213	03-325-026-00	AL SHAMMA ASSAD	HOUSTON JAMES	No	WD	C	155,000	389,000	389,000	39.85 %	
10/04/2024	2024R-12209	03-207-073-00	HERMAN LISA M	BRUCE DENNIS & JENNIFER	No	WD	C	416,200	905,000	905,000	45.99 %	
10/08/2024	2024R-12559	03-207-081-00	EAST MUNSON LLC	NGUYEN KIM THI	No	WD	C	198,900	350,000	350,000	56.83 %	
10/08/2024	2024R-12365	03-336-013-00	LBRAHIM ALI	SIMMS JOSEPH & PAMELA	No	WD	C	239,400	534,000	534,000	44.83 %	
10/09/2024	2024R-12401	03-507-010-00	RYSZTAK PAUL S & KIMBERLY TRUST	SHUTLER ASHLEY & TYLER	No	WD	C	310,100	790,000	790,000	39.25 %	
10/10/2024	2024R-12855	03-800-001-00	COBB ROBERT & SUSAN (ELE0	PIROOZ AISHAH & RYAN	No	WD	C	69,000	225,000	225,000	30.67 %	
10/11/2024	2024R-12860	03-775-024-00	PETERSON STEVEN	PEIRCE GREGORY	No	WD	C	142,000	285,000	285,000	49.82 %	
10/11/2024	2024R-13899	03-800-002-00	COBB JEFFERY & LAURA	LYNCH THOMAS & PILEWSKIE MELISSA	No	WD	C	413,000	1,271,000	1,271,000	32.49 %	
10/11/2024	2024R-12863	03-800-003-00	COBB SUSAN & ROBERT	MCNULTY STACIE & JOSHUA	No	WD	C	351,700	850,000	850,000	41.38 %	
10/15/2024	2024R-12637	03-621-007-00	SOUTHWELL ZACHARY & KRISTIN	WORPELL PROPERTIES LLC	No	WD	C	99,300	305,000	305,000	32.56 %	
10/16/2024	2024R-12663	03-387-062-00	NEUMANN MICHAEL & LAURA (ELE)	EULE JOSHUA & NICOLE	No	WD	C	214,600	560,000	560,000	38.32 %	
10/17/2024	2024R-12966	03-495-065-00	RUSCH LEVI	ALT EMILY	No	WD	C	188,100	475,000	475,000	39.60 %	
10/21/2024	2024R-13184	03-416-012-00	UHELSKI BEVERLY M	TISSOT GARY & ANNETTE	No	WD	C	117,700	315,000	315,000	37.37 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	East Bay Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/24/2024	2024R-13366	03-215-034-20	NOLAND PATRICK J TRUST	TRAVERSE LLC	No	WD	C	30,000	82,500	82,500	36.36 %	
10/24/2024	2024R-13144	03-221-012-02	LAKE SARAH	AUTO OWNERS INSURANCE COMPANY	No	WD	C	216,000	486,666	486,666	44.38 %	
10/25/2024	2024R-13616	03-108-005-70	ORDIWAY DAVID & LISA	STRONG STEVEN & GRACE	No	WD	C	190,700	405,500	405,500	47.03 %	
10/25/2024	2024R-13405	03-759-008-00	GARY & MARILYN BLAIR TRUST	CERVONE ANTONIO	No	WD	C	326,700	600,000	600,000	54.45 %	
10/28/2024	2024R-13276	03-227-017-34	SHIER ANNE T TRUST	WHITING ELLEN & SHEPLER DAVID	No	WD	C	167,600	435,000	435,000	38.53 %	H & W
10/28/2024	2024R-13511	03-528-002-00	SCHNELL LINDSEY	LARGENT CHRISTINE	No	WD	C	127,500	284,500	284,500	44.82 %	
11/01/2024	2024R-13510	03-713-203-11	PARKER JAMES & CHERYL E	TC POINTS NORTH CORP	No	WD	C	12,400	45,000	45,000	27.56 %	
11/07/2024	2024R-13752	03-694-010-00	CALDWELL MICHAEL & TINA	MADDIN RUSSELL	No	WD	C	450,500	1,050,000	1,050,000	42.90 %	
11/08/2024	2024R-13804	03-207-092-00	TENBUSCH FRANCIS G TRUST	JAMES DERRELL	No	WD	C	1,269,500	3,475,000	3,475,000	36.53 %	
11/08/2024	2024R-13894	03-505-065-00	KINTER KEVIN C	CLEWLEY MELANNI	No	WD	C	155,200	312,450	312,450	49.67 %	
11/08/2024	2024R-14107	03-507-015-00	FLUENT ROXANNE K	HAUSERMAN DAYLE	No	WD	C	318,500	619,000	619,000	51.45 %	
11/08/2024	2024R-13841	03-507-033-00	PAQUET SEAN & GRIBI ALI	STACHNIK JAMES & THERESA	No	WD	C	27,500	72,000	72,000	38.19 %	
11/13/2024	2024R-14163	03-414-053-00	BURPEE THOMAS R & ASHLEY E	NYGAARD SHANNON & CALVIN	No	WD	C	151,600	389,000	389,000	38.97 %	
11/14/2024	2024R-14425	03-330-018-00	BELL ELI	WOLF REBECCA & ELLISON JENNIFER	No	WD	C	215,700	530,000	530,000	40.70 %	JT

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/14/2024	2024R-14325	03-336-026-00	VISION SASSAFRAS LLC	DUGGAN JOSEPH	No	WD	C	365,400	679,000	679,000	53.81 %	
11/15/2024	2024R-14538	03-749-010-00	DIEGO JOSEPH & RITA ANN	WILSON BRYANT & EMILY	No	WD	C	195,200	485,000	485,000	40.25 %	
11/18/2024	2024R-14544	03-395-001-00	LAKIN FAMILY TRUST	BOYLE MICHAEL	No	WD	C	204,600	445,000	445,000	45.98 %	
11/18/2024	2024R-14329	03-501-006-00	JOHNSTON CATHERINE L (ELE)	EAGLE ANNE	No	WD	C	87,500	217,500	217,500	40.23 %	
11/20/2024	2024R-14524	03-690-026-00	CONAWAY JEREMY & BEVAN MARLENE (ELE	RIFE DIANNE & BROUWER LONNIE	No	WD	C	418,700	1,050,000	1,050,000	39.88 %	JTFRS
11/25/2024	2024R-14819	03-387-029-00	TIMM JOHN HOWARD	DOWKER KEENAN & ABBY	No	WD	C	210,200	555,000	555,000	37.87 %	
11/26/2024	2024R-15310	03-229-025-20	KIESSEL RANDALL & BEYNON CHRISTINE	HIBBARD TIFFANY & CODY	No	WD	C	182,400	464,000	464,000	39.31 %	
12/02/2024	2024R-14904	03-414-095-00	LANDIS BRAD & JACKI	BRYAN JON	No	WD	C	158,200	360,000	360,000	43.94 %	
12/04/2024	2024R-15066	03-700-001-00	KAVANAGH MICHAEL P & LISA A (ELE)	TIMM JOHN	No	WD	C	141,800	347,000	347,000	40.86 %	
12/04/2024	2024R-15378	03-714-007-00	PALMER BARBARA A TRUST	DUNSCOMBE CHARLES & LISA	No	WD	C	249,200	550,000	550,000	45.31 %	
12/06/2024	2024R-15199	03-750-093-00	DROSSART ERIC L	FLANGE JONAH	No	WD	C	130,300	292,000	292,000	44.62 %	
12/10/2024	2024R-15414	03-381-026-00	KENT CARRIE	THOMAS FAMILY TRUST	No	WD	C	158,500	435,000	435,000	36.44 %	
12/11/2024	2024R-15306	03-522-054-00	KAMINSKI ARIANE & JESSE	TIMOTHY THOMAS & PAHL MOLLY	No	WD	C	127,300	300,000	300,000	42.43 %	JTFRS
12/12/2024	2024R-15413	03-355-001-60	BRENNAN KATHLEEN A	WATSON KAITLYN	No	WD	C	145,400	314,950	314,950	46.17 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/12/2024	2024R-15896	03-414-031-00	GILPIN ISAAC & CHELSEA	ANDERSON ERIC & JULIE	No	WD	C	119,600	325,000	325,000	36.80 %	JTFRS
12/12/2024	2024R-15316	03-590-006-00	PHIZACKLEA ADAM & TIFFANY	STAMM WILLIAM & DEBORAH	No	WD	C	174,900	480,000	480,000	36.44 %	
12/13/2024	2024R-15887	03-430-004-00	KNOPF DEBRA J TRUST	GARBSCH SEBASTIAN & HOLLY	No	WD	C	405,000	1,000,000	1,000,000	40.50 %	
12/18/2024	2024R-15733	03-475-002-00	SAUNDERS ALAN C	MORE STEPHEN	No	WD	C	253,100	445,000	445,000	56.88 %	
12/18/2024	2024R-16000	03-522-005-00	BEUTLER MARCUS	WHITLEY MAYA & MATTER ALEXANDER	No	WD	C	140,600	320,000	320,000	43.94 %	JTFRS
12/19/2024	2024R-15936	03-412-005-00	TIBBETTS BARBARA J (ELE)	RODEWIG CAROLINE	No	WD	C	168,500	410,000	410,000	41.10 %	
12/20/2024	2024R-15815	03-216-049-64	SEND JASON A & JESSICA A	MADDASION MICHAEL	No	WD	C	249,700	585,000	585,000	42.68 %	
12/23/2024	2024R-15836	03-783-006-00	RUDOLPH JONATHON	PEARSON JACK & POLK KAYLA	No	WD	C	122,200	320,000	320,000	38.19 %	JTFRS
12/26/2024	2024R-15947	03-783-013-00	SCHRIPSEMA RICHARD C TRUST	SAYRE MATTHEW & HARLAN	No	WD	C	148,600	340,000	340,000	43.71 %	
12/27/2024	2025R-00021	03-585-001-00	HAZELHOFF JOHNATHAN J & AMY C	NELSON KRISTOPHER & NICOLE	No	WD	C	77,800	280,000	280,000	27.79 %	
01/02/2025	2025R-00078	03-522-076-00	FITE MYRNA J	RUTTER JOSEPH & ALEXANDRIA	No	WD	C	125,100	325,000	325,000	38.49 %	
01/02/2025	2025R-00142	03-761-067-00	EYDE SAM X	SMITH ALEXIS & CODY	No	WD	C	22,000	55,000	55,000	40.00 %	
01/02/2025	2025R-00150	03-761-070-00	EYDE SAM X	ZIVKOVICH MARK & ROSE	No	WD	C	22,000	51,000	51,000	43.14 %	
01/08/2025	2025R-00481	03-761-059-00	JOHNSON DALE & PESAVENTO AMY TRUST	DUSSEAU MARK & NANCY	No	WD	C	22,000	42,900	42,900	51.28 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/10/2025	2025R-00485	03-730-024-00	WHITEFORD DENISE K	CRS PROPERTIES LLC	No	WD	C	45,200	55,000	55,000	82.18 %	
01/13/2025	2025R-00618	03-207-084-00	GRAND COTTAGE GROVE LLC	KALNIZ SCOTT & JULIE	No	WD	C	608,500	1,600,000	1,600,000	38.03 %	
01/24/2025	2025R-01365	03-229-027-00	KIPLEY EVELYN & CHARLES	HANSON BARBARA & TERRANCE	No	WD	C	127,000	341,000	341,000	37.24 %	
01/24/2025	2025R-00993	03-580-053-00	KINLE LOGAN & WAITE CELSEY	CHUNG KANERON & ASHLEY	No	WD	C	112,500	313,600	313,600	35.87 %	
01/27/2025	2025R-01362	03-496-028-00	PAK JOHN & MIRANDA	HARTMAN ANDREW & GOLDBERG JULIA	No	WD	C	293,600	659,000	659,000	44.55 %	
01/28/2025	2025R-01190	03-102-033-00	EKONG JULIANA	KLINE STEVEN & NICOLE	No	WD	C	319,700	772,000	772,000	41.41 %	
01/28/2025	2025R-01489	03-382-042-00	CORK DALE & AMY	LESPERANCE DAVID & CHRISTINE	No	WD	C	228,800	575,000	575,000	39.79 %	
01/30/2025	2025R-01508	03-560-056-00	STONE HOUSE HOLDINGS LLC	GONZALEZ ANTHONY	No	WD	C	129,400	305,000	305,000	42.43 %	
01/31/2025	2025R-01481	03-260-022-00	SCHWANZ BETTY J TRUST	HAZELHOFF AMY & JONHATHAN	No	WD	C	252,700	925,000	925,000	27.32 %	
02/06/2025	2025R-01678	03-750-012-00	NGUYEN KIM T	POLIANSKYI EVGENIYA & VOLODYMYR	No	WD	C	92,700	249,900	249,900	37.09 %	
02/10/2025	2025R-01631	03-324-014-00	TALSMA SHELBY L	TERRELL ALEXANDER	No	WD	C	107,000	235,000	235,000	45.53 %	
02/10/2025	2025R-01880	03-783-017-00	SCHRIPSEMA RICHARD C TRUST	CHAMPT TYLER & NATASHA	No	WD	C	157,700	355,000	355,000	44.42 %	
02/12/2025	2025R-01813	03-221-012-02	AUTO OWNERS INSURANCE COMPANY	DZATKO KIMBERLY	No	WD	C	216,000	490,000	490,000	44.08 %	
02/12/2025	2025R-01962	03-387-019-00	BATSAKIS NICHOLAS & LYNDSAY	ZENDLER MELISSA	No	WD	C	222,500	562,500	562,500	39.56 %	REVTA - NEED PTA

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/14/2025	2025R-01953	03-585-002-00	HAZELHOFF JONATHAN & AMY	ZAKSEK DONALD & MELISSA	No	WD	C	275,400	821,953	821,953	33.51 %	
02/25/2025	2023R-13465	03-381-027-00	THE SALVATION ARMY	BECKER THOMAS & JANET	No	WD	C	141,600	450,000	450,000	31.47 %	
02/25/2025	2025R-02240	03-384-076-00	MAKOWSKI TIMOTHY & AMANDA	RAMSEY CHRISTOPHER & SUSANNA	No	WD	C	271,500	760,000	760,000	35.72 %	
02/26/2025	2025R-02225	03-215-040-70	SCHMIDT FRED J	LYNCH BRIAN	No	WD	C	284,800	740,000	740,000	38.49 %	
02/27/2025	2025R-02270	03-757-039-00	BURD DOLLENA	BROWN MARY ELLEN & BRIAN	No	WD	C	167,300	305,000	305,000	54.85 %	
03/04/2025	2025R-02803	03-528-006-00	RUDOLPH ELIZABETH	DAVIS MORGAN	No	WD	C	95,100	219,000	219,000	43.42 %	
03/05/2025	2025R-02918	03-786-009-00	SCHICHTEL SCOTT	PELTIER FRED & JULIE	No	WD	C	258,500	560,000	560,000	46.16 %	
03/07/2025	2025R-02743	03-103-019-00	ROGER HAWORTH LLC	DONNENWERTH STACY	No	WD	C	17,400	70,000	70,000	24.86 %	
03/10/2025	2025R-02877	03-545-206-00	GINGRICH MAUREEN & JOHN	WEST MICHIGAN REVERSE EXCHANGE LLC	No	WD	C	116,800	299,000	299,000	39.06 %	
03/10/2025	2025R-02758	03-758-014-00	MONTGOMERY RAOUL W & CATHY S TRUST	MCCARTHY JAMES & DEBORAH	No	WD	C	221,600	615,000	615,000	36.03 %	
03/14/2025	2025R-03372	03-325-019-00	GELVEN VACATION RENTALS LLC	PACOMA LLC	No	WD	C	155,200	450,000	450,000	34.49 %	
03/17/2025	2025R-03231	03-417-005-00	MURPHY ANGELA & MICHAEL	KINNEY TORRIE	No	WD	C	190,000	415,000	415,000	45.78 %	
03/17/2025	2025R-03150	03-694-003-00	BORM JAMES A	DANFORTH DOUGLAS & JACKSON LESLIE	No	WD	C	418,100	825,000	825,000	50.68 %	
03/20/2025	2025R-03460	03-108-009-30	SVEC CLARE D & BRIDGET	LYDON TIMOTHY & MEGAN & MICHAEL & C	No	WD	C	256,900	525,000	525,000	48.93 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	East Bay Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/25/2025	2025R-03773	03-325-001-00	GRAND PROPERTY MANAGEMENT LLC	MATTISON JASON	No	WD	C	149,900	425,000	425,000	35.27 %	
03/25/2025	2025R-03779	03-325-015-00	GRAND PROPERTY MANAGEMENT LLC	MATTISON JASON	No	WD	C	155,000	412,500	412,500	37.58 %	
03/27/2025	2025R-03716	03-450-063-00	SCHAUB MICHAEL J	NELSON PETER	No	WD	C	118,700	285,000	285,000	41.65 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	87	SALES PERIOD TOTAL	17,934,100	43,949,419	43,949,419
		24 MONTH TOTAL	62,300,400	162,050,152	162,050,152

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Fife Lake Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 116,890,534
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 104,887,100
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1144

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 138,584,300
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 120,549,300
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1496

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.2811

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)
2023	04/2023-09/2023	20	1,146,800	1.2811	1,469,165	3,155,270	46.56%
2023	10/2023-03/2024	14	1,007,900	1.2811	1,291,221	2,973,400	43.43%
12 Month Total Sales		34	12 Month Total Sales		2,760,386	6,128,670	45.04%
2024	04/2024-09/2024	20	1,133,900	1.1496	1,303,531	3,214,700	40.55%
2024	10/2024-03/2025	7	578,300	1.1496	664,814	1,362,300	48.80%
12 Month Total Sales		27	12 Month Total Sales		1,968,345	4,577,000	43.01%
24 Month Total Sales		61	**24 Month Total Sales**		4,728,731	10,705,670	
					***24 Month Mean Adjusted Ratio**		44.03%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	7	578,300	1.1496	664,814	1,362,300	48.80%
2025	04/2025-09/2025	31	3,174,100	1.0000	3,174,100	7,106,952	44.66%
12 Month Total Sales		38	**12 Month Total Sales**		3,838,914	8,469,252	
					**** 12 Month Aggregate Adjusted Ratio**		45.33%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2023 March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.

2024 March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.

2025 March Board of Review valuations are compared with sales transacted during April through September of 2025.

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Fife Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/28/2023	2023R-05220	41-050-017-00	KELLEY MARY J ESTATE	HALL KEITH & TRACI	No	WD	C	106,100	200,000	200,000	53.05 %	
05/04/2023	2023R-05415	04-018-013-26	WILLIAMS JOSEPH	LAWSON MICHAEL	No	WD	C	11,500	44,900	44,900	25.61 %	
05/04/2023	2023R-05429	04-018-013-25	WILLIAMS JOSEPH	SOCHA MARIE	No	LC	CR	46,500	200,000	200,000	23.25 %	LAND CONTRACT
05/05/2023	2023R-05409	04-075-002-00	CHECKOWSKY PAUL J & MARY E	CROSBY MICHAEL	No	WD	C	15,000	52,500	52,500	28.57 %	
05/10/2023	2023R-07144	04-011-021-00	MOORE JACKIE K	ADAMS ANNE M	No	WD	C	1,000	3,000	3,000	33.33 %	
05/12/2023	2023R-07543	41-060-066-00	SNYDER MATTHEW	GWIZDALA SCOTT & KATHERINE	No	WD	C	22,400	40,000	40,000	56.00 %	
05/18/2023	2023R-05967	04-018-013-28	WILLIAMS JOSEPH	OBEAR MICHAEL T	No	LC	CR	36,800	128,900	128,900	28.55 %	
05/23/2023	2023R-06092	04-016-003-20	LIDAK LEONARD J & CHRISTINE L	BYEARSKI BEN & COLLIER ANESA	No	WD	C	11,300	37,000	37,000	30.54 %	
06/02/2023	2023R-08603	41-070-039-00	KIMMEL JOHN A	QUEST TRUST CO FBO BILLINGS	No	WD	C	32,400	60,000	60,000	54.00 %	
06/07/2023	2023R-06693	04-009-006-14	METCALF JOSH & MEGAN	BOSLEY DEREK	No	WD	C	68,900	235,000	235,000	29.32 %	
06/13/2023	2023R-07281	04-002-004-01	BISHOP CHRISTOPHER H	CRIDER BOBBIE J	No	WD	C	17,900	80,000	80,000	22.38 %	
07/10/2023	2024R-01306	41-060-065-00	MCDONALD ROBERT & BERRY RUTH ANN	ELY JERRY	No	WD	C	7,500	22,000	22,000	34.09 %	
07/21/2023	2023R-08610	04-060-057-00	VERHEY JOHN E JR & MICHELE	CHALLENDER ROY & PENNY (ELE)	No	WD	C	223,100	685,000	685,000	32.57 %	
07/21/2023	2023R-08769	04-018-013-22	WILLIAMS JOSEPH	CESNICK STEVE	No	LC	CR	47,300	200,000	200,000	23.65 %	LAND CONTRACT

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Fife Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/04/2023	2023R-10030	41-060-034-00	SCHAFFER JONATHON M ESTATE	WHEELER BREANN & KERN GARY	No	WD	C	63,700	125,000	125,000	50.96 %	
08/10/2023	2023R-09725	41-060-068-00	INGERSOLL WAYNE & ELIZABETH	KESSELRING SERENA	No	WD	C	55,900	179,900	179,900	31.07 %	
08/17/2023	2023R-09926	04-018-013-21	WILLIAMS JOSEPH	LM BUILDERS LLC	No	LC	CR	11,500	54,900	54,900	20.95 %	
08/30/2023	2023R-10625	04-011-017-00	MCGOUGH DAVID & DEBRA	MCCLELLAN STEPHEN D	No	WD	C	52,500	115,000	115,000	45.65 %	
09/20/2023	2023R-11503	04-060-029-00	HENSCHELL SARAH	MILBOURN VIRGINIA	No	WD	C	118,400	350,000	350,000	33.83 %	
09/29/2023	2023R-12089	04-016-003-01	CHRISTOU BRIAN R & PENNY TRUST	DONNER AMANDA & HEDRICK MARC	No	WD	C	197,100	535,000	535,000	36.84 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES 20 **SALES PERIOD TOTAL** 1,146,800 3,348,100 3,348,100

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Fife Lake Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/12/2023	2023R-12945	41-040-045-00	JONASSEN HOLLIE	COOPER QUIANAH	No	WD	C	46,700	199,000	199,000	23.47 %	
10/13/2023	2023R-12659	04-070-031-02	EVERETT CHARLES L	ROOKUS THOMAS	No	WD	C	124,700	300,000	300,000	41.57 %	
10/13/2023	2023R-13179	41-040-123-00	MOORE JERRY M & MOORE TAMMY K	TRAYLOR MICHELLE	No	WD	C	21,700	55,000	55,000	39.45 %	
10/17/2023	2023R-12809	04-007-002-00	WIEBER JORDAN & MANISHA	ADAMS BRIAN & BAILEY	No	WD	C	40,900	199,900	199,900	20.46 %	
10/19/2023	2023R-13818	04-018-013-30	WILLIAMS JOSEPH	SEEJOEJOE FARMS LLC	No	WD	C	17,100	82,500	82,500	20.73 %	
11/20/2023	2023R-14466	41-070-029-03	SMITH GORDON	CHEMOSKY LEAH	No	WD	C	38,800	137,000	137,000	28.32 %	
12/13/2023	2023R-15214	41-040-026-00	BEGEMAN MATTHEW & JENNIFER	SHEBUSKI NEIL DAWN	No	WD	C	15,100	55,000	55,000	27.45 %	
12/22/2023	2024R-00401	04-005-005-04	CAMPEAU DAMEN	PARKER ELIZABETH & AMBER	No	WD	C	68,200	245,000	245,000	27.84 %	
12/29/2023	2024R-00051	04-018-015-20	KRAUSE MATTHEW & ALLISON	TOMPKINS PATRICIA	No	WD	C	175,100	410,000	410,000	42.71 %	
01/05/2024	2024R-00312	04-011-001-13	PYLYPCHUK BRANDY	EMERICK MEGAN	No	WD	C	51,800	250,000	250,000	20.72 %	
03/01/2024	2024R-02482	41-050-048-01	FIFE LAKE RENTALS LLC	OLLANKETO KEVIN	No	WD	C	37,400	72,500	72,500	51.59 %	
03/07/2024	2024R-02756	04-034-041-10	PARK NANCY	PICHE FISCHER	No	WD	C	51,400	192,500	192,500	26.70 %	
03/18/2024	2024R-03103	41-050-040-10	GREGOR JAMES & JUSTINE	VIOLETTE KAREN & SCOTT	No	WD	C	152,300	415,000	415,000	36.70 %	
03/26/2024	2024R-03695	04-070-005-00	BOSCH KENNETH W (ELE)	MUROHY ALLEN & CARLA	No	WD	C	166,700	360,000	360,000	46.31 %	
TOTAL SALES	14			**SALES PERIOD TOTAL**				1,007,900	2,973,400	2,973,400		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Fife Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/19/2024	2024R-05016	04-030-002-42	MASSEY JEFFREY R	GENERAL LEE LLC	No	WD	C	41,700	106,000	106,000	39.34 %	
04/22/2024	2024R-05033	41-050-047-10	FIFE LAKE RENTALS LC	HAYES CHARLES AND MARILYN	No	WD	C	41,100	149,500	149,500	27.49 %	
04/30/2024	2024R-05321	04-080-009-00	BRINKS CALEB M	ECKSTEIN PHILLIP EDWARD	No	WD	C	42,300	170,000	170,000	24.88 %	
05/07/2024	2024R-05831	04-004-003-00	FOURNIER DAVID & MARY	KADROVACH MICHAEL & KATHY	No	WD	C	31,900	65,000	65,000	49.08 %	
05/16/2024	2024R-06231	04-034-025-11	PEOPLES MICHAEL & RENEE	WELDON JOHN A	No	WD	C	56,100	153,000	153,000	36.67 %	
05/17/2024	2024R-06139	04-001-011-00	ZUBE BRANDI J	HAYWARD JENNIFER	No	WD	C	29,800	63,500	63,500	46.93 %	
05/28/2024	2024R-06522	41-050-038-00	FIFE LAKE RENTALS LLC	MINIELLY ROBERT & DESIREE	No	WD	C	84,100	230,000	230,000	36.57 %	
06/05/2024	2024R-07502	04-017-004-01	ASHMORE SHELLY	LETIZIO ANTHONY	No	WD	C	32,000	115,000	115,000	27.83 %	
06/07/2024	2024R-07405	41-040-077-01	RUSSELL RACHEL L & BOWEN KATH A	IBARRA ALBERTO	No	WD	C	107,500	200,000	200,000	53.75 %	
06/14/2024	2024R-07327	41-050-059-10	KOBYLSKI RICHARD L	KEFFER HOMESTEAD LLC	No	WD	C	5,000	10,000	10,000	50.00 %	
06/21/2024	2024R-07585	04-003-005-60	BIRGY JOSEPH & BIRGY TIMOTHY	BUTRYN DANIEL & CARMIN	No	WD	C	47,000	85,000	85,000	55.29 %	
06/27/2024	2024R-07989	41-050-047-00	FIFE LAKE RENTALS LLC	ZEMKE GREGG	No	WD	C	139,600	350,000	350,000	39.89 %	
07/09/2024	2024R-08351	41-050-035-00	JOYAL WALTER TRUST	DU LAC RESORT LLC	No	WD	C	18,100	35,000	35,000	51.71 %	
08/28/2024	2024R-11217	04-017-004-02	LEFFINGWELL SARA	LEASK MATTHEW & HALL HAVEN	No	WD	C	55,200	205,000	205,000	26.93 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Fife Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/06/2024	2024R-14873	04-060-082-00	GREEN LAWRENCE A	HAYES CAROL & RAYMOND	No	WD	C	48,700	200,000	200,000	24.35 %	
09/10/2024	2024R-11391	41-080-028-00	GEORGE MELISSA & JOSEPH	JANISSE JAMES & KERRI	No	WD	C	160,300	398,800	398,800	40.20 %	
09/11/2024	2024R-11267	04-009-010-00	ANSORGE DUSTY	REINKE DALTON	No	WD	C	7,200	27,000	27,000	26.67 %	
09/25/2024	2024R-11788	04-038-001-00	MILLISOR CHEANOA & LISA	CLEMENTS SARAH & RITCHIE ALAN	No	WD	C	40,900	199,900	199,900	20.46 %	
09/26/2024	2024R-12479	41-070-010-00	MCLAN ROBERT	WAY BENJAMIN & KORTNEY	No	WD	C	77,800	269,000	269,000	28.92 %	
09/27/2024	2024R-11974	41-050-020-00	ARNOTT BRYSON	DU LAC RESORT LLC	No	WD	C	67,600	183,000	183,000	36.94 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	20	SALES PERIOD TOTAL	1,133,900	3,214,700	3,214,700

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Fife Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/04/2024	2024R-12558	04-075-005-00	WILLIAMS SUSAN K	CAPIZZANI-SENAWI KIMBERLY	No	WD	C	129,400	295,000	295,000	43.86 %	
10/04/2024	2024R-12542	04-075-006-00	FARABOUGH MICHELLE	SENAWI KIMBERLY	No	WD	C	19,700	59,900	59,900	32.89 %	
12/26/2024	2024R-15832	41-060-046-00	STOUT TONI A	ROXBURGH CHRISTOPHER	No	WD	C	78,000	215,000	215,000	36.28 %	
01/08/2025	2025R-00421	04-018-013-22	CESNICK STEVE	WADE EMILY	No	WD	C	15,000	50,000	50,000	30.00 %	
01/08/2025	2025R-00376	04-070-029-00	COTNER VICTOR & RHONDA	DAHLMAN KENNETH	No	WD	C	269,200	490,000	490,000	54.94 %	
01/28/2025	2025R-01082	41-050-040-10	VIOLETTE KAREN & SCOTT	STEWART CALEB & TERESA	No	WD	C	5,000	12,500	12,500	40.00 %	
02/07/2025	2025R-04968	04-005-001-55	PACE DOUGLAS B	HEPNER RYAN	No	WD	C	62,000	239,900	239,900	25.84 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	7	SALES PERIOD TOTAL	578,300	1,362,300	1,362,300
		24 MONTH TOTAL	3,866,900	10,898,500	10,898,500

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Garfield Township
Classification of Property (Ag, Com, Res, etc.) COMMERCIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 205 ..... 1. 627,365,100
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 203 ..... 2. 567,451,300
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1056

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 205 ..... 4. 716,919,100
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 203 ..... 5. 651,580,800
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1003

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.2165

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)
2023	04/2023-09/2023	13	4,045,000	1.2165	4,920,743	8,947,421	55.00%
2023	10/2023-03/2024	16	6,708,500	1.2165	8,160,890	15,641,000	52.18%
12 Month Total Sales		29		12 Month Total Sales	13,081,633	24,588,421	53.20%
2024	04/2024-09/2024	18	7,848,100	1.1003	8,635,264	17,515,135	49.30%
2024	10/2024-03/2025	13	11,811,300	1.1003	12,995,973	32,986,156	39.40%
12 Month Total Sales		31		12 Month Total Sales	21,631,237	50,501,291	42.83%
24 Month Total Sales		60		**24 Month Total Sales**	34,712,870	75,089,712	
					***24 Month Mean Adjusted Ratio**		48.02%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	13	11,811,300	1.1003	12,995,973	32,986,156	39.40%
2025	04/2025-09/2025	10	2,550,500	1.0000	2,550,500	5,419,987	47.06%
12 Month Total Sales		23		**12 Month Total Sales**	15,546,473	38,406,143	
					**** 12 Month Aggregate Adjusted Ratio**		40.48%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Garfield Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 1,021,916,489
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 878,350,700
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1634

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 1,157,990,500
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 1,051,996,400
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1008

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.2807

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)
2023	04/2023-09/2023	118	18,295,400	1.2807	23,430,919	48,516,488	48.29%
2023	10/2023-03/2024	89	11,666,900	1.2807	14,941,799	30,554,250	48.90%
12 Month Total Sales		207		12 Month Total Sales	38,372,718	79,070,738	48.53%
2024	04/2024-09/2024	113	22,059,100	1.1008	24,282,657	52,630,521	46.14%
2024	10/2024-03/2025	96	16,561,400	1.1008	18,230,789	38,778,465	47.01%
12 Month Total Sales		209		12 Month Total Sales	42,513,446	91,408,986	46.51%
24 Month Total Sales		416		**24 Month Total Sales**	80,886,164	170,479,724	
					***24 Month Mean Adjusted Ratio**		47.52%

*** Important:**

For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	96	16,561,400	1.1008	18,230,789	38,778,465	47.01%
2025	04/2025-09/2025	112	21,493,900	1.0000	21,493,900	49,847,121	43.12%
12 Month Total Sales		208		**12 Month Total Sales**	39,724,689	88,625,586	
					**** 12 Month Aggregate Adjusted Ratio**		44.82%

**** Important:**

For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2023 March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.

2024 March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.

2025 March Board of Review valuations are compared with sales transacted during April through September of 2025.

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/04/2023	2023R-03797	05-224-080-00	KOLLE DANIEL O & CLARA M	PAULSON RYAN & KATHERINE	No	WD	C	286,700	683,500	683,500	41.95 %	
04/10/2023	2023R-03844	05-446-047-00	CROWN ASSOCIATE INC	MARTIN THOMAS & LESLIE	No	WD	C	304,400	667,500	667,500	45.60 %	
04/11/2023	2023R-04399	05-224-072-00	SOMSEL STEVEN W & REBECCA B	SHORT ANDREW & AMANDA	No	WD	C	231,000	691,000	691,000	33.43 %	
04/12/2023	2023R-04777	05-165-044-00	ZERBAN ALEXANDER W & NANCY J	CONNOR DANIELLE R & BRYAN SHACK R	No	WD	C	124,000	375,000	375,000	33.07 %	
04/14/2023	2023R-04747	05-224-068-00	LAUREUS COREY & GUYVENS	JOE ROBERTSON LLC	No	WD	C	42,700	53,000	53,000	80.57 %	
04/17/2023	2023R-04804	05-243-031-00	STUHR SCOTT A & LEA T	MOSES EMILY	No	WD	C	137,200	401,000	401,000	34.21 %	
04/20/2023	2023R-04780	05-224-028-00	KARR-MOHR TRUST	SHAFFRAN NICHOLAS & KATELYN	No	WD	C	42,700	50,500	50,500	84.55 %	
04/24/2023	2023R-05267	05-289-084-00	HALL GREGORY A & JAMMIE	NICEWANER JASON & NICOLE E	No	WD	C	165,400	531,000	531,000	31.15 %	
04/26/2023	2023R-04857	05-317-018-00	BAKER MICHAEL & JACQUELINE BAKER	GEBHARDT THOMAS G & FOOTE BETSY G	No	WD	C	140,900	333,000	333,000	42.31 %	
04/27/2023	2023R-04914	05-079-014-00	CUSHING PATRICIA A (LE)	THE TUCKER LIVING TRUST	No	WD	C	139,800	365,250	365,250	38.28 %	
04/28/2023	2023R-04937	05-005-015-30	JAYS SERVICES LLC	MATER RYAN	No	WD	C	29,600	45,000	45,000	65.78 %	
04/28/2023	2023R-05076	05-031-011-02	BRENEMAN BRIAN T & ROSA A	KRENZKE MICHAEL & RACHEL	No	WD	C	108,200	355,000	355,000	30.48 %	
04/28/2023	2023R-05226	05-099-015-00	SPERRY JAMES L V TRUST	MILLER PAULINE M	No	WD	C	174,300	395,000	395,000	44.13 %	
04/28/2023	2023R-05334	05-112-044-00	BROMLEY GEORGE R & EDNA B	TOLLEY STEPHEN G	No	WD	C	99,600	296,000	296,000	33.65 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/28/2023	2023R-05042	05-190-005-00	KEYSTONE VALLEY PROPERTIES LLC	FENDER ROBERT MICHAEL	No	WD	C	35,300	139,500	139,500	25.30 %	
04/28/2023	2023R-05331	05-319-217-00	NOLF DENNIS T & SARAH E	CARGILL JOHN D & RACHEL E	No	WD	C	84,000	255,000	255,000	32.94 %	
05/05/2023	2023R-05231	05-122-076-00	RICHARDSON ROSS	GARTNER BRUCE K TRUSTEE	No	WD	C	136,400	353,000	353,000	38.64 %	
05/08/2023	2023R-05688	05-122-001-00	CORNER ANGELINE	RAY MARVIN & EUNICE	No	WD	C	142,300	342,000	342,000	41.61 %	
05/08/2023	2023R-05709	05-184-037-00	MOCERI THOMAS J & BETH A	CLARK JAMES S & HEATHER C	No	WD	C	61,600	92,900	92,900	66.31 %	
05/09/2023	2023R-05404	05-101-027-00	KELLER WILLIAM F & CAROL A	SCHROEDER JOHN & VALARY H	No	WD	C	263,800	649,900	649,900	40.59 %	
05/11/2023	2023R-05592	05-184-022-00	HERSHEY ROBERT & JO ANN	POCHOWICZ JEFFERY J	No	WD	C	389,300	1,207,500	1,207,500	32.24 %	
05/11/2023	2023R-05603	05-446-048-00	CROWN ASSOCIATE INC	HERSHEY ROBERT & JO ANN	No	WD	C	306,700	650,000	650,000	47.18 %	
05/12/2023	2023R-05605	05-036-004-31	FAGERSTROM VICTORIA	LEIPPRANDT JOEL & KELLY	No	WD	C	89,000	179,000	179,000	49.72 %	
05/12/2023	2023R-05712	05-159-026-00	WHITTEN TRACEY D & SHIRLEY A TRUST	EGELER PHILIP & MOLLY	No	WD	C	35,300	60,000	60,000	58.83 %	
05/17/2023	2023R-05788	05-047-031-02	DANN CHERYL	RITTER DONALD & NANCY	No	WD	C	181,000	518,500	518,500	34.91 %	
05/19/2023	2023R-06236	05-007-015-10	WHITTEN TRACEY D & SHIRLEY A TRUST	FALCONER JULIE A TRUST	No	WD	C	155,000	449,900	449,900	34.45 %	
05/19/2023	2023R-06465	05-113-005-00	GRINN FAMILY TRUST	SUSZEK JUDY A	No	WD	C	140,900	350,000	350,000	40.26 %	
05/22/2023	2023R-06004	05-005-015-20	JAYS SERVICES LLC	OGREN DAVID	No	WD	C	24,000	45,000	45,000	53.33 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/24/2023	2023R-07354	05-108-018-00	VISION SASSAFRAS LLC	KNORR DOUG	No	QC	C	53,000	105,000	105,000	50.48 %	
05/25/2023	2023R-07599	05-165-069-00	SOMERS CORI & CASKEY WILLIAM	JOHNSON HEIDI & KYLE	No	WD	C	137,300	359,000	359,000	38.25 %	
05/30/2023	2023R-08172	05-184-073-00	SYMINGTON FAMILY LIVING TRUST	DILLON ABBY & PATRICK	No	WD	C	62,200	175,000	175,000	35.54 %	
05/30/2023	2023R-06785	05-224-041-00	KARR-MOHR TRUST	LAFAIVE RYAN	No	WD	C	27,000	52,000	52,000	51.92 %	
06/01/2023	2023R-07676	05-132-059-00	NORMILE CHRISTINA M TRUST	GALLINGER ELIZABETH B	No	WD	C	116,700	309,733	309,733	37.68 %	
06/02/2023	2023R-07597	05-295-021-00	THEMM MARK L & JAN M TRUSTEES	FRANKFORT RICHARD & VALERIE	No	WD	C	132,300	529,200	529,200	25.00 %	
06/07/2023	2023R-07295	05-316-006-00	ZELL SUSAN	KASTL ALAN & SUZANNE	No	WD	C	118,800	368,500	368,500	32.24 %	
06/09/2023	2023R-07259	05-082-049-00	VANDERKAAY MARY B TRUST	ARCHER SCOTT	No	WD	C	135,900	410,000	410,000	33.15 %	
06/09/2023	2023R-07604	05-155-023-00	DAISHER TERRY & GAYLENE	BELLINGER ERIN ANN & JOSEPH D	No	WD	C	115,800	385,000	385,000	30.08 %	
06/12/2023	2023R-07301	05-351-041-00	BARR HAROLD K & CAROL P TRUST	KNORR JOSHUA & SYNTHIA	No	WD	C	220,400	550,000	550,000	40.07 %	
06/15/2023	2023R-07288	05-184-051-00	WILMOTH MATTHEW & MICHELE TRUSTEES	PROCTOR ANDREW A & SALLY S	No	WD	C	666,100	1,750,000	1,750,000	38.06 %	
06/15/2023	2023R-07304	05-413-034-00	BARNES JAMES R & JUDY	SINGLETON DAVID & VIRGINIA D	No	WD	C	229,500	625,000	625,000	36.72 %	
06/16/2023	2023R-07550	05-103-010-00	LABELLE DIANE K TRUST	WEISMANTEL DAVID & ARLENE	No	WD	C	192,000	555,555	555,555	34.56 %	
06/16/2023	2023R-07631	05-154-155-00	COOPER ANDREA	MCTAGGART KEVIN & SOUKSAKHONE	No	WD	C	227,400	483,500	483,500	47.03 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/16/2023	2023R-07212	05-165-095-00	GRAHAM DENYS & LEANNE	BOUNOMO ANTHONY & BEARD ANNA	No	WD	C	140,700	385,000	385,000	36.55 %	
06/16/2023	2023R-07690	05-014-085-05	3011 N GARFIELD LLC (LC SELLER)	FOREST NORTH LLC (LC BUYER)	No	LC	CR	130,000	250,000	250,000	52.00 %	
06/19/2023	2023R-07149	05-122-067-00	HAVERTY MARY L	BARR HAROLD & CAROL	No	WD	C	136,500	356,000	356,000	38.34 %	
06/20/2023	2023R-07654	05-308-116-00	REGIER CHRISTOPHER & BONNIE	ARDAN JONATHAN B & ELIZABETH A	No	WD	C	231,800	674,900	674,900	34.35 %	
06/22/2023	2023R-07356	05-098-010-00	HAWKE JEREMY O & KATHRYN S	KORNYLO NICHOLAS & SARAH	No	WD	C	338,600	784,900	784,900	43.14 %	
06/23/2023	2023R-07664	05-223-002-00	VERELLEN LINDA TRUST	MELICHAR BARBARA	No	WD	C	228,700	530,000	530,000	43.15 %	
06/23/2023	2023-07770	05-243-025-00	CARTER REED & CATHERINE	CASTIGLIONE BENJAMIN A & BREANNA R	No	WD	C	147,800	445,000	445,000	33.21 %	
06/23/2023	2023R-07756	05-264-036-00	LYNCH SHEILA	DOMBEK DOUGLAS E & JILL A	No	WD	C	141,100	417,000	417,000	33.84 %	
06/23/2023	2023R-08517	05-288-046-00	DOCKERY LOIS L (LE)	JOHNCOCK MICHELLE & FOSSON ADAM	No	WD	C	195,100	630,000	630,000	30.97 %	
06/26/2023	2023R-07546	05-108-049-00	SNELL ROBERT E & SHARON A	MELLO DANIEL & COLATOSTI CAMILLE	No	WD	C	295,300	610,000	610,000	48.41 %	
06/29/2023	2023R-07737	05-031-030-10	PADDOCK RAYMOND L	386 NEUMAN STREET LLC	No	WD	C	90,000	325,000	325,000	27.69 %	
06/29/2023	2023R-08171	05-132-030-00	TOPOUS WANDA L & TOPOUS JEFFREY S	RANSOM DESTINY Y & COCHRAN TRACEY L	No	WD	C	116,600	310,000	310,000	37.61 %	
06/29/2023	2023R-08002	05-224-030-00	VANVREEDE WILLIAM N	THORELL NATHAN & POLCYN RACHEL	No	WD	C	233,000	685,000	685,000	34.01 %	
06/30/2023	2023R-08043	05-125-041-00	BUSH ROBERT C & BUSH RAYMOND C MD	TREVARTHEN VERONICA	No	WD	C	43,900	164,500	164,500	26.69 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/30/2023	2023R-08001	05-146-103-00	SKELLY CHRISTOPHER & BRANDON	MCALLISTER MOLLY	No	WD	C	198,000	450,000	450,000	44.00 %	
06/30/2023	2023R-07866	05-224-024-00	BECERRA BROCK & SHANNON	OLTERSDORF CAYMAN	No	WD	C	27,300	60,000	60,000	45.50 %	
07/05/2023	2023R-08609	05-050-002-00	MEYER DAVID A & SALLY A TRUST	BRYANT KEVIN & ELAYNA DUSH	No	WD	C	344,800	901,000	901,000	38.27 %	
07/06/2023	2023R-08673	05-113-002-00	GOODSON DOROTHEA MAE (LE)	CHERUP WILLIAM & LINDA C	No	WD	C	146,700	355,000	355,000	41.32 %	
07/07/2023	2023R-11206	05-082-012-00	ETUE COLLEEN (LE)	PETRELLA ELIZABETH	No	WD	C	97,600	325,000	325,000	30.03 %	
07/11/2023	2023R-08213	05-031-073-00	MICKLIN RICHARD & MARCIA TRUST	RODES KATHLEEN & THOMAS J	No	WD	C	224,100	700,000	700,000	32.01 %	
07/11/2023	2023R-08238	05-114-039-00	THOMPSON MEAGHAN	CHEN XINGYAN & YING	No	WD	C	155,100	425,000	425,000	36.49 %	
07/14/2023	2023R-08639	05-109-037-00	TANDARICH MICHAEL R & ALEXANDRA	TRUAX BARBARA H & TIMOTHY R	No	WD	C	187,900	525,000	525,000	35.79 %	
07/14/2023	2023R-08361	05-176-048-00	HILLIKER CHARLES B & CELESTE R	HIRSCH MATTHEW & SARAH	No	WD	C	189,600	500,000	500,000	37.92 %	
07/17/2023	2023R-08519	05-255-018-00	HARRIGAN THOMAS J & MIA L	5280 LLC	No	WD	C	99,900	200,000	200,000	49.95 %	
07/18/2023	2023R-08731	05-108-048-00	GRIFFIN JOHN H	NOVAK RYAN G & SIERRA R	No	WD	C	65,100	79,500	79,500	81.89 %	
07/19/2023	2023R-08445	05-288-055-00	BECK AMANDA & VARY GINGER C	WILSON MARK & SHARI M COLLOM	No	WD	C	178,400	435,000	435,000	41.01 %	
07/24/2023	2023R-08967	05-107-009-00	MINOR SANDI J	CAUGHELL BRIAN M	No	WD	C	115,900	440,000	440,000	26.34 %	
07/24/2023	2023R-09064	05-413-023-00	EARLY JANIS G & DAILY HEIDI	JACKSON BERNIE & SHARON	No	WD	C	198,800	550,000	550,000	36.15 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/26/2023	2023R-08841	05-122-006-00	SMITH JUDITH A ESTATE	TOMS JACQUELINE M	No	WD	C	140,000	352,000	352,000	39.77 %	
07/28/2023	2023R-09572	05-132-046-00	RAND JULIE TRUSTEE	MARSCHNER KEVIN & JENNIFER	No	WD	C	106,100	272,950	272,950	38.87 %	
07/28/2023	2023R-09212	05-264-026-00	THORINGTON LISA R	ROBITSHEK LISA	No	WD	C	142,100	454,000	454,000	31.30 %	
07/28/2023	2023R-09390	05-351-026-00	MCNALLY MICHAEL G & CAROL TRUSTEES	MCDERMOTT WILLIAM & JANEEN	No	WD	C	234,100	650,000	650,000	36.02 %	
07/31/2023	2023R-09366	05-026-020-62	JOHNSON GORDON B & SUKCHA	JACKSON SCOTT & KAREN JOHNSTON	No	WD	C	164,500	425,000	425,000	38.71 %	
08/04/2023	2023R-09941	05-146-090-00	BOLLEBER LUISE MARIE	COOK ROBERT & TERRI	No	WD	C	166,500	390,000	390,000	42.69 %	
08/07/2023	2023R-09587	05-290-008-00	BRYANT KEVIN & ELAYNA HOTHEM DUSH	WIERDA BRADLEY D & JULIE M	No	WD	C	233,500	635,000	635,000	36.77 %	
08/07/2023	2023R-10191	05-305-064-00	ROMANO JAMES J & HOLLY G	EBLING AARON JR	No	WD	C	84,700	280,000	280,000	30.25 %	
08/08/2023	2023R-09509	05-340-030-00	IRISH DONALD E & NANCY M	HELDRETH DAVID & REBECCA	No	WD	C	97,200	307,000	307,000	31.66 %	
08/09/2023	2023R-09465	05-215-010-00	FOUR RENT TC LLC	POTES BRADLEY M	No	WD	C	36,600	59,500	59,500	61.51 %	
08/09/2023	2023R-09773	05-316-024-00	HAMMOND BETTY L (LE)	MCKENNEY THOMAS	No	WD	C	138,700	342,000	342,000	40.56 %	
08/10/2023	2023R-09730	05-308-143-00	CONKLIN RAY L & MARCIA A TRUST	BACHELER DANIEL & MOLLY	No	WD	C	212,500	745,000	745,000	28.52 %	
08/11/2023	2023R-10944	05-319-167-10	LITTLEFIELD GLEN P & KAREN L	HEETHUIS MEGAN & THOMAS	No	WD	C	175,500	364,900	364,900	48.10 %	
08/11/2023	2023R-09832	05-319-204-00	CHRISTENSON DIANE M	HIGGINS SHARON K	No	WD	C	84,000	270,000	270,000	31.11 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/14/2023	2023R-10001	05-013-073-10	PASINSKI MITCHELL TRUST	ZICK DANIEL P & JAN	No	WD	C	94,800	299,000	299,000	31.71 %	
08/18/2023	2023R-09922	05-146-058-00	BUNN MARGARET H TRUST	PAYNE CHRISTOPHER & MICHELLE	No	WD	C	138,800	395,000	395,000	35.14 %	
08/18/2023	2023R-10208	05-205-016-00	FINNEGAN SEAN N & CATHERINE A	FREEMAN NICHOLAS J & CAROLINE A	No	WD	C	101,300	325,000	325,000	31.17 %	
08/18/2023	2023R-10511	05-215-023-00	DUELL ZACHARY	MILLER KESHIA & GUERNSEY SALLY	No	WD	C	93,000	240,000	240,000	38.75 %	
08/18/2023	2023R-09983	05-264-076-00	MEINDERTSMA MICHAEL J & BRENDA L	ADLER CAROL A TRUST	No	WD	C	145,700	469,000	469,000	31.07 %	
08/18/2023	2023R-10499	05-292-003-00	LUKITSCH DIANE L	ENDRES CHRISTINE & DAVID	No	WD	C	108,100	350,000	350,000	30.89 %	
08/21/2023	2023R-10046	05-055-084-00	MIKULA SHAWN	LALONDE BEVERLY L	No	WD	C	105,800	240,000	240,000	44.08 %	
08/21/2023	2023R-11275	05-082-033-00	KAPLAN TANNER J & KENDRA	WANGEMAN THERESA J	No	WD	C	108,400	334,000	334,000	32.46 %	
08/21/2023	2023R-10147	05-102-011-00	SHEPHERD SAMMIE H & CECELIA M	ECKERLY ANN ELIZABETH TRUST	No	WD	C	229,500	460,000	460,000	49.89 %	
08/21/2023	2023R-10504	05-241-087-00	LONDON CHRISTOPHER TRUST	MOHR ERICA & BRIAN	No	WD	C	206,800	427,000	427,000	48.43 %	
08/23/2023	2023R-10053	05-109-033-00	STREHL JOEL & KEYES BRITTNEE	LOEDING RICHARD S & CAROL M	No	WD	C	207,900	599,000	599,000	34.71 %	
08/23/2023	2023R-10392	05-165-062-00	VANSTEENBURG DEAN & KAREN	HASSALL MORGAN J & MACAYLA	No	WD	C	142,700	350,000	350,000	40.77 %	
08/24/2023	2023R-10419	05-149-001-00	LEAF GERALD K	HOFFMAN BARBARA	No	WD	C	189,100	365,000	365,000	51.81 %	
08/24/2023	2023R-10498	05-184-027-00	GIFFELS MARY ELLEN	JENKINS DAWN & STEVEN	No	WD	C	61,600	150,000	150,000	41.07 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/25/2023	2023R-10207	05-121-090-00	WALTON BETH & KENT	SCHRIDER KEEGAN & ELIZABETH	No	WD	C	188,800	550,000	550,000	34.33 %	
08/28/2023	2023R-10379	05-106-031-00	KUSCHELL DENISE A	CROSSTYRL CONNIE LYN	No	WD	C	148,700	375,000	375,000	39.65 %	
08/28/2023	2023R-11306	05-108-024-00	STECKLER MICHAEL & RANDI TRUST	FIFER JOSEPH J & CATHERINE D	No	WD	C	279,000	745,000	745,000	37.45 %	
08/30/2023	2023R-11160	05-264-031-00	STRAEBEL ELIZABETH & MOLLY &	ALBERTSON SCOTT & MCMURPHY KRISTEN	No	WD	C	123,000	370,000	370,000	33.24 %	
08/31/2023	2023R-11184	05-007-014-15	BELL BRYCE & LAUREN	PATTERSON RYAN & LISA	No	WD	C	261,200	650,000	650,000	40.18 %	
08/31/2023	2023R-10936	05-120-044-00	NANCE KAITLYN & TIMOTHY R	JENSEN BENJAMIN & EMILY	No	WD	C	179,500	425,000	425,000	42.24 %	
09/01/2023	2023R-10612	05-031-061-10	HECHT JENNIFER & HOUDEK ADAM	HALMEKANGAS RICHARD J	No	WD	C	122,100	330,000	330,000	37.00 %	
09/05/2023	2023R-11062	05-264-016-00	HEINERT KLAUS D & LUANN M	SATTAZAHN HAROLD F & THERESA J	No	WD	C	158,100	465,000	465,000	34.00 %	
09/13/2023	2023R-12129	05-103-004-00	OREILLY THOMAS M	CHOPIVSKY ANN D	No	WD	C	163,100	475,000	475,000	34.34 %	
09/13/2023	2023R-11225	05-152-083-00	BARTLETT MARCIA L	MCKINNON GREGORY &	No	WD	C	184,900	478,000	478,000	38.68 %	
09/14/2023	2023R-11268	05-235-017-00	HALULKO CALEB & KATYBETH	SJOBERG HENRIK & CROSHER ANGELA J	No	WD	C	180,900	510,000	510,000	35.47 %	
09/14/2023	2023R-11644	05-255-022-00	SCHOLLARD ROBERT	REAMER STEVEN & CHLOE	No	WD	C	97,500	349,900	349,900	27.87 %	
09/15/2023	2023R-12403	05-029-005-03	MILLER ANTHONY P ESTATE	TOMEI TIMOTHY & CANDACE	No	OTH	C	135,500	395,000	395,000	34.30 %	
09/15/2023	2023R-11522	05-132-051-00	MESSER ELAINE A	RHOADS HAROLD & BETTY	No	WD	C	106,300	292,500	292,500	36.34 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/21/2023	2023R-12118	05-190-023-00	B&R RENTALS LLC	ZIMMERMAN MICHAEL	No	WD	C	25,500	80,000	80,000	31.88 %	
09/22/2023	2023R-12166	05-091-003-00	BOWES AMY T	SEND ROGER A & KAREN L	No	WD	C	382,400	675,000	675,000	56.65 %	
09/25/2023	2023R-12487	05-122-032-00	SOMMERMAN JAMES & FRANCES TR	GEISERT SANDRA	No	WD	C	121,400	349,000	349,000	34.79 %	
09/28/2023	2023R-12491	05-132-098-00	BRAUN GARY R	MULDOON DESIREE & STEVEN	No	WD	C	120,700	288,000	288,000	41.91 %	
09/29/2023	2023R-12505	05-005-037-10	COLE LARRY A & KATE S	ZERATSKY JAMES D & LINDA M	No	WD	C	65,000	149,500	149,500	43.48 %	
09/29/2023	2023R-12853	05-082-024-00	BABEL BETHLYN ESTATE	BASSETT SUSAN A	No	WD	C	98,500	310,000	310,000	31.77 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES 118

SALES PERIOD TOTAL 18,295,400 48,516,488 48,516,488

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/02/2023	2023R-12494	05-224-037-00	MILLER JACOB & KATHERINE A	JACOBS JOSHUA & LAWRENSON KATE	No	WD	C	285,600	807,500	807,500	35.37 %	
10/02/2023	2023R-12592	05-008-012-10	4051 CEDAR RUN LLC (LC SELLER)	MOUNT MONK LLC (LC BUYER)	No	LC	CR	65,700	210,000	210,000	31.29 %	
10/03/2023	2023R-12147	05-340-023-00	FIELSTRA GERALD DAVID & ANNA LOUISE	KRUEGER ERIK	No	WD	C	24,400	46,500	46,500	52.47 %	
10/06/2023	2023R-12333	05-050-060-00	SPICA RYAN R & EMILY A	ROLL BENJAMIN & BLOEM LYDIA	No	WD	C	137,100	400,000	400,000	34.28 %	
10/06/2023	2023R-12737	05-175-018-00	GUARNIERI MICHAEL & STRAUBEL NANCY	MATTY MELISSA	No	WD	C	117,300	372,000	372,000	31.53 %	
10/11/2023	2023R-12796	05-122-055-00	VIERACKER FAMILY TRUST	FRANZ REVOCABLE TRUST	No	WD	C	127,700	330,000	330,000	38.70 %	
10/11/2023	2023R-12840	05-132-049-00	BOYLE FRANCES K & HORNING ROSEMARY	AHART ROBIN	No	WD	C	116,300	259,000	259,000	44.90 %	
10/11/2023	2023R-12533	05-150-005-00	BARR HAROLD K & CAROL P TRUST	PATER DAN & DAWN	No	WD	C	55,400	138,000	138,000	40.14 %	
10/11/2023	2023R-12986	05-159-020-00	AUSDEMORE BRIAN	SCHWARZE MATTHEW & DANIELLE	No	WD	C	221,300	520,000	520,000	42.56 %	
10/17/2023	2023R-13404	05-220-009-00	LIBERTY PROPERTIES NORTH LLC	FELEY ANDREA N	No	WD	C	120,700	365,000	365,000	33.07 %	
10/20/2023	2023R-13345	05-260-027-00	MCCORMICK KRISTIN L	LENTZ ERIN	No	WD	C	123,600	345,000	345,000	35.83 %	
10/26/2023	2023R-13747	05-190-007-00	B&R RENTAL LLC	AYERS INVESTMENT PROPERTIES LLC	No	WD	C	28,300	74,900	74,900	37.78 %	
10/26/2023	2023R-13338	05-288-057-00	ELSEN ALEC M	ROWLEY BRIAN & LAURA	No	WD	C	153,200	410,000	410,000	37.37 %	
10/26/2023	2023R-13333	05-034-004-00	BANTON WAYNE & DEBBIE (LC SELLER)	SILVERVIEW HOLDINGS LLC (LC BUYER)	No	MLC	CR	102,800	185,000	185,000	55.57 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/27/2023	2023R-13374	05-128-018-00	FULLER AMY JO	HILLS SCOTT	No	WD	C	68,900	170,000	170,000	40.53 %	
10/30/2023	2023R-13467	05-103-009-00	PALMER KATHRYN E	HIGGINS RICHARD & SUSAN	No	WD	C	175,000	510,000	510,000	34.31 %	
10/30/2023	2023R-13325	05-153-122-00	BRISTER ROBIN L	MONIGOLD ERIN M	No	WD	C	140,700	360,000	360,000	39.08 %	
10/30/2023	2023R-13311	05-255-014-00	BANKS BEVERLY J	BECKWITH JOSEPH & HEINZ ELIZABETH	No	WD	C	129,000	330,000	330,000	39.09 %	
10/31/2023	2023R-13428	05-308-131-00	RUSSELL RICHARD A & DAWN M	COLLINGS ROBIN	No	WD	C	238,300	570,000	570,000	41.81 %	
11/01/2023	2023R-13754	05-079-013-00	PURDY BARRE J & LAURA J	BANKS BEVERLY J	No	WD	C	139,800	335,000	335,000	41.73 %	
11/07/2023	2023R-14098	05-190-022-00	B&R RENTALS LLC	WOOD KERRY	No	WD	C	26,700	65,000	65,000	41.08 %	
11/08/2023	2023R-13760	05-128-037-00	WOOD WILLIE J	WIPPERMAN SUSAN & LUNDGREN ANDERS	No	WD	C	76,400	175,000	175,000	43.66 %	
11/09/2023	2023R-13794	05-008-034-03	GIETZEN JEFFREY & GIETZEN GILLIAN	COUTURIER DONNY & SPENCER RONDA	No	WD	C	124,700	265,000	265,000	47.06 %	
11/09/2023	2023R-14233	05-030-046-10	FRANKLIN YVONNE E & JOHN A	SANCHEZ ROBERTO &	No	WD	C	88,200	265,000	265,000	33.28 %	
11/14/2023	2023R-14096	05-108-050-00	FRITZ MARC & MEREDITH	BEEHLER THOMAS	No	WD	C	250,500	672,000	672,000	37.28 %	
11/14/2023	2023R-14163	05-114-050-00	LAND EQUITY LLC	LIGT SAILING LLC	No	WD	C	38,200	50,000	50,000	76.40 %	
11/16/2023	2023R-14802	05-093-024-00	HARRISON TODD M & JESSICA A	DAUNHEIMER KATHLEEN TRUST	No	WD	C	278,700	650,000	650,000	42.88 %	
11/16/2023	2023R-14810	05-305-061-00	LAUTENSCHLAGER MARGARET	MAURER JOSHUA W & ELIZABETH B	No	WD	C	95,300	325,000	325,000	29.32 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/17/2023	2023R-14103	05-300-004-00	DELANO JOSEPHINE M TRUSTEE	HEINLEN DIANE	No	WD	C	108,600	265,000	265,000	40.98 %	
11/20/2023	2023R-14259	05-108-047-00	GRIFFIN JOHN H	SEMEYN JOHN C	No	WD	C	43,000	79,500	79,500	54.09 %	
11/20/2023	2023R-14791	05-190-029-00	B&R RENTALS LLC	OCKERT JOHN & MELISSA	No	WD	C	24,200	60,000	60,000	40.33 %	
11/20/2023	2023R-14385	05-190-031-00	B&R RENTALS LLC	STERNAMAN KENNETH H	No	WD	C	30,600	90,000	90,000	34.00 %	
11/29/2023	2023R-15461	05-283-007-00	THORNTON MICHAEL D & KRISTEN J	HOMER DANIEL R & DAWN E	No	WD	C	171,200	490,000	490,000	34.94 %	
11/30/2023	2023R-14583	05-025-020-00	HUEY SHARON & HEIGES LINDA	CLOUS WILLIAM F	No	WD	C	84,300	175,000	175,000	48.17 %	
11/30/2023	2023R-14597	05-090-025-00	BRAUTIGAM CHERYL & TOWNSEND MICHAEL	GRAHAM ERIN & WILLIAM	No	WD	C	78,000	330,250	330,250	23.62 %	
12/01/2023	2023R-14800	05-165-034-00	HALL SUZANNE GRACE	HALL STEVE & SARAH	No	WD	C	116,500	225,000	225,000	51.78 %	
12/08/2023	2023R-14877	05-319-203-00	CALDWELL KRISTINA I	FORT KIMBERLE A	No	WD	C	84,000	229,900	229,900	36.54 %	
12/11/2023	2023R-15032	05-120-026-00	DENOYER DEREK & ALEXIS M	ZAMMIT MEGHAN & FOLTA JOHN	No	WD	C	135,600	375,000	375,000	36.16 %	
12/11/2023	2023R-15452	05-190-020-00	B&R RENTALS LLC	WOOD-STEELE KERRY	No	WD	C	25,400	98,500	98,500	25.79 %	
12/12/2023	2023R-14883	05-154-149-00	SCHLEGEL JACOB & ZOE	MILLIMAN HELAINE	No	WD	C	150,500	352,500	352,500	42.70 %	
12/13/2023	2023R-15459	05-075-052-00	RIKER ANN L	SMITH RICHARD & VICTORIA	No	WD	C	120,800	315,000	315,000	38.35 %	
12/19/2023	2024R-01086	05-015-032-00	JENNETT WILLIAM J JR (LE)	JOHNSON JACOB	No	WD	C	108,900	300,000	300,000	36.30 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/21/2023	2023R-15454	05-260-026-00	MORGAN KIRSTEN J	FALKNER JAMES J & WENDY	No	WD	C	193,400	465,000	465,000	41.59 %	
12/22/2023	2024R-00172	05-110-028-00	GIUFFRE MICHAEL & BERNADETTE (LE)	LANSER ERIC & STACY	No	WD	C	102,200	280,900	280,900	36.38 %	
12/22/2023	2024R-00050	05-188-035-00	BETHKE ALEX L	SCHICHTEL GERALD A & VIVIAN J	No	WD	C	129,500	369,000	369,000	35.09 %	
12/27/2023	2023R-15647	05-190-008-00	B&R RENTAL LLC	FOSS K ALAN	No	WD	C	34,700	90,000	90,000	38.56 %	
12/28/2023		05-190-008-00	FOSS K ALAN (LC SELLER)	WIDRIG SUZANNE L (LC BUYER)	No	MLC	CR	34,700	90,000	90,000	38.56 %	UNRECORDED
12/28/2023		05-190-009-00	FOSS K ALAN (LC SELLER)	EVANS BRETT A (LC BUYER)	No	MLC	CR	35,700	65,500	65,500	54.50 %	UNRECORDED
12/29/2023	2024R-00439	05-085-017-00	MASSEY TREVOR	SAMFILIPPO EMERSON	No	WD	C	96,200	355,000	355,000	27.10 %	
12/29/2023	2024R-00055	05-224-060-00	AMEEL JEFFREY	MESSICK MEGAN & JORDAN	No	WD	C	242,100	550,000	550,000	44.02 %	
12/29/2023	2024R-00049	05-317-033-00	RUSHFORD AGNES TRUST	STANTON BONNIE K	No	WD	C	152,700	355,000	355,000	43.01 %	
01/03/2024	2024R-00436	05-128-009-00	TAELMAN (FKA GREGORICH) JANELLE K	QUEST TRUST COMPANY	No	WD	C	94,800	190,000	190,000	49.89 %	SEE COMMENTS
01/03/2024	2024R-00150	05-295-082-00	BROWN WILLIAM L	BURNS JENNIFER K	No	WD	C	88,900	261,000	261,000	34.06 %	
01/04/2024	2024R-00234	05-184-042-00	ROBBINS RICHARD D & BARBARA C	PROCTOR ANDREW A & SALLY S	No	WD	C	46,100	175,000	175,000	26.34 %	
01/09/2024	2024R-00730	05-288-062-00	LAWLESS CARLY	GEER COREY & CORISSA	No	WD	C	238,500	580,000	580,000	41.12 %	
01/10/2024	2024R-00725	05-184-058-00	GIFFELS MARY ELLEN	ROBBINS RICHARD JR & BARBARA	No	WD	C	61,800	167,500	167,500	36.90 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/15/2024	2024R-00748	05-317-002-00	RIDLEY THOMAS P & NANCY J	OWEN POLLY	No	WD	C	124,000	292,000	292,000	42.47 %	
01/17/2024	2024R-00717	05-220-017-00	YANCHICH ANTHONY & RUTH &	THOMPSON IAN & KARINA &	No	WD	C	122,100	315,000	315,000	38.76 %	
01/19/2024	2024R-00997	05-090-029-00	WALDO LAWRENCE D TRUST	HANNON STEPHEN	No	WD	C	83,700	280,000	280,000	29.89 %	
01/22/2024	2024R-01063	05-264-020-00	TOKRAKS DORIS P TRUST	DUNCAN ALLEN B & JANET H	No	WD	C	104,400	325,000	325,000	32.12 %	
01/29/2024	2024R-01345	05-156-010-00	RICE TIMOTHY TRUST	COLE SHAWN M	No	WD	C	291,900	750,000	750,000	38.92 %	
02/01/2024	2024R-02292	05-184-012-00	SIHLER EDWARD W & KRISTEN C	KARDISH PAUL & LISA TRUSTEE	No	WD	C	556,600	1,580,000	1,580,000	35.23 %	
02/07/2024	2024R-01874	05-319-193-00	ROGERS MARQUIA D	KLESIUS BRIAN & LISA	No	WD	C	98,500	310,000	310,000	31.77 %	
02/08/2024	2024R-01704	05-016-038-00	COTTER DONOVAN & EMILY	VELIQUETTE NELS D TRUST	No	WD	C	101,800	377,000	377,000	27.00 %	
02/09/2024	2024R-01882	05-190-010-00	B&R RENTAL LLC	BREEZY ACRES RENTALS LLC	No	WD	C	168,500	405,000	405,000	41.60 %	
02/12/2024	2024R-01885	05-100-035-00	GARVIN DONALD T ESTATE	LOWE SHEILA & SMALLEGAN DAVID	No	WD	C	58,900	130,000	130,000	45.31 %	
02/12/2024	2024R-01878	05-240-081-00	CROTEAU CHARLES S & NANCY M	BEGALA EDWARD & LINDSAY	No	WD	C	145,600	344,000	344,000	42.33 %	
02/15/2024	2024R-02479	05-034-023-20	HOLLI JESSICA & BROUSSEAU JUSTIN	BARRETT SCOTT F & DONNA V	No	WD	C	176,400	428,000	428,000	41.21 %	
02/15/2024	2024R-02425	05-070-003-00	WILSON DENNIS L	LANE WILLIAM	No	WD	C	76,500	120,000	120,000	63.75 %	
02/15/2024	2024R-02290	05-319-018-00	YOUATT RYE & COOK ASHLEY H	VISCONTI VICTORIA &	No	WD	C	135,000	339,000	339,000	39.82 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/16/2024	2024R-01888	05-306-038-00	BAKER DEAN & RENEE	LISI ANDREA & DENZEL ANNA	No	WD	C	196,300	600,000	600,000	32.72 %	
02/20/2024	2024R-02297	05-025-011-20	HIRT TYLER & LAURA	MATTIUZZO THOMAS & ASHLEY	No	WD	C	162,600	398,000	398,000	40.85 %	
02/23/2024	2024R-02113	05-319-004-00	ABBOTT FAMILY TRUST	KELLY ERIN CASEY MICHAEL &	No	WD	C	125,400	329,900	329,900	38.01 %	
02/27/2024	2024R-02432	05-210-004-00	KEOMANY VONG	BOUTTAVONG CHITDAVONG &	No	WD	C	90,200	255,000	255,000	35.37 %	
02/27/2024	2024R-02277	05-005-014-30	LAMERAND JOHN (LC SELLER)	LUND MARK & BARBARA (LC BUYER)	No	MLC	CR	79,900	260,000	260,000	30.73 %	
02/28/2024	2024R-03346	05-013-078-00	KAS HOLDINGS LLC	GRAVLIN MICHAEL	No	WD	C	35,000	88,000	88,000	39.77 %	
02/28/2024	2024R-02312	05-403-010-00	COPPER RIDGE AT COPPER VILLAGE LLC	NEWTON ALEXANDER	No	WD	C	165,600	339,900	339,900	48.72 %	
02/29/2024	2024R-02656	05-098-013-00	BOIKE LISA	GUTHRIE KAY & KEMP EDWARD	No	WD	C	298,100	630,000	630,000	47.32 %	
02/29/2024	2024R-02467	05-346-003-00	SCHMUDE PAUL D & SARAH M (LE)	NOBLE DAVID & DANIELLE	No	WD	C	238,300	615,000	615,000	38.75 %	
03/04/2024	2024R-02659	05-122-019-00	FORSMAN MARION M TRUST	OFFENBACH SAMUEL & TINA	No	WD	C	131,100	345,000	345,000	38.00 %	
03/05/2024	2024R-02600	05-152-085-00	DUSH ERIN & BUDA MORGAN	SHRUM JESSICA L	No	WD	C	174,500	495,000	495,000	35.25 %	
03/12/2024	2024R-03128	05-100-028-00	KINDLINGER JERRI L	GIRARD CLIFFORD A	No	WD	C	115,400	375,000	375,000	30.77 %	
03/13/2024	2024R-03071	05-122-024-00	ENGEL JODY ESTATE	SCHROEDER GARY W	No	WD	C	133,200	344,000	344,000	38.72 %	
03/20/2024	2024R-03559	05-124-010-00	YETTER GLENN & PATRICIA TRUSTEES	MAAS AMANDA M	No	WD	C	131,800	331,000	331,000	39.82 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/22/2024	2024R-03487	05-075-009-00	SHAW RYAN M & ALIA M	NELSON ABEL & CLAIRE	No	WD	C	128,300	272,000	272,000	47.17 %	
03/25/2024	2024R-04378	05-235-012-00	WOLFF PAUL & ANITA	WOLFF JESSE & MOLLY	No	WD	C	168,700	499,000	499,000	33.81 %	
03/28/2024	2024R-03702	05-264-032-00	TORRANCE MICHAEL D TRUST	GOLDENSE DAVID & MILLER EMILY	No	WD	C	126,800	360,000	360,000	35.22 %	
03/29/2024	2024R-03692	05-017-030-26	BRADY THOMAS F IV & MELISSA M	BRUCHNAK AL & JILL M	No	WD	C	426,900	1,100,000	1,100,000	38.81 %	
03/29/2024	2024R-04570	05-082-030-00	HIRSCHFIELD JUDITH E	NOWOSATKA JOHN E & JENNIFER S	No	WD	C	112,200	338,000	338,000	33.20 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	89	SALES PERIOD TOTAL	11,666,900	30,554,250	30,554,250

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/03/2024	2024R-03813	05-095-001-00	WARNAAR ERIC	SCHUELLER ADAM J	No	WD	C	145,200	320,000	320,000	45.38 %	
04/08/2024	2024R-04367	05-122-017-00	HAYNES KATHRYN	CASSLE DIANE	No	WD	C	149,400	352,000	352,000	42.44 %	
04/09/2024	2024R-04571	05-289-079-00	REAMER GREGORY A & ALYCE J	BUTLER NATHAN	No	WD	C	220,200	636,000	636,000	34.62 %	
04/10/2024	2024R-04572	05-235-002-00	PAZIENZA MARCO & KATHRYN J	REAMER GREG & ALYCE	No	WD	C	168,000	448,000	448,000	37.50 %	
04/11/2024	2024R-04491	05-151-075-00	KNOLL TROY & MELANY L	MARCHIONE DAVID & KAYE LIANN	No	WD	C	160,400	415,000	415,000	38.65 %	
04/12/2024	2024R-04576	05-280-019-00	VALENTINE SANDRA M	FISCHER XOCHARI & MICHAEL	No	WD	C	122,500	305,000	305,000	40.16 %	
04/18/2024	2024R-05114	05-070-037-00	MITCHAEL MARY BETH	ARLT RUSSELL & JIDAS GINA	No	WD	C	85,400	229,000	229,000	37.29 %	
04/24/2024	2024R-05018	05-013-068-00	HILL RENTALS LLC	KILEY L WAYNE & NANCY L	No	WD	C	84,000	225,000	225,000	37.33 %	
04/26/2024	2024R-05384	05-109-019-00	GENEROUS SUZANNE M	COOK KALIE & NATHAN	No	WD	C	270,400	515,000	515,000	52.50 %	
04/30/2024	2024R-06704	05-036-024-15	JOHNSON MICHAEL R & LAURA	DVSR LLC	No	WD	C	623,000	1,400,000	1,400,000	44.50 %	
04/30/2024	2024R-05433	05-241-087-00	MOHR ERICA & BRIAN	DUNKLOW ANDREA	No	WD	C	195,000	445,000	445,000	43.82 %	
04/30/2024	2024R-05365	05-289-110-00	ALL SOLUTIONS LLC	BAUER RICHARD J II & AMY C	No	WD	C	235,300	485,000	485,000	48.52 %	
05/01/2024	2024R-05301	05-319-193-00	KLESIUS BRIAN & LISA	OLSON AIDAN E TRUST	No	WD	C	123,900	322,500	322,500	38.42 %	2024 MLS#1920819 $329,999
05/06/2024	2024R-05541	05-356-009-00	FEENSTRA DAVID & DIANE REV TRUST	LEFEBVRE MICHAEL C &MAUREEN C TRUST	No	WD	C	248,300	655,000	655,000	37.91 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/09/2024	2024R-05916	05-107-008-00	MATTSON MARK A	WEBER LUKAS A & CLIMER ERIKA N	No	WD	C	210,600	430,000	430,000	48.98 %	
05/13/2024	2024R-06134	05-288-064-00	POPA JUSTIN M & JENNIFER L	NOWAK CHRISTINA	No	WD	C	194,700	545,000	545,000	35.72 %	
05/13/2024	2024R-05898	05-358-016-00	DAVENPORT JORDAN	WHEELHOUSE CONSTRUCTION LLC	No	WD	C	59,900	72,000	72,000	83.19 %	
05/14/2024	2024R-06345	05-235-015-00	LANTZ MITCHELL & ALLISON	WRIGHT DUANE & SOLE	No	WD	C	159,600	550,000	550,000	29.02 %	
05/14/2024	2024R-05929	05-240-045-00	ST OURS LAWRENCE J (LE)	HORNBOGEN SARAH & CHARLES	No	WD	C	202,500	450,000	450,000	45.00 %	
05/15/2024	2024R-05983	05-079-022-00	JOHNSON MARK	WOODS PATRICIA	No	WD	C	169,100	375,000	375,000	45.09 %	
05/15/2024	2024R-06290	05-114-001-00	BONHAM BARBARA	BRIGGS DAVID O & RUTH E	No	WD	C	166,100	399,900	399,900	41.54 %	
05/15/2024	2024R-06211	05-319-135-00	PEACH DOUGLAS & JANET	VERT JOSEPH & JOHNNINE	No	WD	C	162,100	435,000	435,000	37.26 %	
05/16/2024	2024R-06436	05-316-050-00	GOTT VIRGINIA	SEBRIGHT KEITH	No	WD	C	206,700	425,000	425,000	48.64 %	
05/16/2024	2024R-06132	05-319-224-00	BIGLEY NANCY	BLACK DARBY & SAMUEL	No	WD	C	110,200	315,000	315,000	34.98 %	
05/17/2024	2024R-06438	05-122-046-00	REISTER JOAN TRUST	HARTMANN PAULA	No	WD	C	133,500	349,000	349,000	38.25 %	
05/20/2024	2024R-06282	05-289-073-00	BROWN RACHAEL	CATALA-VARGAS STEVEN R & CATALA L M	No	WD	C	203,300	519,000	519,000	39.17 %	
05/21/2024	2024R-07145	05-114-051-00	JOHNSON JANICE S (LE)	ENDRES MATTHEW	No	WD	C	198,800	431,000	431,000	46.13 %	
05/21/2024	2024R-06466	05-488-003-00	JHT HOLDINGS TRAVERSE CITY LLC	2016 HAY FAMILY TRUST	No	WD	C	286,600	665,000	665,000	43.10 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/22/2024	2024R-06394	05-260-015-00	LAUBACH GREGORY J & NANCY S	HICKS BARRY J & MEGAN J	No	WD	C	143,800	399,900	399,900	35.96 %	
05/24/2024	2024R-06733	05-223-036-00	BATTEIGER JOEL E & JANE A TRUST	HUGHES TIMOTHY L & LISA A	No	WD	C	299,600	530,000	530,000	56.53 %	
05/29/2024	2024R-06728	05-112-007-00	CORE MARY TRUST	DENHAM MARK A TRUST	No	WD	C	120,900	330,000	330,000	36.64 %	
05/31/2024	2024R-06739	05-008-038-35	KENNEY CHAD & LAIRYN	HEERINGA BRIAN D	No	WD	C	212,400	521,500	521,500	40.73 %	
05/31/2024	2024R-07188	05-017-036-20	SISK JAMES W & MARILYN R	DAUGAVIETIS RUTA & SCHEINER PETER	No	WD	C	165,700	500,000	500,000	33.14 %	
05/31/2024	2024R-07048	05-031-007-00	BRADY JAMES	ZOET ETHAN & BURGGRAAF MARLEE	No	WD	C	148,800	320,000	320,000	46.50 %	
05/31/2024	2024R-07183	05-413-017-00	CONSTANTINEAU LARRY & LINDA TRUST	GRULEY BRYAN T & PAMELA J	No	WD	C	309,400	700,000	700,000	44.20 %	
06/04/2024	2024R-07009	05-020-032-10	AIRPORT FARMS	THORNTON ROBERT W	No	WD	C	168,600	418,000	418,000	40.33 %	
06/07/2024	2024R-07088	05-264-023-00	CDF PROPERTIES 1511 KENT #3 LLC	WOOD SHELLY	No	WD	C	142,900	339,900	339,900	42.04 %	
06/07/2024	2024R-06988	05-317-034-00	NEWTON SHIRLEY A	MORTON ARLENE	No	WD	C	170,300	404,000	404,000	42.15 %	
06/07/2024	2024-07020	05-317-052-00	BOERMA LEONARD & IRMA TRUST	NEWTON SHIRLEY A	No	WD	C	186,200	445,000	445,000	41.84 %	
06/10/2024	2024R-08107	05-036-021-10	BOWKER JASON & MARIANNE	SPILLANE JOSEPH & ANNE MAASBERG	No	WD	C	218,700	563,850	563,850	38.79 %	
06/13/2024	2024R-08104	05-306-060-00	KARPOWSKI ROSALIE	MASRI SAMUEL & EMILY	No	WD	C	274,600	649,900	649,900	42.25 %	
06/14/2024	2024R-07271	05-123-007-00	FULLER LINDA	NGUYEN MUOI THI &	No	WD	C	214,400	405,000	405,000	52.94 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/14/2024	2024R-07400	05-153-123-00	MORROW FAMILY TRUST	STALEY MIRANDA & CHRISTOPHER JR	No	WD	C	189,200	424,000	424,000	44.62 %	
06/21/2024	2024R-07864	05-307-092-00	CAMPBELL JARRED R & MARY A	WOLF SIMON ANDRES	No	WD	C	280,600	615,000	615,000	45.63 %	
06/24/2024	2024R-08143	05-122-029-00	AXTELL JANICE R REV LIVING TRUST	BOYETT MARGARET	No	WD	C	129,000	350,000	350,000	36.86 %	BY DEBORAH AXTELL, TRUSTEE
06/25/2024	2024R-08498	05-108-007-00	KADLEC JOHN & GINGER	SCHUCH MATTHEW & ROACH TAYLOR	No	WD	C	301,000	739,500	739,500	40.70 %	
06/25/2024	2024R-07948	05-278-005-11	LYON RAYMOND K & ANGELA K	ZAMORA JOANNA	No	WD	C	157,700	364,500	364,500	43.26 %	
06/26/2024	2024R-08139	05-289-069-00	HUGHES TIMOTHY L & LISA A	DANGELO MARK & SARAH	No	WD	C	234,300	745,000	745,000	31.45 %	
06/27/2024	2024R-09457	05-082-014-00	SOWLE JOHN	LAVERY SUSAN	No	WD	C	142,200	306,750	306,750	46.36 %	
06/27/2024	2024R-07930	05-154-129-00	HERTEL ROBERT A & KARYN E	CORBETT CHARLIE HOLDEN &	No	WD	C	170,800	480,000	480,000	35.58 %	
06/27/2024	2024R-07991	05-319-218-00	OWENS JOHN C	TEXTER COLIN	No	WD	C	108,400	270,000	270,000	40.15 %	
06/28/2024	2024R-08289	05-099-012-00	NEISER CHARLES D & LOIS A	WHITERS FAMILY TRUST	No	WD	C	194,600	417,500	417,500	46.61 %	
07/01/2024	2024R-08261	05-122-071-00	FISTLER DOROTHY A TRUST	GRESSO DON W & MARSHA	No	WD	C	147,600	355,000	355,000	41.58 %	
07/02/2024	2024R-09282	05-099-052-00	LEWIS CAROL J (LC SELLER)	WINGATE DENNIS & LEWIS JOAN (LC)	No	MLC	CR	176,000	300,000	300,000	58.67 %	
07/03/2024	2024R-08414	05-154-202-00	BLOCK NATHAN & COYNE CHASSERAE	HOMUTH CHAD	No	WD	C	242,100	555,000	555,000	43.62 %	
07/08/2024	2024R-08534	05-150-005-00	PATER DAN & DAWN	WOOD JOSEPH & LAURA	No	WD	C	56,200	275,000	275,000	20.44 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/10/2024	2024R-10312	05-131-038-00	WOLFF JESSE & MOLLY	GONZALEZ AARON & SHANNA	No	WD	C	322,400	746,500	746,500	43.19 %	
07/10/2024	2024R-08759	05-132-097-00	ADAMSON RICHARD & MARGARET	JESSON KAREN K DALLEY	No	WD	C	144,600	315,000	315,000	45.90 %	
07/11/2024	2024R-08476	05-111-003-00	TUCKERMAN TRUSTEE	PATTERSON KIMBERLY & LOUIS	No	WD	C	212,200	450,000	450,000	47.16 %	
07/19/2024	2024R-08950	05-189-002-00	BARRY JILLIAN	STEPHENS THOMAS A & LENA L	No	WD	C	112,700	380,000	380,000	29.66 %	
07/19/2024	2024R-09144	05-305-063-00	DAVIS TIMOTHY & PACHULSKI SARI LOU	RABOIN COREY	No	WD	C	123,600	310,000	310,000	39.87 %	
07/23/2024	2024R-09289	05-317-021-00	MEYER DOREEN D	GRAPER CAROLYN TRUST	No	WD	C	130,800	320,000	320,000	40.88 %	
07/25/2024	2024R-09384	05-128-013-00	BAKKA ROBERT E & BEVERLY M	SCOTT BARBARA JEANNE	No	WD	C	95,000	194,000	194,000	48.97 %	
07/26/2024	2024R-09178	05-043-001-00	KORCZ BARBARA D & WASIKOWSKI AARON	BLAIR JIAN & ANGELA	No	WD	C	187,100	389,000	389,000	48.10 %	
07/26/2024	2024R-09197	05-050-031-00	THOMPSON TROY M & CHERYL L	MICKLASH KENNETH J II & CHRISTIN V	No	WD	C	335,500	599,900	599,900	55.93 %	
07/26/2024	2024R-09308	05-158-003-00	JOHNSTON TIMOTHY A	HABERICHTER MATTHEW & KRISTLE	No	WD	C	236,400	725,000	725,000	32.61 %	
07/26/2024	2024R-09752	05-317-038-00	KLANN DEBRAH L TRUST	MACHIN PATRICK J	No	WD	C	136,400	300,000	300,000	45.47 %	
07/29/2024	2024R-09199	05-488-005-00	JHT HOLDINGS TRAVERSE CITY LLC	WOOD ROGER & LINDA	No	WD	C	289,600	670,000	670,000	43.22 %	
07/30/2024	2024R-09823	05-070-011-00	SMITH VERNON	RICHTER BRITTANY	No	WD	C	86,600	245,000	245,000	35.35 %	
07/30/2024	2024R-09551	05-240-046-00	DONAKOWSKI CHERYL A	CARDELLA LAUREN &	No	WD	C	250,900	627,500	627,500	39.98 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/31/2024	2024R-09940	05-008-035-30	BRUCE ALEKSANDR S	HUTCHISON TRACY A	No	WD	C	38,700	65,000	65,000	59.54 %	
07/31/2024	2024R-09671	05-316-015-00	HARMON WILLIAM A & HARMON JUDITH A	NELSON WILLIAM D & MARTHA J	No	WD	C	183,000	464,000	464,000	39.44 %	
08/06/2024	2024R-09678	05-007-015-10	FALCONER JULIE A TRUST	CHILD & FAMILY SERVICES OF NO MI IN	No	WD	C	179,300	449,900	449,900	39.85 %	
08/07/2024	2024R-09602	05-153-110-00	MCKISSON SARAH	MATUZAK HEATHER R	No	WD	C	188,900	435,000	435,000	43.43 %	
08/08/2024	2024R-09809	05-446-033-00	CROWN ASSOCIATE INC	HENDRIX CRAIG W & DANA H	No	WD	C	372,800	799,000	799,000	46.66 %	
08/12/2024	2024R-09908	05-006-001-02	HENMAN LISA M	45 TRUE NORTH LLC	No	WD	C	36,300	68,000	68,000	53.38 %	$1.58/PSF
08/13/2024	2024R-10078	05-057-022-00	MORSE PAULA J	BERTUCCI MARK & STEPHANIE L	No	WD	C	209,400	560,000	560,000	37.39 %	
08/13/2024	2024R-10411	05-223-017-00	SMITH DANIEL L & DIANE T	ORTWEIN ROBERT T & CHERYL	No	WD	C	213,000	465,000	465,000	45.81 %	
08/13/2024	2024R-09942	05-351-047-00	PATER DANIEL & DAWN J TRUST	LAFELDT MICHAEL & JODI	No	WD	C	239,600	615,000	615,000	38.96 %	
08/15/2024	2024R-11192	05-057-039-00	BADOUR MICHAEL A & PAEZ CHERYL A	GEORGE JOSEPH & MELISSA	No	WD	C	188,100	535,000	535,000	35.16 %	
08/15/2024	2024R-10325	05-295-066-00	JOBES MARGARET J	1408 LAKE DRIVE LLC	No	WD	C	119,700	300,220	300,220	39.87 %	
08/19/2024	2024R-10606	05-070-009-00	NUCHURCH NOEMI	RHODES VICTORIA	No	WD	C	87,500	229,900	229,900	38.06 %	
08/21/2024	2024R-10208	05-283-050-00	RICH ROBERT B	MARSHALL LINDA J TRUST	No	WD	C	148,100	315,000	315,000	47.02 %	
08/22/2024	2024R-10348	05-095-011-00	TYSON ANNE	AVENUE RESTORED LLC	No	WD	C	161,700	360,000	360,000	44.92 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/23/2024	2024R-10362	05-103-010-00	WEISMANTEL DAVID & ARLENE	CORRIGAN DEBRA	No	WD	C	258,100	580,000	580,000	44.50 %	
08/23/2024	2024R-10516	05-108-025-10	STACK MARCIA TRUST	BEEKMAN MICHAEL & SHAUNA	No	WD	C	343,100	850,000	850,000	40.36 %	
08/23/2024	2024R-10359	05-446-012-00	CROWN ASSOCIATE INC	WEISMANTEL DAVID & ARLENE	No	WD	C	403,100	880,000	880,000	45.81 %	
08/27/2024	2024R-10518	05-070-058-00	SCOTT BONNIE L	ROBERTS JENNIFER E	No	WD	C	86,900	259,000	259,000	33.55 %	
08/27/2024	2024R-10651	05-150-013-00	FLEES LOUIS D II	SNYDER MIKE	No	WD	C	30,800	124,501	124,501	24.74 %	
08/27/2024	2024R-10453	05-159-041-00	WARREN BEAU & JENNIFER	KONAS KYLE W & SHEENA	No	WD	C	347,600	850,000	850,000	40.89 %	
08/29/2024	2024R-10575	05-255-021-00	KEENEY PETER & BRANDY	CHAU KHOA ANH	No	WD	C	142,700	360,000	360,000	39.64 %	
08/29/2024	2024R-10616	05-403-008-00	COPPER RIDGE AT COPPER VILLAGE LLC	SIMPSON HEATHER	No	WD	C	148,500	300,000	300,000	49.50 %	
08/30/2024	2024R-10847	05-006-024-10	CULLOTY KIAN	KMOTORKA JERRY & STERGALAS GEORGENE	No	WD	C	132,800	400,000	400,000	33.20 %	
08/30/2024	2024R-10669	05-027-020-10	MORGAN DENNIS D & SHEILA M (LE)	TURCKES MATTHEW J & ERYN M	No	WD	C	250,900	620,000	620,000	40.47 %	
08/30/2024	2024R-10639	05-098-011-00	MOLVANG ERIC & HETTIE FAMILY TRUST	MCGEE JOHN M & BRUCE NEVA M	No	WD	C	422,000	770,000	770,000	54.81 %	
08/30/2024	2024R-11994	05-446-028-00	GREEN HILLS INC	KUHN CRAIG & LORI TRUST	No	WD	C	66,500	135,000	135,000	49.26 %	
09/06/2024	2024R-11197	05-153-119-00	ROEPER RICHARD & KAREN TRUSTEES	GRIESINGER CHELSEY & MATTHEW	No	WD	C	187,400	450,000	450,000	41.64 %	
09/06/2024	2024R-10981	05-154-150-00	FRANTZ JAMES & HODGES DONNA K (LE)	SAVICKAS DAVID & ANAMARIA	No	WD	C	174,800	430,000	430,000	40.65 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/06/2024	2024R-11162	05-313-025-00	NGUYEN KIM T & SON T	FRIAR JONATHAN & GABRIELLA	No	WD	C	231,800	425,000	425,000	54.54 %	
09/06/2024	2024R-11010	05-319-046-00	GRIESINGER MATTHEW B & CHELSEA B	LEEMAN PETER & ANITA	No	WD	C	149,900	340,000	340,000	44.09 %	
09/10/2024	2024R-11305	05-075-050-00	KOHLER DAVID A & CAITLYN	SHIER BETHANY R	No	WD	C	164,500	365,000	365,000	45.07 %	
09/12/2024	2024R-11279	05-015-042-10	BRICKWAYS FOUNDATION	COUNTRY CLUB DEVELOPMENT LLC	No	WD	C	159,300	400,000	400,000	39.83 %	
09/16/2024	2024R-11802	05-073-002-00	BUMP PETER T & LEIGH E	HARRIS KEVIN J & KATIE L	No	WD	C	376,600	1,100,000	1,100,000	34.24 %	
09/16/2024	2024R-11539	05-152-081-00	HELLEM DANIEL & MARGO (LE)	FANSLER GARY R & TERRY K	No	WD	C	201,400	505,000	505,000	39.88 %	
09/20/2024	2024R-11718	05-082-029-00	ALLEN CHRIS & BRUCE LIVING TRUSTS	HAZELTON NICHOLAS B	No	WD	C	161,800	330,400	330,400	48.97 %	
09/20/2024	2024R-11676	05-115-006-00	MICHAELS JACOB T	PERION RUTH ANN	No	WD	C	141,700	350,000	350,000	40.49 %	
09/20/2024	2024R-11678	05-308-121-00	NORMANDEAU RYAN & LAUTNER ELLEN	KNORR KATIE	No	WD	C	246,400	525,000	525,000	46.93 %	
09/20/2024	2024R-11809	05-330-046-00	HAASE JOINT DEC OF TRUST	HAASE MATTHEW W	No	WD	C	147,100	375,000	375,000	39.23 %	
09/24/2024	2024R-11767	05-283-056-00	JOHNSON JERIMIAH &	BARNETT ANAMI	No	WD	C	164,600	385,000	385,000	42.75 %	
09/27/2024	2024R-12552	05-093-010-00	BRAY DAVID & JOANN REVOCABLE TRUST	DEVRIES DALE	No	WD	C	288,000	649,000	649,000	44.38 %	
09/27/2024	2024R-11908	05-132-091-00	DEADMAN WILLIAM S	BENNETT WILLIAM III & CRISTIN	No	WD	C	140,800	315,000	315,000	44.70 %	
09/27/2024	2024R-11861	05-261-054-00	BROTHERS STEVEN R	CLARK JASON	No	WD	C	201,500	370,000	370,000	54.46 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/30/2024	2024R-12152	05-184-014-00	YULE BENJAMIN & JANELLE	ALTES MICHAEL & CYNTHIA TRUST	No	WD	C	657,900	1,817,000	1,817,000	36.21 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	113	SALES PERIOD TOTAL	22,059,100	52,630,521	52,630,521

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/01/2024	2024R-12071	05-075-013-00	JOLINK ANDREW & BROWN MELANIE	HANAFI JOANN	No	WD	C	139,400	285,000	285,000	48.91 %	
10/01/2024	2024R-12504	05-120-018-00	NUGENT GIL & DIANE S	HOWE MICHELE & CHRISTOPHER	No	WD	C	193,900	671,000	671,000	28.90 %	
10/01/2024	2024R-12355	05-122-055-00	FRANZ REVOCABLE TRUST	PLAMONDON VIRGINIA	No	WD	C	132,100	369,000	369,000	35.80 %	
10/07/2024	2024R-12537	05-070-023-00	PECKMAN PANSY M	SMITH SAMANTHA	No	WD	C	92,900	260,000	260,000	35.73 %	
10/07/2024	2024R-12342	05-122-002-00	BOHR WILLIAM J & BULLOCK-BOHR JUDI	SIMPSON DIANE	No	WD	C	136,100	349,000	349,000	39.00 %	
10/09/2024	2024R-12445	05-065-020-00	BEARDSLEY THOMAS	AYERS INVESTMENT PROPERTIES LLC	No	WD	C	24,300	80,000	80,000	30.38 %	
10/10/2024	2024R-13113	05-184-016-00	WOOLCOTT JEREMY L & LEE JIYOUNG H	CLEVELAND HERBERT III & BARBARA	No	WD	C	75,900	175,000	175,000	43.37 %	
10/11/2024	2024R-13013	05-109-017-00	RIEMAN TIMOTHY M & JANELLE	VELZEN BENJAMIN & NATALIE	No	WD	C	242,500	525,000	525,000	46.19 %	
10/18/2024	2024R-13613	05-015-028-00	NESBIT CHRISTOPHER & ERIN	KULPA NATHAN & CHELSEA	No	WD	C	185,700	424,000	424,000	43.80 %	
10/18/2024	2024R-13187	05-220-021-00	GILLMAN CHRISTIAN	WILLIAMS GREGORY W	No	WD	C	126,800	383,000	383,000	33.11 %	
10/18/2024	2024R-12819	05-315-013-10	KRCMARIK JOHN & KELLE TRUSTEES	CONWAY JEREMY & BEVAN MARLENE	No	WD	C	521,800	1,200,000	1,200,000	43.48 %	
10/22/2024	2024R-13300	05-013-075-00	SCHOECK DANIEL J & WHITNEY D	DROST WALKER & BROWN CAYLA	No	WD	C	138,600	325,000	325,000	42.65 %	
10/29/2024	2024R-13306	05-047-012-00	HEUREUX LINDA J (LE)	PETERSON STEPHEN W TRUST	No	WD	C	201,800	535,000	535,000	37.72 %	
10/29/2024	2024R-13517	05-107-002-00	ROCKWELL MARY ANN TRUST	DEMOULPIED MARY	No	WD	C	125,300	349,000	349,000	35.90 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/29/2024	2024R-14291	05-132-075-00	FULCO DEANNA M (LC BUYER)	NELSON DANIEL & KIMBERLY	No	WD	C	144,000	275,000	275,000	52.36 %	
10/29/2024	2024R-13406	05-149-030-00	BEGIN KATHLEEN MOORE	PRZYBYLA THOMAS & GOLESIC PATRICIA	No	WD	C	158,400	445,000	445,000	35.60 %	
10/30/2024	2024R-13581	05-090-033-00	FARRUGIA KIM (LC SELLER)	THAO GARRY (LC BUYER)	No	MLC	CR	109,800	325,000	325,000	33.78 %	
10/31/2024	2024R-13509	05-319-114-00	PLUMMER ROBERT & ANDRUNIOW MAREK	VYVERBERG NORMA	No	WD	C	203,300	499,000	499,000	40.74 %	
11/06/2024	2025R-00026	05-006-018-20	HUDGENS JEANNE	MARTIN TERRY	No	WD	C	164,700	550,000	550,000	29.95 %	
11/06/2024	2024R-14097	05-224-016-00	ANCINEC GARY F & KATHY A	RUTLEDGE AARON & HARMONY	No	WD	C	234,400	550,000	550,000	42.62 %	
11/07/2024	2024R-13754	05-006-011-00	BROWN DARYL J & BEVERLY A	WOLVERINE POWER SUPPLY COOP INC	No	WD	C	109,000	400,000	400,000	27.25 %	
11/08/2024	2024R-14037	05-132-004-00	DAY MARGARET A	WILLIAMS PRESTON C & MESSING LYNN E	No	WD	C	131,200	320,000	320,000	41.00 %	
11/08/2024	2024R-13901	05-154-196-00	VAN ANTWERP JOSEPH M	LANINGA CHRISTOPHER & BRITTANY	No	WD	C	245,400	575,000	575,000	42.68 %	
11/08/2024	2024R-13879	05-154-201-00	EASTWOOD CUSTOM HOMES INC	LEGATO JAMES & CONSTANCE	No	WD	C	224,200	599,900	599,900	37.37 %	
11/11/2024	2024R-14094	05-099-028-00	LEONARD RUTH TRUST	LIMINA ALICE & ANTHONY	No	WD	C	212,300	449,000	449,000	47.28 %	
11/12/2024	2024R-14196	05-070-063-00	STADNIK MATTHEW & WALDO ANNE	VAUGHAN PATRICK & TONYA JO	No	WD	C	137,300	270,000	270,000	50.85 %	
11/13/2024	2024R-14771	05-128-041-00	HALL KENNETH C & ANNE M TRUSTEES	KLOPCIC ALEX & COLLEEN	No	WD	C	86,200	175,000	175,000	49.26 %	
11/15/2024	2024R-14457	05-030-009-10	KONDIK ANDREW & ELIZABETH	FROST JULIEANNA	No	WD	C	167,300	439,000	439,000	38.11 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/15/2024	2024R-14403	05-082-047-00	MCANDREW KATHLEEN C	RJJ ENTERPRISE LLC	No	WD	C	145,400	262,000	262,000	55.50 %	
11/19/2024	2024R-14533	05-186-050-00	RUSSELL WILLIAM	BEERS LESLEY & LAURI	No	WD	C	71,800	250,000	250,000	28.72 %	
11/19/2024	2024R-14526	05-186-051-00	RUSSELL W DODD TRUST	SCHAAR BOBBI & ANDREW	No	WD	C	92,700	275,000	275,000	33.71 %	
11/19/2024	2024R-14415	05-307-069-00	HAINES ROBERT W	GUTTNER GYORGY & PORTA	No	WD	C	272,400	623,350	623,350	43.70 %	
11/20/2024	2024R-14521	05-070-003-00	LANE WILLIAM	HURST EMALEE & BRONIKOWSKI NICHOLAS	No	WD	C	85,400	239,900	239,900	35.60 %	
11/20/2024	2024R-14433	05-102-015-00	POZNIAK RICHARD A	LAWRENCE ROBERT & SCHWADERER SUSAN	No	WD	C	225,100	503,500	503,500	44.71 %	
11/20/2024	2024R-14434	05-132-007-00	ELHART NIKOLINE J	ROTH JUDY PERILLOUX	No	WD	C	132,500	321,500	321,500	41.21 %	
11/20/2024	2024R-14427	05-175-003-00	CRANDALL MAXWELL M	GILLESPIE SHANNON & ALISON	No	WD	C	184,200	385,000	349,000	52.78 %	
11/21/2024	2024R-14528	05-241-115-00	OLSEN BETTY L TRUST	WOOD STEPHEN & COURTNEY	No	WD	C	264,600	460,000	460,000	57.52 %	
11/21/2024	2024R-14726	05-446-008-00	CROWN ASSOCIATE INC	VANPELT PETER	No	WD	C	73,600	160,000	160,000	46.00 %	$2,888/FF $12.12/PSF
11/22/2024	2024R-14656	05-131-018-00	PERKINS KEVIN (LE) & BREEANA	ROHE DANIEL	No	WD	C	601,300	1,080,000	1,080,000	55.68 %	
11/22/2024	2024R-14602	05-132-086-00	OTTO CURTIS & BOBBIE JO TRUSTEES	GOKEY TODD	No	WD	C	135,700	325,000	325,000	41.75 %	
11/22/2024	2024R-14461	05-175-034-00	KAMM TRAVIS N & MELISSA A	DEADMAN WILLIAM & ELHART NIKOLINE	No	WD	C	189,700	466,620	466,620	40.65 %	
11/22/2024	2024R-14586	05-189-007-00	KALIK ANTAL T & ASHLEY B TRUSTEE	CUPP JASON	No	WD	C	104,500	380,000	380,000	27.50 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/22/2024	2024R-14587	05-446-034-00	CROWN ASSOCIATE INC	RESSA DONALD & MICHELLE TRUST	No	WD	C	390,700	799,000	799,000	48.90 %	
11/22/2024	2024R-14658	05-020-001-80	PARKER JULIE	TAIYMI HICHAM & JEANNE	No	MLC	CR	238,200	550,000	550,000	43.31 %	
11/26/2024	2024R-14779	05-314-009-00	BORSVOLD DONALD & NANCY TRUST	KAMM TRAVIS & MELISSA	No	WD	C	282,200	620,000	620,000	45.52 %	
11/27/2024	2024R-14822	05-317-056-00	HOXIE FREDERIC D & CHARLENE	PIERCE CYNTHIA & DAVID	No	WD	C	162,400	365,000	365,000	44.49 %	
11/27/2024	2024R-15070	05-416-018-00	LEE ROSS R LIVING TRUST	BONNERS REVOCABLE LIVING TRUST	No	WD	C	216,400	429,900	429,900	50.34 %	
12/02/2024	2024R-15059	05-098-008-00	RINGLER EDWARD N & CATHERINE M	MCCARTY EDWARD	No	WD	C	261,300	635,000	635,000	41.15 %	
12/02/2024	2024R-14859	05-165-034-00	HALL STEVE & SARAH	WELLS JAMES D & VALARIE	No	WD	C	109,600	374,000	374,000	29.30 %	
12/03/2024	2024R-15064	05-121-092-00	METEER PATRICK G & DEBORAH L	BRUDI JOSHUA & SARAH	No	WD	C	454,500	709,000	709,000	64.10 %	
12/05/2024	2024R-15147	05-319-189-00	POPP-TREVINO SARAH O	BAKER CHARLES & KASEY	No	WD	C	115,800	315,000	315,000	36.76 %	
12/06/2024	2024R-15406	05-224-083-00	IRWIN BRIAN E & CARRIE E	OLIVER WAYNE & JULIE	No	WD	C	259,500	685,000	685,000	37.88 %	
12/06/2024	2024R-15165	05-488-007-00	JHT HOLDINGS TRAVERSE CITY LLC	TON PAUL & SALLY TRUST	No	WD	C	285,300	745,000	745,000	38.30 %	
12/09/2024	2024R-15410	05-241-091-00	MANSFIELD DAREN & JESSICA TRUSTEES	WORM THOMAS	No	WD	C	175,800	410,000	410,000	42.88 %	
12/11/2024	2024R-15585	05-319-108-00	JENKINS STEVEN R & DAWN M	FEWLESS CAMERON & JOHNSON KALYNN	No	WD	C	207,200	430,000	430,000	48.19 %	
12/13/2024	2024R-15386	05-188-008-00	FLORESTA STREET DEVELOPMENT LLC	SALVATION ARMY THE	No	WD	C	217,800	459,000	459,000	47.45 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/13/2024	2024R-15995	05-317-065-00	WALLACE RICHARD M & CANDICE A	COX WALTER	No	WD	C	161,900	389,000	389,000	41.62 %	
12/16/2024	2024R-15831	05-075-024-00	SMITH SHELDENE & KLUTH ERIC	AUSTIN JOSHUA & KARA	No	WD	C	136,900	290,000	290,000	47.21 %	
12/17/2024	2024R-15697	05-260-012-00	MYERS SHARON JO TRUST	THOMAS NAN	No	WD	C	140,400	365,000	365,000	38.47 %	
12/23/2024	2025R-00090	05-463-008-00	108 WEST 6TH STREET LLC	MAMMEN LEENA & MERRITT VANESSA	No	WD	C	300,700	515,000	515,000	58.39 %	JTFRS
12/26/2024	2025R-00320	05-152-094-00	FREDERICK KAREN A	MITTEN PROPERTY SOLUTIONS LLC	No	WD	C	171,000	315,000	315,000	54.29 %	
12/30/2024	2025R-00085	05-057-038-00	NICHOLS ANGELEAN A ESTATE	WOLF JACK & LINDSEY	No	WD	C	167,200	395,000	395,000	42.33 %	
12/30/2024	2025R-00422	05-114-022-00	HUTCHINS DAVID & PATRICIA	YE SHU & LIU CHENNA	No	WD	C	193,200	425,000	425,000	45.46 %	
12/30/2024	2024R-15988	05-190-033-00	FALCON PROPERTIES TC LLC	ROOFING PRO LLC	No	WD	C	30,400	60,000	60,000	50.67 %	
12/31/2024	2025R-00131	05-070-031-00	PETRIE NICKOLAS & SANDERS MCKENZIE	PACELKO HEATHER A	No	WD	C	96,500	230,000	230,000	41.96 %	
12/31/2024	2025R-00032	05-176-092-00	AURILIO LYNN	PETRIE NICKOLAS & MCKENZIE	No	WD	C	180,800	374,900	374,900	48.23 %	
12/31/2024	2025R-00095	05-245-015-00	KIPKE JANE	TANNER FAITH A	No	WD	C	146,000	342,500	342,500	42.63 %	2024 MLS#1928113 $379,900
01/22/2025	2025R-00949	05-016-021-00	SC RENTALS NORTH	VELIQUETTE NELS TRUST	No	MLC	CR	153,300	362,000	362,000	42.35 %	
01/24/2025	2025R-01359	05-125-053-00	OSBERG PATRICK & BROOKE	WESTFALL NICOLE P	No	WD	C	102,700	237,000	237,000	43.33 %	
01/31/2025	2025R-01272	05-034-020-00	YORK KARYN	ANAGNOST ARIC	No	WD	C	160,200	375,000	375,000	42.72 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/31/2025	2025R-01834	05-065-027-00	BEARDSLEY THOMAS	AYERS INVESTMENT PROPERTIES LLC	No	WD	C	29,300	77,000	77,000	38.05 %	
02/05/2025	2025R-01396	05-079-044-00	LUNG LOLA M	PERRI CHRISTA D TRUSTEE	No	WD	C	199,100	359,000	359,000	55.46 %	
02/05/2025	2025R-01661	05-132-031-00	CHISHOLM GEORGE E	ROUNDS JOHN L & CINDY J	No	WD	C	146,100	300,000	300,000	48.70 %	
02/06/2025	2025R-01999	05-122-014-00	PHILLIPS RONALD & JOAN TRUST	MORITZ MICHAEL & SHERYL TRUSTEE	No	WD	C	144,600	355,000	355,000	40.73 %	
02/10/2025	2025R-01753	05-241-113-00	MEHRHOFF JEFFERY S & KRISTIN K	BAILEY MORGAN & ELY KEVIN	No	WD	C	150,600	412,500	412,500	36.51 %	
02/12/2025	2025R-02267	05-317-023-00	VANNORWICK SHIRLEY TRUST	JENSON JEFFREY L & MARY E	No	WD	C	141,800	335,006	335,006	42.33 %	
02/13/2025	2025R-01959	05-496-031-00	PREMIER PLACE II LLC	BOWMAN HOWARD G	No	WD	C	77,200	342,900	342,900	22.51 %	
02/19/2025	2025R-02268	05-128-038-00	DANET JOSETTE	WALSH KELLAN & NICOLE	No	WD	C	87,600	205,000	205,000	42.73 %	
02/21/2025	2025R-02269	05-120-031-00	BARTLEY MEGAN	FLINT DEREK & CHABON ADALENE	No	WD	C	228,700	420,000	420,000	54.45 %	
02/26/2025	2025R-02227	05-165-044-00	CONNOR DANIELLE R & BRYAN SHACK R	VELEZ RICARDO & SCOBY SUSAN	No	WD	C	167,000	396,500	396,500	42.12 %	
02/27/2025	2025R-02293	05-319-003-00	BERRY LEAH	WILLS BETH A	No	WD	C	102,200	275,000	275,000	37.16 %	
03/03/2025	2025R-02675	05-289-075-00	FREYE RYAN R & SHAW ERIN L	WING BRADY & PETROSKY EMILY	No	WD	C	184,700	460,000	460,000	40.15 %	
03/03/2025	2025R-02741	05-319-204-00	HIGGINS SHARON	SWINEHART FRANKLIN & FROST JULIENNA	No	WD	C	108,400	250,000	250,000	43.36 %	JTFRS
03/07/2025	2025R-03491	05-132-015-00	KANE LOUISE E ESTATE	DIVER GRETCHEN & BRITTON	No	WD	C	133,800	276,900	276,900	48.32 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/10/2025	2025R-02980	05-184-040-00	HOLTROP MELANIE & TENNEY WILSON C	MOHR ERICA & BRIAN	No	WD	C	70,300	128,900	128,900	54.54 %	
03/12/2025	2025R-02983	05-110-001-00	PERFETTO MELANIE & BOLDEN SCOTT &	POULTER THOMAS & KERI	No	WD	C	133,100	354,000	354,000	37.60 %	
03/14/2025	2025R-03244	05-036-025-40	WASLAWSKI BRANDY C	AKERLEY LEIGH E	No	WD	C	150,300	413,000	413,000	36.39 %	
03/14/2025	2025R-03223	05-316-001-00	LADD MICHAEL & DELORES	SARVER ANDREW W & MARY C TRUST	No	WD	C	147,700	426,000	426,000	34.67 %	
03/18/2025	2025R-03097	05-122-001-00	RAY MARVIN & EUNICE	GOODWIN DOUGLAS S & MARION	No	WD	C	148,700	345,000	345,000	43.10 %	
03/18/2025	2025R-04319	05-413-009-00	DUNFEE GRETCHEN	LINDER AUDREY ST JOHN & CY EDWARD	No	WD	C	307,800	700,000	700,000	43.97 %	TRUST
03/20/2025	2025R-03596	05-325-001-00	CARON ALAN J & DOROTHY E TRUST	GERSTNER JACOB & GERSTNER RICAHRD	No	WD	C	166,500	410,000	410,000	40.61 %	
03/21/2025	2025R-03245	05-017-023-00	WALLER JUSTIN D & MONICA	NOBLE BENJAMIN J & TESSA	No	WD	C	141,000	485,000	485,000	29.07 %	
03/21/2025	2025R-03312	05-082-016-00	MESSINGER LINDA M	WALLER JUSTIN	No	WD	C	142,200	275,000	275,000	51.71 %	
03/28/2025	2025R-03640	05-186-051-00	SCHAAR BOBBI & ANDREW	MACDONALD ELLEN TRUST	No	WD	C	92,700	330,000	330,000	28.09 %	
03/28/2025	2025R-04314	05-241-092-00	BRUDI JOSHUA & SARAH	TUOMI CHERISH & SHAUN	No	WD	C	203,400	451,000	451,000	45.10 %	
03/31/2025	2025R-03798	05-079-024-00	TUTTLE HENRY A ESTATE	VERDI JOY & CHOMA JILL	No	WD	C	195,200	359,900	359,900	54.24 %	
											%	
											%	
TOTAL SALES		96		**SALES PERIOD TOTAL**				16,561,400	38,877,676	38,841,676		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/02/2025	2025R-04385	05-106-040-00	WALTERS ANDREW J	SIMPSON JOSHUA	No	WD	C	191,200	395,000	395,000	48.41 %	
04/02/2025	2025R-04209	05-165-075-00	LARNED EMILIE	TESTER GABRIELLE & WILLIS GABRIEL	No	WD	C	120,600	354,050	354,050	34.06 %	
04/04/2025	2025R-04379	05-027-001-40	KENNISON BARBARA J	RITOLA JUDY A	No	WD	C	170,600	396,000	396,000	43.08 %	
04/04/2025	2025R-04647	05-132-073-00	COOK STEVEN D & PAMELA G TRUST	HARTL JOHN L III TRUST	No	WD	C	151,300	375,000	375,000	40.35 %	
04/04/2025	2025R-04210	05-280-004-00	BOISVERT DORIS HELEN TRUST	SMITH SHEA HALEY & GIERMAN SPENCER	No	WD	C	125,400	380,000	380,000	33.00 %	
04/04/2025	2025R-04377	05-319-136-00	CLAYTON DANIELLE L	BAKER CHRISTINE	No	WD	C	198,900	440,000	440,000	45.20 %	
04/08/2025	2025R-04697	05-176-084-00	HOFFMAN NICOLE	CORDERO ELAINE & NYLAND SARAH M	No	WD	C	252,000	480,000	480,000	52.50 %	
04/10/2025	2025R-04706	05-122-046-00	HARTMANN PAULA	STEWART SUSAN E	No	WD	C	179,200	349,300	349,300	51.30 %	
04/11/2025	2025R-04574	05-095-011-00	AVENUE RESTORED LLC	GUSLER LAUREN M	No	WD	C	145,500	499,000	499,000	29.16 %	
04/14/2025	2025R-04860	05-112-036-00	MAYR-FULEKY GERTRAUD TRUST	RITOLA TYLER	No	WD	C	123,800	225,000	225,000	55.02 %	
04/17/2025	2025R-05341	05-070-034-00	MORGA DAVID M & KELLY L	BYRNES JEREMY	No	WD	C	95,100	257,000	257,000	37.00 %	
04/18/2025	2025R-05020	05-114-026-00	LAND EQUITY LLC	GREAT LAKE INVESTMENTS NORTH LLC	No	WD	C	142,500	165,000	165,000	86.36 %	
04/18/2025	2025R-04825	05-241-105-00	BRAMER PATRICK W & ERIKA J	PIERCE JODY & MATTHEW T	No	WD	C	172,900	461,000	461,000	37.51 %	
04/21/2025	2025R-05265	05-075-001-00	KOENIG JEFFREY JR & ALISHA	LUHTA GUNAR D & JENNY L	No	WD	C	151,900	358,000	358,000	42.43 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/22/2025	2025R-04942	05-215-028-00	MITCHELL JANE A (LE)	LULU PROPERTIES LLC	No	WD	C	38,800	64,000	64,000	60.63 %	
04/24/2025	2025R-05423	05-050-038-00	SANFORD JAMES W & MARCELL M TRUST	ESTERLINE DANE	No	WD	C	360,900	1,050,000	1,050,000	34.37 %	
04/28/2025	2025R-05321	05-014-089-00	SHARP JAMIE L	MULDER KURT & MULDER SHAWN &	No	WD	C	102,900	318,900	318,900	32.27 %	
05/02/2025	2025R-06267	05-079-018-00	SWEETLAND CORDELIA BACHER TRUSTEE	LOEHER RONALD & JOAN	No	WD	C	237,000	427,000	427,000	55.50 %	
05/02/2025	2025R-05765	05-120-061-00	OLOUGHLIN DILLON S	ERICKSON IAN & MEYER AMANDA	No	WD	C	158,700	420,000	420,000	37.79 %	
05/02/2025	2025R-05469	05-403-018-00	RUEGG JONATHAN P &	NIEDZIELSKI JACOB D	No	WD	C	146,200	335,000	335,000	43.64 %	
05/07/2025	2025R-06265	05-102-007-00	NELSON JAMES C & CONNIE L	WEICHERT TIMOTHY &	No	WD	C	252,700	619,000	619,000	40.82 %	
05/07/2025	2025R-05935	05-332-010-00	LOVEJOY KACE C & KAYLEE J	BROWN DONALD TRUSTEE	No	WD	C	192,500	341,500	341,500	56.37 %	
05/09/2025	2025R-05920	05-030-037-12	BOIK ROBERT & JANICE	MEYERS CODY	No	WD	C	178,200	402,000	402,000	44.33 %	
05/12/2025	2025R-05936	05-079-038-00	BUELL JERRY L (LE)	LYDEN CHARLES P & ANITA M	No	WD	C	193,500	354,500	354,500	54.58 %	
05/15/2025	2025R-06111	05-023-029-05	JENKINS DALE L & JOAN A TRUST	REYELTS JILL & MIKOWSKI ALAN	No	WD	C	160,500	318,000	318,000	50.47 %	
05/15/2025	2025R-06344	05-107-021-00	PELTON TERRI	GRUNDY ZACHARY J	No	WD	C	227,400	388,000	388,000	58.61 %	
05/15/2025	2025R-06262	05-295-012-00	DOTEN DALE D & SUZANNE M	TESTER KATIE	No	WD	C	140,400	435,000	435,000	32.28 %	
05/20/2025	2025R-06235	05-115-002-00	POVOLO JULIE A	GYLLING ANDREW & SLADKEY CARL	No	WD	C	309,500	500,000	500,000	61.90 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/20/2025	2025R-06585	05-115-007-00	CARTER MICHAEL & JOANNE	STRASKO STEVEN & CHLOE	No	WD	C	150,600	380,000	380,000	39.63 %	
05/21/2025	2025R-06331	05-295-103-00	WELLS DONNA	THOMAS JEFFREY L & SHAWNA &	No	WD	C	124,100	315,000	315,000	39.40 %	
05/22/2025	2025R-06363	05-080-009-00	BELL SALLY A TRUST	SKERKENBURG RYAN & KRISTIN TRUST	No	WD	C	187,000	460,000	460,000	40.65 %	
05/23/2025	2025R-06426	05-463-007-00	STRONG BOW DEVELOPMENT LLC	SULLIVAN ROSEMARY A	No	WD	C	220,600	437,500	437,500	50.42 %	
05/27/2025	2025R-07645	05-159-026-00	EGELER FAMILY REVOCABLE TRUST	CARNEY ELIZABETH K	No	WD	C	20,900	67,000	67,000	31.19 %	
05/27/2025	2025R-07394	05-224-066-00	LECHOTA THOMAS A & NANCY A (LE)	HOPPE JANICE A	No	WD	C	291,000	750,000	750,000	38.80 %	
05/28/2025	2025R-07286	05-223-019-00	HASHOIAN ETHEL MARY TRUST	GRONBERG REBECCA TRUSTEE	No	WD	C	230,500	499,000	499,000	46.19 %	
05/29/2025	2025R-06725	05-075-048-00	BARNES THOMAS A & ANNE M	WARD MITCHELL	No	WD	C	146,000	379,900	379,900	38.43 %	
05/30/2025	2025R-06788	05-102-012-00	KUHN CRAIG & LORI	BARTOSEK KEVIN P & KOLLEEN K	No	WD	C	261,100	630,000	630,000	41.44 %	
05/30/2025	2025R-06932	05-165-103-00	MARTIN LARRY D & JEANNE M	RANDELL STEVE & LORI	No	WD	C	147,700	345,000	345,000	42.81 %	
06/01/2025	2019R-11241	05-102-012-00	VANPELT KATHLEEN M	KUHN CRAIG G & LORI MARIE	No	WD	C	261,100	399,900	399,900	65.29 %	
06/02/2025	2025R-06985	05-223-040-00	SMITH DANIEL L & DIANE T	ZELL SUSAN	No	WD	C	237,300	544,000	544,000	43.62 %	
06/03/2025	2025R-06848	05-004-021-00	THORNTON ROBERT	TERZANO DANETTE	No	WD	C	244,900	385,000	385,000	63.61 %	
06/03/2025	2025R-06871	05-283-027-50	RASMUSSEN CLARK A & LESLIE E	VAN HAAREN MATTHEW & COURTNEY`	No	WD	C	748,600	1,760,000	1,760,000	42.53 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/04/2025	2025R-07143	05-149-037-00	CLINTON EVAN & REBECCA	NORVILLE JORDAN & MOLLY	No	WD	C	225,500	455,000	455,000	49.56 %	
06/05/2025	2025R-07586	05-463-010-00	STECKROAT PAMELA TRUST	FIELDS STEVEN & MILLER SHANA	No	WD	C	276,500	520,000	520,000	53.17 %	
06/05/2025	2025R-07021	05-496-006-00	PREMIER PLACE II LLC	WIERENGA BRIAN & HEIDI	No	WD	C	170,100	441,508	441,508	38.53 %	
06/06/2025	2025R-07058	05-036-004-31	LEIPPRANDT JOEL & KELLY	LANSER ERIC	No	WD	C	116,400	250,000	250,000	46.56 %	
06/07/2025	2025R-07291	05-070-047-00	CRAVEN BONILYN E	CALLISON KATHRYN	No	WD	C	79,200	240,000	240,000	33.00 %	
06/09/2025	2025R-07265	05-264-080-00	FOUCH LISA S	JONES BARBARA A	No	WD	C	163,000	373,000	373,000	43.70 %	
06/09/2025	2025R-07129	05-446-039-00	CROWN ASSOCIATE INC	FIFAREK MARY JO	No	WD	C	74,300	135,000	135,000	55.04 %	
06/10/2025	2025R-07222	05-079-008-00	CLUCKEY PATRICIA & GLEN CYNTHIA A	MARTIN JUDITH & STEVEN	No	WD	C	183,400	359,900	359,900	50.96 %	
06/12/2025	2025R-07379	05-145-048-00	WARNER STEVE & WARNER DALE	BEASLEY HANNAH & TIBBETS BENJAMIN S	No	WD	C	131,900	405,000	405,000	32.57 %	
06/12/2025	2025R-07482	05-314-011-00	JORKASKY JARED A & GRIFFIS SHANNON	MURPHYTM HOLDINGS LLC	No	WD	C	317,500	800,000	800,000	39.69 %	
06/16/2025	2025R-07997	05-122-074-00	KIRSCH AVIS J TRUST	PREVO HEATHER	No	WD	C	171,100	275,000	275,000	62.22 %	
06/16/2025	2025R-07524	05-314-013-00	BROWN ROGER H & TINA M	GAPINSKI DOUGLAS E & JESSICA J	No	WD	C	275,700	765,000	765,000	36.04 %	
06/18/2025	2025R-07609	05-070-065-00	TLHC PROPERTIES, INC	LANDICK NATHAN	No	WD	C	79,400	260,000	260,000	30.54 %	
06/18/2025	2025R-08858	05-112-040-00	RAFFAELLI NORMA	DOLE JAMES	No	WD	C	130,800	299,000	299,000	43.75 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/18/2025	2025R-07632	05-241-091-00	WORM THOMAS	LOVEJOY KACE & KAYLEE	No	WD	C	159,600	425,000	425,000	37.55 %	
06/18/2025	2025R-07797	05-283-047-10	SOLEM MATTHEW D & ANNE M	VANRYSWYK NICHOLAS	No	WD	C	149,900	350,000	350,000	42.83 %	
06/20/2025	2025R-07734	05-145-047-00	DESMOND ANDREW E & RENEE L	ELWELL LAURA	No	WD	C	151,300	412,500	412,500	36.68 %	
06/20/2025	2025R-08072	05-149-027-00	PERRY DOUGLAS A & MCCLURE KERRI E	MCCLURE KERRI & PERRY DOUGLAS	No	WD	C	224,100	470,000	470,000	47.68 %	
06/20/2025	2025R-07793	05-315-014-20	BUSHONG DENNIS D & GAIL R	FREDRICKSON CHRISTOPHER & NATALIE	No	WD	C	309,900	1,110,000	1,110,000	27.92 %	
06/20/2025	2025R-07711	05-317-067-00	GRAVEL JOHN TRUSTEE	PAGE LYLE T & KATHRYN J	No	WD	C	159,100	381,000	381,000	41.76 %	
06/23/2025	2025R-08597	05-057-041-00	SEABASE REBECCA L	CLEARY KEVIN & ELISE	No	WD	C	219,400	419,000	419,000	52.36 %	
06/24/2025	2025R-08007	05-031-067-00	ARGIR MARK & LAURA	BLAZAITIS KAREN & KEITH	No	WD	C	338,400	645,000	645,000	52.47 %	
06/25/2025	2025R-08628	05-264-010-00	WOLF JANET	JABLON JOYCE	No	WD	C	143,200	420,000	420,000	34.10 %	
06/26/2025	2025R-07954	05-102-002-00	BACHMANN KLAUS D & MARIA L JT TRUST	MALKIEWICZ ROBERT & SHARON	No	WD	C	243,100	610,000	610,000	39.85 %	
06/27/2025	2025R-08618	05-057-010-00	SMITH PAUL D & PENNY A (LE)	MCELDUFF JOHN & SUSAN	No	WD	C	174,600	458,000	458,000	38.12 %	
07/02/2025	2025R-08469	05-122-061-00	HILBERT THEOLA	WITTE JANICE SICKLE	No	WD	C	174,300	351,650	351,650	49.57 %	
07/02/2025	2025R-08620	05-159-001-00	EGELER PHILIP A & MOLLY L TRUSTEES	ROSE JESSE	No	WD	C	344,700	744,000	744,000	46.33 %	
07/02/2025	2025R-08622	05-319-191-00	BOCK GREG & BOCK GARRETT &	EXUM MARY BETH	No	WD	C	80,100	225,000	225,000	35.60 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/03/2025	2025R-08485	05-317-027-00	DEYOUNG DOUGLAS	BLOUNT STEPHANIE	No	WD	C	158,300	440,000	440,000	35.98 %	
07/07/2025	2025R-08967	05-108-006-00	KADLEC JOHN & GINGER	PURE NORTH PROPERTIES	No	WD	C	38,700	88,000	88,000	43.98 %	
07/14/2025	2025R-09251	05-315-007-00	LISHAWA BRIAN A	GINGRAS ERIN & CLARK	No	WD	C	443,300	1,275,000	1,275,000	34.77 %	
07/17/2025	2025R-09000	05-099-024-00	BECERRA BROCK D & SHANNON L	BOGUCKI SHARON	No	WD	C	204,900	455,000	455,000	45.03 %	
07/18/2025	2025R-09195	05-082-055-00	BARRETT ELIZABETH C TRUST	BONAVENTURA GLEN & ELIZABETH	No	WD	C	208,200	493,500	493,500	42.19 %	
07/18/2025	2025R-09240	05-109-004-00	KOSEBA JOHN PETER	KREAGER BETHANY & ANDERSON	No	WD	C	338,200	760,000	760,000	44.50 %	
07/18/2025	2025R-09232	05-132-097-00	JESSON KAREN K DALLEY	DALLEY JASSON KAREN & JOHN	No	WD	C	168,700	320,000	320,000	52.72 %	
07/18/2025	2025R-09336	05-220-009-00	FELEY ANDREA N	BUGEN CLAIRE	No	WD	C	159,000	264,713	264,713	60.07 %	
07/22/2025	2025R-09242	05-220-021-00	WILLIAMS GREGORY W	WILLIAMS AMBER	No	WD	C	186,800	395,000	395,000	47.29 %	
07/24/2025	2025R-09444	05-283-008-00	HOLLIDAY TROY D & E NICOLE	ROSKOSKEY KATE & BENJAMIN	No	WD	C	184,600	435,000	435,000	42.44 %	
07/24/2025	2025R-09853	05-319-132-00	LEBLANC BRIAN	JOHNSTON GORDON SUK CHA	No	WD	C	183,500	405,000	405,000	45.31 %	
07/25/2025	2025R-09404	05-146-083-00	LANCE ALEXANDER & ALISON	WOLFE EMILY	No	WD	C	176,400	425,000	425,000	41.51 %	
07/25/2025	2025R-09358	05-319-054-00	KULESIA STEVEN E & BUTLER DIANA L	PHILLIPS AMY	No	WD	C	153,900	351,000	351,000	43.85 %	
07/30/2025	2025R-09672	05-128-010-00	MILHIEM KEITH	LAROCHE JAMES	No	WD	C	137,200	315,000	315,000	43.56 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/30/2025	2025R-10260	05-278-016-00	ROSE JESSE	KRIMBILL KEHOULANI & BENAK CAMERON	No	WD	C	150,000	369,000	369,000	40.65 %	
07/31/2025	2025R-10704	05-165-093-00	FRIMODIG M GRAVIS B & HAMEL K	HILL PATRICK & EMILY	No	WD	C	156,300	359,000	359,000	43.54 %	
07/31/2025	2025R-09803	05-260-011-00	LAMBERTSON CHRIS J &	TOMCZYK STACY & BRITO SARA &	No	WD	C	163,800	474,000	474,000	34.56 %	
08/01/2025	2025R-09735	05-031-006-00	KNIGHT WAYNE L (LE)	WALDECKER BLAKE & ALISON	No	WD	C	485,800	1,300,000	1,300,000	37.37 %	
08/01/2025	2025R-09955	05-034-001-10	ERICKSON FORREST W & ELLA D	MONTAGUE SHARRON	No	WD	C	125,100	145,000	145,000	86.28 %	
08/01/2025	2025R-09837	05-121-093-10	MOORE ANN E	GRAY SUSAN	No	WD	C	227,000	470,000	470,000	48.30 %	
08/01/2025	2025R-09835	05-224-054-00	KENNY PATRICK & MEGAN	CASTINE ANDREW & ARIELLE	No	WD	C	286,000	685,000	685,000	41.75 %	
08/05/2025	2025R-09957	05-152-094-00	MITTEN PROPERTY SOLUTIONS LLC	MADDEN TREVOR & JESSICA	No	WD	C	208,900	400,000	400,000	52.22 %	
08/06/2025	2025R-10096	05-050-032-00	THOMPSON LOIS L TRUST	RAMSBY TYLER	No	WD	C	356,400	800,000	800,000	44.55 %	
08/06/2025	2025R-10098	05-192-001-00	KNORR KATIE R	PROVENCHER QUINN	No	WD	C	112,200	213,500	213,500	52.55 %	
08/06/2025	2025R-10257	05-235-028-10	WALTZ VICTORIA L & MICHAEL J (LE)	GREEN JOY & WALTER A	No	WD	C	174,300	540,000	540,000	32.28 %	
08/08/2025	2025R-10422	05-155-013-00	TAYLOR BARBARA & WRIGHT DUANE &	WRIGHT DUANE & TIFFANY	No	WD	C	122,200	308,500	308,500	39.61 %	
08/08/2025	2025R-10080	05-295-110-10	WALTON KIRT & DENICE	TAYLOR BETSY & ALLEN JUSTIN	No	WD	C	195,400	420,000	420,000	46.52 %	
08/08/2025	2025R-10573	05-317-043-00	BECK GAIL C (LE)	ZERBEL JANET	No	WD	C	146,100	405,000	405,000	36.07 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Garfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/11/2025	2025R-10222	05-300-002-00	COURTAD LORRAINE A	FREDERICK MAGGIE & BRAHM KORY	No	WD	C	99,800	239,900	239,900	41.60 %	
08/12/2025	2025R-10550	05-313-018-00	SYLVESTER KENNETH N TRUSTEE	PHAN THU & NGUYEN AUSTIN	No	WD	C	209,000	310,000	310,000	67.42 %	
08/15/2025	2025R-11111	05-149-010-00	FORD MARLENE	LAMONT BEAU	No	WD	C	241,700	480,000	480,000	50.35 %	
08/20/2025	2025R-11073	05-128-027-00	NOBLE KAREN M ESTATE	BERNHARD BRYN	No	WD	C	74,800	175,000	175,000	42.74 %	
08/20/2025	2025R-10885	05-146-095-00	RENUCCI LESLEY	HINKS BENJAMIN & SHEEHAN MEG	No	WD	C	154,200	435,000	435,000	35.45 %	
08/21/2025	2025R-10893	05-188-013-00	FLORESTA STREET DEVELOPMENT LLC	BOYNTON MARCIA	No	WD	C	19,400	474,900	474,900	4.09 %	
08/22/2025	2025R-11304	05-132-087-00	STANKUS EMILY A TRUST	CRAWFORD ANGELA	No	WD	C	148,100	330,000	330,000	44.88 %	
08/25/2025	2025R-11032	05-146-096-00	FARMER CHERYL C (LE)	BRALO TAMARA & HANNA MICHAEL	No	WD	C	163,900	399,000	399,000	41.08 %	
08/25/2025	2025R-11067	05-224-001-00	WROBEL BRENT J & MELISSA L	BAIDME DAVID & CHRISTINE	No	WD	C	217,000	470,000	470,000	46.17 %	
08/27/2025	2025R-11144	05-125-047-00	JAY B RENTALS LLC (LC BUYER)	MELISSA RAETZ SPECIAL NEEDS TR	No	WD	C	45,700	90,000	90,000	50.78 %	
09/02/2025	2025R-11607	05-351-049-00	RYBICKI ADAM & TARA	HEINE BRITTNEY & PAUL	No	WD	C	257,500	653,000	653,000	39.43 %	
09/05/2025	2025R-11544	05-132-085-00	NICHOLS LYLE A & BEVERLY E	TROMBLEY KAY & KEVIN	No	WD	C	157,100	335,000	335,000	46.90 %	
09/08/2025	2025R-11822	05-154-147-00	BROWN GABRIELLE ESTATE	RUDNICK JENNIFER	No	WD	C	277,400	515,000	515,000	53.86 %	
09/09/2025	2025R-11669	05-154-189-00	JENSON JEFFREY & MARY	HALL MATTHEW & HEATHER	No	WD	C	319,100	570,000	570,000	55.98 %	
TOTAL SALES	112			**SALES PERIOD TOTAL**				21,493,900	49,847,121	49,847,121		
				12 MONTH TOTAL				38,055,300	88,724,797	88,688,797		

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Grant Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405	1.	92,234,250
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403	2.	74,197,100
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2	3.	1.2431

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405	4.	99,911,600
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403	5.	95,465,500
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5	6.	1.0466

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6	7.	1.3010

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)
2023	04/2023-09/2023	14	1,015,700	1.3010	1,321,426	2,712,920	48.71%
2023	10/2023-03/2024	10	743,800	1.3010	967,684	1,778,020	54.42%
12 Month Total Sales		24		12 Month Total Sales	2,289,110	4,490,940	50.97%
2024	04/2024-09/2024	15	636,700	1.0466	666,370	1,549,292	43.01%
2024	10/2024-03/2025	11	1,496,100	1.0466	1,565,818	4,014,400	39.01%
12 Month Total Sales		26		12 Month Total Sales	2,232,188	5,563,692	40.12%
24 Month Total Sales		50		**24 Month Total Sales**	4,521,298	10,054,632	
					***24 Month Mean Adjusted Ratio**		45.55%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	11	1,496,100	1.0466	1,565,818	4,014,400	39.01%
2025	04/2025-09/2025	17	2,030,200	1.0000	2,030,200	5,150,800	39.42%
12 Month Total Sales		28		**12 Month Total Sales**	3,596,018	9,165,200	
					**** 12 Month Aggregate Adjusted Ratio**		39.24%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Grant Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/07/2023	2023R-03796	06-300-001-00	HARTZELL RONALD W	STIERS JASON & AERYN	No	WD	C	41,800	60,000	60,000	69.67 %	
04/26/2023	2023R-04841	06-013-001-10	HUGHEY JASON	MCCOY DOUG & MARIANNA	No	WD	C	151,400	347,000	347,000	43.63 %	
05/05/2023	2023R-05329	06-029-007-20	WELLS CRAIG & ZURAWSKI DENA	BARROW J BRENT	No	WD	C	137,200	413,920	413,920	33.15 %	
05/17/2023	2023R-05796	06-018-002-16	ONE IF BUY LAND LLC	CRONK JEFF	No	WD	C	9,000	25,000	25,000	36.00 %	
06/12/2023	2023R-07404	06-018-003-11	AYERS MICHAEL F ROSENBURG JESSICA	OCKERT OLIVIA & ASHBAUGH BEN	No	WD	C	49,200	244,000	244,000	20.16 %	
06/13/2023	2023R-07126	06-500-039-10	RIVARD MARLA	TRIMMER CALEB & ANNA	No	WD	C	32,400	75,000	75,000	43.20 %	
06/14/2023	2023R-07596	06-200-028-00	STEPHENSON JAMES M TRUST	NOVAK KYLE & BREARLEY CYNTHIA	No	WD	C	28,600	45,000	45,000	63.56 %	
06/14/2023	2023R-07094	06-278-012-00	SCHNEIDER THOMAS G & DEBORAH A	MOOSEPATH LLC	No	WD	C	9,000	16,500	16,500	54.55 %	
06/23/2023	2023R-07516	06-024-004-30	ZENO CATHERINE A	LIEBER AARON M	No	WD	C	98,700	208,500	208,500	47.34 %	-10060 CORRECT TO $208,500
07/19/2023	2023R-09611	06-018-003-14	AYERS ROBERT H & DOROTHY E	HALL NATHANIEL & RADCLIFFE HANNAH	No	WD	C	135,800	345,000	345,000	39.36 %	
07/21/2023	2023R-08957	06-500-042-00	SALVAGGIO DEVYN M	ADAMS KNOWL	No	WD	C	66,200	225,000	225,000	29.42 %	
08/07/2023	2023R-09575	06-018-003-13	AYERS ROBERT H JR & SANDRA	BUCHANAN JAMES & BETH	No	WD	C	9,000	28,000	28,000	32.14 %	
08/31/2023	2023R-10530	06-003-002-18	COMBOS DAVID D & ANNE F TRUST	CAIN FAMILY TRUST	No	WD	C	228,100	651,000	651,000	35.04 %	
09/05/2023	2023R-10889	06-003-002-09	HITCHCOCK DIRK L (ELE)	TANKE EUGENE	No	WD	C	19,300	29,000	29,000	66.55 %	
TOTAL SALES	14			**SALES PERIOD TOTAL**				1,015,700	2,712,920	2,712,920		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Grant Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/13/2023	2023R-14475	06-024-004-50	ACER PARADISE CORPORATION	RASCHI CHARLES & ERIN	No	WD	C	27,200	47,000	47,000	57.87 %	
10/31/2023	2023R-13435	06-278-010-00	SWEET BILL & TONI	BROCK RILEY & PARKER LIZ	No	WD	C	8,100	26,000	26,000	31.15 %	JTWFRS
11/06/2023	2023R-13797	06-007-001-05	MCNEIL PATRICK J	BARTMAN BRIAN & HARRIGAN REBEKAH	No	WD	C	95,500	249,000	249,000	38.35 %	
11/08/2023	2023R-14229	06-011-010-05	STEELMAN JACOB & LISTTEN	WATTERS EDELGARD & LANCE	No	WD	C	15,000	37,500	37,500	40.00 %	
12/05/2023	2023R-15107	06-024-004-50	RASCHI CHARLES & ERIN	COLLINS TIM	No	MLC	CR	27,200	100,000	100,000	27.20 %	
12/08/2023	2023R-14880	06-024-003-21	BANDY MICHAEL	SWENSON RYAN & MURRAY HOPE A	No	WD	C	208,600	383,500	383,500	54.39 %	
12/22/2023	2023R-15465	06-278-012-00	MOOSEPATH LLC	KAUFMAN ALAN & SHIRLEY	No	WD	C	9,000	30,000	30,000	30.00 %	
01/18/2024	2024R-00816	06-031-014-50	KISH ROBERT J	KOPRIVA ANGELA & KEVIN	No	WD	C	30,000	45,000	45,000	66.67 %	
02/15/2024	2024R-01967	06-200-035-00	DUFRESNE EMILE J	HARDEN KENNETH & ANNA	No	WD	C	158,600	495,000	495,000	32.04 %	
03/06/2024	2024R-02889	06-030-002-00	MORGAN GARY F	LAIMBEER WILLIAM JR TRUST	No	WD	C	164,600	400,000	400,000	41.15 %	
											%	
											%	
											%	
											%	
TOTAL SALES	10			**SALES PERIOD TOTAL**				743,800	1,813,000	1,813,000		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Grant Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/01/2024	2024R-04256	06-200-021-00	FLOREY'S RANCH DEVELOPMENT INC	YBARRA RICHARD & DEBRA	No	WD	C	71,500	105,000	105,000	68.10 %	
04/08/2024	2024R-05647	06-011-010-08	MOON JOHN D & VALITA H	ROMBERG PATRICIA	No	WD	C	17,500	39,000	39,000	44.87 %	
04/17/2024	2024R-05021	06-278-008-00	FOX ANTHONY K & WOLVERTON TAMI L	TYLER ROBERT RILEY	No	WD	C	9,000	13,592	13,592	66.22 %	
04/25/2024	2024R-05109	06-200-008-00	KOPRIVA ANGELA & KEVIN	MICHIE GLEN	No	WD	C	17,500	52,000	52,000	33.65 %	
05/22/2024	2024R-06671	06-025-006-03	SPANGLER LINCOLN & KIMBERLY	KENT NINA	No	WD	C	29,100	86,300	86,300	33.72 %	
06/04/2024	2024R-07031	06-011-008-00	HUD	HANELL RALPH	No	CD	C	75,200	170,000	170,000	44.24 %	
06/07/2024	2024R-07389	06-200-009-00	FLOREY'S RANCH DEVELOPMENT INC	YARO ESTATES LLC	No	WD	C	17,500	35,000	35,000	50.00 %	
06/07/2024	2024R-07457	06-200-011-00	FLOREY'S RANCH DEVELOPMENT INC	YARO ESTATES LLC	No	WD	C	17,500	35,000	35,000	50.00 %	
06/21/2024	2024R-09219	06-026-002-01	VAN VALKENBURGH LOIS	CADE DENVER & HEATHER	No	WD	C	47,300	164,000	164,000	28.84 %	
06/24/2024	2024R-08098	06-278-013-00	KAY RAY PROPERTIES LLC	NEWMAN RICHARD	No	WD	C	8,100	34,000	34,000	23.82 %	
07/16/2024	2024R-09011	06-200-044-00	BANTON WAYNE & DEBRA A	STURMAN TREENEN	No	WD	C	36,900	70,000	70,000	52.71 %	
08/19/2024	2024R-10216	06-007-001-03	FRISBY JOHN C & NANCY A	WEBB JORDAN & DEWALT SAWYER	No	WD	C	105,800	295,500	295,500	35.80 %	JTFRS
08/23/2024	2024R-10567	06-200-010-00	STONE MOUNTAIN LLC	PATANELLA JOSEPH & JENNIFER	No	WD	C	17,500	39,900	39,900	43.86 %	
09/13/2024	2024R-11388	06-300-006-00	ONEILL DANIEL P & KATRI M	HOEKWATER SKEETER	No	WD	C	78,200	260,000	260,000	30.08 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Grant Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/27/2024	2024R-11989	06-007-009-00	SMITH TIMOTHY ET AL	BONIN MICHAEL & JILL	No	WD	C	88,100	150,000	150,000	58.73 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		15		**SALES PERIOD TOTAL**				636,700	1,549,292	1,549,292		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Grant Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/10/2024	2024R-12574	06-001-008-20	LINSEMAN LAIIKN	PALOMINO MARIO & LIA	No	WD	C	83,900	275,000	275,000	30.51 %	
10/22/2024	2024R-13035	06-005-028-00	TOSKI GREEN LAKE LLC	MUCCI SARAH & DREW	No	WD	C	612,300	1,276,500	1,276,500	47.97 %	
11/01/2024	2024R-13587	06-023-013-00	HYLAND TIM & KATHLEEN TRUSTS	FRANCO ROBERT & FRANCO RACHEL	No	WD	C	199,100	875,000	875,000	22.75 %	TIC
12/20/2024	2024R-15915	06-003-002-05	HARDING LAWRENCE G (ELE)	EMERY ADAM & JANE	No	WD	C	226,600	570,000	570,000	39.75 %	
01/24/2025	2025R-01160	06-200-045-00	FLOREY'S RANCH DEVELOPMENT INC	MYFAIR HOMES LLC	No	WD	C	32,500	43,000	43,000	75.58 %	
01/30/2025	2025R-01470	06-200-016-00	BREHM CYNTHIA & WILLIAM	BRUGGER MICHAEL	No	WD	C	43,900	55,900	55,900	78.53 %	
02/13/2025	2025R-01969	06-016-002-00	LAMEY JANIS ANN ETAL	BATDORF DAVID III & HAYES CARMEN	No	WD	C	97,800	335,000	335,000	29.19 %	
02/21/2025	2025R-02079	06-200-020-00	GAUTHIER JUSTIN & RACHEL	DAMM EDWARD & WENDI	No	WD	C	32,500	75,000	75,000	43.33 %	
03/04/2025	2025R-03236	06-011-010-21	MILES CHASE & SAMANTHA	WOODS SAWYER	No	WD	C	29,700	70,000	70,000	42.43 %	
03/07/2025	2025R-03079	06-200-037-00	FLOREY'S RANCH DEV INC	BAKUNETS TIMOFEY	No	WD	C	32,500	40,000	40,000	81.25 %	
03/28/2025	2025R-03768	06-010-003-00	NIZZI MICHAEL TRUST	TURNER DAVID & JOEY TRUST	No	WD	C	105,300	399,000	399,000	26.39 %	
											%	
											%	
											%	
TOTAL SALES		11						**SALES PERIOD TOTAL**	1,496,100	4,014,400	4,014,400	
								24 MONTH TOTAL	3,892,300	10,089,612	10,089,612	

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Green Lake Township
Classification of Property (Ag, Com, Res, etc.) COMMERCIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 205 ..... 1. 27,739,800
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 203 ..... 2. 23,799,700
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1656

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 205 ..... 4. 28,006,600
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 203 ..... 5. 27,954,000
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.0019

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.1678

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)
2023	04/2023-09/2023	4	422,500	1.1678	493,396	1,121,000	44.01%
2023	10/2023-03/2024	2	539,300	1.1678	629,795	1,235,000	51.00%
12 Month Total Sales		6		12 Month Total Sales	1,123,191	2,356,000	47.67%
2024	04/2024-09/2024	2	532,400	1.0019	533,412	1,400,000	38.10%
2024	10/2024-03/2025	3	1,047,500	1.0019	1,049,490	2,191,000	47.90%
12 Month Total Sales		5		12 Month Total Sales	1,582,902	3,591,000	44.08%
24 Month Total Sales		11		**24 Month Total Sales**	2,706,093	5,947,000	
					***24 Month Mean Adjusted Ratio**		45.88%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	3	1,047,500	1.0019	1,049,490	2,191,000	47.90%
2025	04/2025-09/2025	2	320,600	1.0000	320,600	950,000	33.75%
12 Month Total Sales		5		**12 Month Total Sales**	1,370,090	3,141,000	
					**** 12 Month Aggregate Adjusted Ratio**		43.62%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2023 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.***

2024 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.***

2025 ***March Board of Review valuations are compared with sales transacted during April through September of 2025.***

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Green Lake Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 595,409,000
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 507,804,600
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1725

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 684,217,300
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 608,373,200
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1247

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.3187

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)
2023	04/2023-09/2023	47	5,784,000	1.3187	7,627,361	16,955,000	44.99%
2023	10/2023-03/2024	43	6,209,200	1.3187	8,188,072	16,265,250	50.34%
12 Month Total Sales		90		12 Month Total Sales	15,815,433	33,220,250	47.61%
2024	04/2024-09/2024	78	11,391,400	1.1247	12,811,908	28,346,133	45.20%
2024	10/2024-03/2025	48	4,760,300	1.1247	5,353,909	11,650,530	45.95%
12 Month Total Sales		126		12 Month Total Sales	18,165,817	39,996,663	45.42%
24 Month Total Sales		216		**24 Month Total Sales**	33,981,250	73,216,913	
					***24 Month Mean Adjusted Ratio**		46.52%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	48	4,760,300	1.1247	5,353,909	11,650,530	45.95%
2025	04/2025-09/2025	56	9,423,900	1.0000	9,423,900	21,900,562	43.03%
12 Month Total Sales		104		**12 Month Total Sales**	14,777,809	33,551,092	
					**** 12 Month Aggregate Adjusted Ratio**		44.05%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/26/2023	2023R-04830	07-010-006-00	HAYDEN HOLDINGS LLC	1899 ROGERS ROAD LLC	No	WD	C	251,200	660,000	660,000	38.06 %	
08/10/2023	2023R-10913	07-017-015-00	WILDS RONALD A & WITHEROW DANIEL S	MASON CHRIS	No	WD	C	67,100	196,000	196,000	34.23 %	
09/06/2023	2023R-10866 &	07-016-031-00	MCNINCH TRUST	ALLEN RUTH	No	LC	CR	71,100	185,000	185,000	38.43 %	
09/29/2023	2023R-11940	07-105-005-00	LAMPTON TIMOTHY E	GLIMER CRAIG	No	WD	C	33,100	80,000	80,000	41.38 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	4	SALES PERIOD TOTAL	422,500	1,121,000	1,121,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/26/2024	2024R-03616	07-770-006-00	LOCHENWIND LLC	S & N OF BENZONIA LLC	No	WD	C	276,800	520,000	520,000	53.23 %	
03/28/2024	2024R-03615	07-770-004-00	LOCHENWIND LLC	ABRO SOUAD &	No	WD	C	262,500	715,000	715,000	36.71 %	
03/28/2024	2024R-03615	07-770-002-00	LOCHENWIND LLC	ABRO SOUAD &	No	WD	R	262,500	715,000	715,000	36.71 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	3	SALES PERIOD TOTAL	801,800	1,950,000	1,950,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Green Lake Township	☒ Township ☐ City	2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/23/2024	2024R-04970	07-330-014-00	POMEROY HOME FURNISHINGS INC	MONTROSE PROPERTIES LLC	No	WD	C	394,100	1,100,000	1,100,000	35.83 %	
05/22/2024	2024R-06396	07-018-007-20	LUNA PEGGY	SWARTZ NORTHERN MICHIGAN ENTERPRISE	No	MLC	CR	138,300	300,000	300,000	46.10 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	2	SALES PERIOD TOTAL	532,400	1,400,000	1,400,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/20/2024	2024R-15670	07-140-061-00	MEEKHOF JUDY	LOOMBA DAVE	No	WD	C	27,500	58,000	58,000	47.41 %	
11/26/2024	2024R-14976	07-023-020-00	BROOKSIDE COTTAGE 7 RESORT LLC	AB AND E LLC	No	WD	C	980,800	2,000,000	2,000,000	49.04 %	
03/28/2025	2025R-03612	07-016-032-10	GEIGER JAMES A & WERNER ELIZABETH A	PINE PARK STATION LLC	No	WD	C	39,200	133,000	133,000	29.47 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	3	SALES PERIOD TOTAL	1,047,500	2,191,000	2,191,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2025 - 09/30/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☒ S1 ☐ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/05/2025	2025R-05700	07-770-008-01	LOCHENWIND LLC	TRADEWINDS COMMERCE PARK SOUTH LL	No	WD	C	198,300	525,000	525,000	37.77 %	
08/08/2025	2025R-10300	07-012-019-20	AWM ENTERPRISES LLC	ROEMER PROPERTY MGMT LLC	No	WD	C	122,300	425,000	425,000	28.78 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	2	SALES PERIOD TOTAL	320,600	950,000	950,000
		12 MONTH TOTAL	1,368,100	3,141,000	3,141,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/07/2023	2023R-03774	07-015-020-00	AYERS SUSAN M & AYERS RICHARD W	HISSONG KURTIS & KATHRYN	No	WD	C	38,400	107,000	107,000	35.89 %	
04/10/2023	2023R-04325	07-033-017-00	MUNSON RONALD	COOPER THOMAS L & BETH ANN	No	WD	C	56,700	110,000	110,000	51.55 %	
04/17/2023	2023R-05046	07-180-033-20	DELORME DENICE ESTATE	ENDRES LORA & THENIKL AMY	No	WD	C	21,800	64,000	64,000	34.06 %	
04/18/2023	2023R-04627	07-790-067-01	BGRS LLC	WALGRAVE ALEXANDRA & JEFFREY	No	WD	C	97,200	332,000	332,000	29.28 %	
04/27/2023	2023R-05459	07-500-048-00	MANSBURGER TRUST	LOMBARDI RAYMOND & KIM TRUSTS	No	WD	C	255,900	862,788	975,000	26.25 %	SEE COMMENTS
05/03/2023	2023R-05523	07-277-013-00	ZDC LLC	T.L. SCHAUB LAND LLC	No	WD	C	21,300	42,500	42,500	50.12 %	
05/03/2023	2023R-05286	07-600-245-00	MOEHLE RICHARD & LINDA	FERTIG RACHEL & TEMPLE MARY	No	WD	C	200,300	701,000	701,000	28.57 %	
05/04/2023	2023R-05260	07-034-019-20	MURRAY CHRISTOPER S & MICHELE L	STEPHENSON JOHN & CHRISTA	No	WD	C	129,700	380,000	380,000	34.13 %	
05/04/2023	2023R-05425	07-715-014-00	ARGIR ROSS & BRANDY	SEABASSE SEAN & SHAWN	No	WD	C	25,000	55,000	55,000	45.45 %	
05/05/2023	2023R-05257	07-220-021-00	JULIAN JAMIE JEAN & RANSOM KENDALL	WELCH JASON & MELISSA	No	WD	C	295,600	499,000	499,000	59.24 %	
05/05/2023	2023R-05421	07-511-006-00	DISBROW KENTON	FARESE MICHAEL & SNYDER	No	WD	C	122,300	352,500	352,500	34.70 %	
05/05/2023	2023R-05308	07-700-028-00	DOW STEVEN & NANCY	KECK KEVIN & PASOVIC EMIR	No	WD	C	354,700	1,155,000	1,155,000	30.71 %	
05/12/2023	2023R-05707	07-012-004-00	NADJI TAOUFIK	MOOSE ADAM & ATCHISON CASEY	No	WD	C	123,600	279,000	279,000	44.30 %	
05/19/2023	2023R-06510	07-460-042-00	TAYLOR PAUL & MICHELLE	HARTFIK ASHLEY	No	WD	C	81,000	350,000	350,000	23.14 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/26/2023	2023R-07495	07-220-061-00	NAPPER JASON & MELISSA	BAMBERGER AMY	No	WD	C	85,400	264,000	264,000	32.35 %	
05/26/2023	2023R-06391	07-800-113-00	POHLMAN DANIEL & KATHLEEN	DENOYER SYDNEY & GUERIN BYRON	No	WD	C	71,100	219,000	219,000	32.47 %	
06/07/2023	2023R-07285	07-540-041-00	GEIL MARC & KRISTIE	MAXFIELD WILLIAM & TAMMI	No	WD	C	25,100	50,000	50,000	50.20 %	
06/09/2023	2023R-07284	07-170-006-00	BARA THOMAS G & ANNE T	LATULIPPE ANITA &	No	WD	C	135,400	402,900	402,900	33.61 %	
06/09/2023	2023R-06883	07-180-018-10	KAGEY DOUGLAS L	WICKWIRE CHRISTOPHER	No	WD	C	28,100	53,000	53,000	53.02 %	
06/15/2023	2023R-07298	07-180-002-08	BARNES JOYCE A TRUST	CARTER WILLIAM & MELISSA	No	WD	C	123,800	325,000	325,000	38.09 %	
06/20/2023	2023R-07602	07-440-134-00	CORTRIGHT ANGELIQUE	ZYWICKI ALEXIS	No	WD	C	65,900	275,000	275,000	23.96 %	
07/17/2023	2023R-09578	07-023-005-00	PAVILANIS THEODORE A & CHARLOTTE J	BAYAGICH JOHN & PATRICIA	No	WD	C	288,300	1,175,000	1,175,000	24.54 %	
07/18/2023	2023R-08416	07-020-036-00	FRYE WESLEY R & FRYE KENDRA	CLASSENS ROBERT & SYLVIA	No	WD	C	76,500	235,000	235,000	32.55 %	
07/18/2023	2023R-08838	07-335-031-00	BECKLEY JACKLIN TRUST	WAGER THEODORE & KATRINA	No	WD	C	132,500	375,000	375,000	35.33 %	
07/20/2023	2023R-08872	07-600-236-00	HINSKE DAVID & MIRIAM	COCKRELL SARA	No	WD	C	164,700	509,000	509,000	32.36 %	
07/26/2023	2023R-09573	07-847-034-00	FULLER RICKY D & LORI A	OECHSLE JASON & JODY	No	WD	C	114,500	262,700	262,700	43.59 %	
07/28/2023	2023R-09216	07-003-031-00	MEDICI ZACHARY	LAMOREAUX LUKE D	No	WD	C	131,000	425,000	425,000	30.82 %	
07/28/2023	2023R-08932	07-240-011-00	GRIFFIN FRANK G TRUST	SANDC HOLDINGS LLC	No	WD	C	149,900	430,000	430,000	34.86 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/02/2023	2023R-09233	07-847-091-00	KROUPA BRADLEY D & HALEY J	HUDSON RYAN & KIRA	No	WD	C	160,700	432,000	432,000	37.20 %	
08/08/2023	2023R-09740	07-735-047-00	LEE RALPH H JR & DANA M	ZOKAS ELIZABETH & KYLE	No	WD	C	147,200	388,000	388,000	37.94 %	
08/15/2023	2023R-09830	07-180-046-20	WINDIATE DELBERTA	ROSS CHANDRA & TIMOTHY	No	WD	C	48,200	70,000	70,000	68.86 %	
08/28/2023	2023R-10721	07-470-015-00	ALLSWORTH BRIAN E & ALAINA M	SHAFER MEREDITH & ANTHONY PETER	No	WD	C	144,500	419,000	419,000	34.49 %	
08/28/2023	2023R-10495	07-580-194-00	MALLARD JOHN R & CHRISTINE	LEIBER SHIELA & ROBERT	No	WD	C	127,400	405,000	405,000	31.46 %	
08/29/2023	2023R-10496	07-335-039-00	BENDICKSON INGA M (ELE)	PETERSON SAMANATHA L	No	WD	C	137,100	422,000	422,000	32.49 %	
08/30/2023	2023R-11233	07-300-022-00	PIERSON FAMILY LIVING TRUST	NYLANDER DOUGLAS J	No	WD	C	348,000	1,000,000	1,000,000	34.80 %	
08/30/2023	2023R-10728	07-790-078-00	WORM WILFRED F JR & GAIL A	SCHULER DAVID & CHRISTINA	No	WD	C	76,300	263,500	263,500	28.96 %	
08/30/2023	2023R-11104	07-825-041-00	EVERHART GORDON & RENAE	QUEALY BRENDAN	No	WD	C	48,100	139,000	139,000	34.60 %	
09/05/2023	2023R-10850	07-460-042-00	HARTFIK ASHLEY	MARSIGLIA MICHAEL	No	WD	C	81,000	369,900	369,900	21.90 %	
09/06/2023	2023R-11033	07-560-094-00	GODDARD CHRISTOPHER G	5B LAND HOLDINGS LLC	No	WD	C	34,000	55,000	55,000	61.82 %	ARMS LENGTH PER ASSESSOR
09/08/2023	2023R-10986	07-800-110-00	NOVAK JENNIFER E	SMITH SAVANNAH	No	WD	C	94,500	206,000	206,000	45.87 %	
09/13/2023	2023R-11191	07-140-089-09	SAYER ROLAND H & DONNA M (ELE)	MCGINN ANDREW & CHRISTINE	No	WD	C	104,400	300,000	300,000	34.80 %	
09/13/2023	2023R-11218	07-812-162-00	LEAVEY PAULA J TRUST	K & M GROUP 4 LLC	No	WD	C	127,600	358,000	358,000	35.64 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/18/2023	2023R-11646	07-011-001-04	MORRISON DEAN W & JENNIFER L	UTLEY KATHY & CHADWELL VIRGINIA	No	WD	C	102,100	250,000	250,000	40.84 %	JTWFRS
09/21/2023	2023R-11632	07-180-039-50	WEBER LINDSEY	KAPALA ELIJAH B & AGRUDA NICOLE	No	WD	C	66,600	215,000	215,000	30.98 %	
09/22/2023	2023R-11810	07-020-043-00	TREKLES ROBERT E	GRANT DANIEL	No	WD	C	157,000	280,000	280,000	56.07 %	
09/27/2023	2023R-12047	07-029-004-00	MROWCZYNSKI SUSAN M	ZALD HAROLD & DIANE	No	WD	C	196,800	580,000	580,000	33.93 %	
09/28/2023	2023R-11907	07-736-074-00	JANICKI JOSEPH A & NANCY A	RAY DANIEL & CHRISTY	No	WD	C	166,800	400,000	400,000	41.70 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	47	SALES PERIOD TOTAL	5,784,000	16,842,788	16,955,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/05/2023	2023R-12255	07-031-012-30	MAREK KATHERINE	BELTON KYLE B	No	WD	C	91,100	225,000	225,000	40.49 %	
10/06/2023	2023R-12996	07-180-018-50	WARREN BETSY J ESTATE	WILLIAMS CYNTHIA	No	WD	C	23,000	37,000	37,000	62.16 %	
10/20/2023	2023R-13048	07-018-013-20	ORNS CHARLES & JOLENE	VITTORELLI PAUL	No	WD	C	19,300	42,000	42,000	45.95 %	
10/20/2023	2023R-12936	07-848-001-03	ROHDY KEVIN	NEWMAN RICHARD A TRUST	No	WD	C	21,800	55,000	55,000	39.64 %	
10/27/2023	2023R-13746	07-847-050-00	MARTINEZ ABEL & MORGAN COURTNEY	TORRES ROQUE & KASEY	No	WD	C	146,800	389,000	389,000	37.74 %	
11/03/2023	2023R-13757	07-336-007-00	MICHJEFF DEVELOPMENT LLC	GP 8 LLC	No	WD	C	120,000	240,000	240,000	50.00 %	MULTI-PARCEL
11/08/2023	2023R-13727	07-511-003-00	THAYER SHAUN B & LAURA E	AMDUR SERENA & KULIK DYLAN	No	WD	C	118,800	345,000	345,000	34.43 %	TIC FORMED
11/10/2023	2023R-13907	07-034-019-00	ROSS CHRISTOPHER O &	KROUSE WILLIAM & BARBARA	No	WD	C	410,200	995,000	995,000	41.23 %	
11/13/2023	2023R-13979	07-480-088-00	HOFMEYER ERICKA	BERRY JULIA J	No	WD	C	98,100	350,000	350,000	28.03 %	
11/14/2023	2023R-14037	07-019-001-06	BLAKER WILLIAM	ENNIS SAMANTHA	No	WD	C	59,000	215,000	215,000	27.44 %	
11/16/2023	2023R-14031	07-520-005-00	BAYER BARBARA A	GALLE JARED & KIDNEY CAROLYN	No	WD	C	214,700	770,000	770,000	27.88 %	H & W
11/17/2023	2023R-14510	07-335-002-00	SHAW DAVID	TOSIELLO KAREN &	No	WD	C	180,000	480,000	480,000	37.50 %	
11/17/2023	2023R-14206	07-842-046-00	THOMAS MATTHEW	LEZOTTE REGAN	No	WD	C	129,100	358,500	358,500	36.01 %	
11/20/2023	2023R-14262	07-001-001-20	ALPERS CHRISTOPER J	HOLCOMBE GARY & DIANA	No	WD	C	487,200	1,250,000	1,250,000	38.98 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/20/2023	2023R-14248	07-030-007-10	BLAKE CHERE & LARRY	MCMAHON ROY & KRISTINE	No	WD	C	257,800	500,000	500,000	51.56 %	
11/22/2023	2023R-14582	07-825-056-00	ZAK GWENDOLYN L & MCDOWELL MICHAEL	FEHRENBACH CONSTRUCTION LLC	No	WD	C	9,500	19,000	19,000	50.00 %	
12/01/2023	2023R-14974	07-277-009-00	ZDC LLC	MOATS KURT & KRISTIE	No	WD	C	21,300	39,900	39,900	53.38 %	
12/04/2023	2023R-15024	07-440-023-00	DECATOR CLARE & KATHLEEN	PIOTROWSKI THOMAS & AURELIA	No	WD	C	87,600	225,000	225,000	38.93 %	JTWFRS
12/06/2023	2024R-00100	07-034-013-00	OSTER-KOSTUCH CATHERINE	SCHICHTEL SCOTT	No	WD	C	4,100	12,000	12,000	34.17 %	
12/06/2023	2023R-15028	07-100-017-00	KEYES MICHAEL K	ERICKSON THERESA & DAVID	No	WD	C	92,200	245,000	245,000	37.63 %	
12/19/2023	2023R-15633	07-004-006-00	PIGULKO MARIYA V & ANTHONY	POULIN JONATHAN & STAYMAN SARAH	No	WD	C	18,000	78,000	78,000	23.08 %	
12/22/2023	2023R-15645	07-035-011-01	DALSTRA SCOTT L & JENIFER J	BLADES AMANDA & COLE	No	WD	C	186,200	549,900	549,900	33.86 %	
12/27/2023	2023R-15631	07-847-007-00	KLINETOP JERRY M	HAYES PETER J & JACQUELINE	No	WD	C	191,600	582,600	582,600	32.89 %	
01/02/2024	2024R-00238	07-336-006-00	MICHJEFF DEVELOPMENT LLC	KELLOGG PAMELA	No	WD	C	15,000	51,725	51,725	29.00 %	
01/04/2024	2024R-00394	07-640-278-00	COCKRELL SARA TRUST	WHEATON JOSHUA & TAYLOR	No	WD	C	175,700	358,000	358,000	49.08 %	
01/18/2024	2024R-00953	07-277-015-00	ZDC LLC	WORDEN WAYNE S	No	WD	C	79,500	135,000	135,000	58.89 %	
01/19/2024	2024R-01081	07-003-006-15	DELONGHI CHARLES & SOPHIA	FOUNTAIN ALEX & JESSICA	No	WD	C	268,200	550,000	550,000	48.76 %	
01/19/2024	2024R-00810	07-470-013-00	CAMPBELL JORDAM W	KRYSAN DAMIAN & BERKOWITZ SHARON	No	WD	C	134,100	390,000	390,000	34.38 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/16/2024	2024R-01996	07-321-017-00	BOIK LAWRENCE & PATRICIA (ELE)	MANVILLE DIANE & DESMOND JOHN III	No	WD	C	136,100	327,500	327,500	41.56 %	JTWFRS
02/16/2024	2024R-02429	07-800-114-00	CLUTE KYLE	HOLTREY JASON	No	WD	C	83,600	262,000	262,000	31.91 %	
02/19/2024	2024R-02018	07-016-014-00	FREEMAN SCOTT & FREEMAN REBECCA	KING JARETT	No	WD	C	118,200	325,000	325,000	36.37 %	
02/21/2024	2024R-02287	07-847-049-00	FLORES ELOGIUS	KARBURN CLARK	No	WD	C	16,500	39,900	39,900	41.35 %	
03/11/2024	2024R-03551	07-019-014-54	KITSMILLER MARK & MICHAEL	DRUDGE JEFFREY	No	WD	C	108,200	322,000	322,000	33.60 %	
03/14/2024	2024R-03184	07-277-011-00	CHARLES W COLLIER BUILDER LLC	MINOR SANDI J	No	WD	C	21,300	47,725	47,725	44.63 %	
03/15/2024	2024R-03227	07-001-028-00	CRAIG BETTY J TRUST	WATT CHARLES & MEGHAN	No	WD	C	148,500	542,000	542,000	27.40 %	
03/15/2024	2024R-03236	07-120-015-01	KERBY MICHELLE	FARTHING ADAM	No	WD	C	56,800	145,000	145,000	39.17 %	
03/15/2024	2024R-03048	07-520-004-00	MORRISON TRUST	SHEWCHUCK MICHAEL & PATRICIA	No	WD	C	1,050,400	2,590,000	2,590,000	40.56 %	
03/18/2024	2024R-03126	07-440-079-10	LEWIS CHRISTINE B	STOYE JONATHAN & POWERS DANIELLE	No	WD	C	234,000	577,000	577,000	40.55 %	JTWFRS
03/19/2024	2024R-03919	07-335-037-00	KESSNER SCOTT & LINDA	FRAWLEY HOLLY & STEPHEN	No	WD	C	146,400	442,500	442,500	33.08 %	
03/21/2024	2024R-06710	07-007-002-24	BRONKEMA JASON	WALTON NICHOLAS	No	QC	C	102,000	290,000	290,000	35.17 %	
03/28/2024	2024R-05634	07-336-022-00	MICHJEFF DEVELOPMENT LLC	BAKER DEAN & RENEE	No	WD	C	15,000	40,000	40,000	37.50 %	
03/29/2024	2024R-03699	07-018-001-02	SCHLEEDE ROBERT	BOSS JOHN M	No	WD	C	182,000	470,000	470,000	38.72 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Green Lake Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/29/2024	2024R-04212	07-845-044-00	NOVAK DAVID L	SCHOPIERAY DEBRA & MANGES JEREMY	No	WD	C	130,300	357,000	357,000	36.50 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		43		**SALES PERIOD TOTAL**				6,209,200	16,265,250	16,265,250		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/02/2024	2024R-05632	07-336-028-00	MICHJEFF DEVELOPMENT LLC	SEDLACEK DONALD & JUDITH	No	WD	C	15,000	41,000	41,000	36.59 %	
04/04/2024	2024R-03901	07-460-031-00	FORREST JULIE	MEDEMA ROBERT & CYNTHIA	No	WD	C	176,700	469,000	469,000	37.68 %	
04/05/2024	2024R-04453	07-018-018-40	DALZELL MICAH & DALZELL AARON	BLUEPRINT INVESTMENTS LLC	No	WD	C	75,000	165,000	165,000	45.45 %	
04/09/2024	2024R-04430	07-011-016-00	JONES LUCIANA	BOWER JENNIFER	No	WD	C	144,900	319,500	319,500	45.35 %	
04/12/2024	2024R-04949	07-825-043-00	SCHICHTEL SCOTT	KNAPP ERIC E	No	WD	C	107,000	296,000	296,000	36.15 %	
04/12/2024	2024R-04639	07-842-057-00	WERLY ALEX	JORGENSON DALTON	No	WD	C	119,200	310,000	310,000	38.45 %	
04/15/2024	2024R-04648	07-080-012-00	BOVIN GEORGE & RHONDA	KENT JOSEPH & LAURA	No	WD	C	273,100	755,000	755,000	36.17 %	
04/15/2024	2024R-05122	07-276-058-00	JANCEK JASON & KIMBERLY	SHIFRIN DAVID AND MARGUERITE	No	WD	C	189,600	460,000	460,000	41.22 %	
04/15/2024	2024R-04947	07-845-058-00	TYLER JAMES & SANDRA	MCGILL TORIA AND SCOTT	No	WD	C	104,600	265,000	265,000	39.47 %	
04/17/2024	2024R-04754	07-321-019-00	RL & CJ CONDOS LLC	BRADFIELD ELIZABETH	No	WD	C	161,700	345,000	345,000	46.87 %	
04/19/2024	2024R-04985	07-470-004-00	BAYDUK MELISSA	BARTELS TYLER & SHELBY	No	WD	C	183,800	400,000	400,000	45.95 %	
04/19/2024	2024R-05435	07-842-041-00	PETERSON PORTER & FOUCHEY AMANDA	MACK KOREY	No	WD	C	124,900	319,750	319,750	39.06 %	
04/26/2024	2024R-05436	07-180-038-10	MURPHY EMILY G	MCNEIL NICHOLAS & AGNES	No	WD	C	91,000	234,000	234,000	38.89 %	JTFRS
04/30/2024	2024R-05394	07-001-011-10	ERNST KRISTINA L	CLARK NORMAN & LINDA	No	WD	C	219,200	585,000	585,000	37.47 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/03/2024	2024R-05486	07-835-081-00	GOOD HEIDI & DEMEYER JOHANNA E	LITTLE THOMAS	No	WD	C	99,600	150,000	150,000	66.40 %	
05/06/2024	2024R-05643	07-032-006-00	CLEMENS FREDERICK R JR & SANDRA E	POTAS KENNETH & PAMELA	No	WD	C	384,600	799,900	799,900	48.08 %	
05/08/2024	2024R-05697	07-680-022-00	ODZIANA KEITH & CARRIE	WELLS JAMES & VALARIE	No	WD	C	22,900	67,000	67,000	34.18 %	
05/09/2024	2024R-05995	07-847-094-00	MCPEAKE RYAN & ANDREA	MELISSA LANCE & DEVIN GORDON	No	WD	C	149,700	349,900	349,900	42.78 %	
05/16/2024	2024R-06137	07-003-005-20	CHERRYLAND PROPERTIES LLC	CLARK KRYSTN	No	WD	C	158,100	485,000	485,000	32.60 %	
05/16/2024	2024R-06243	07-336-001-00	AAM HOMES INC	CARLSON JOSHUA & JESSICA	No	WD	C	196,700	449,900	449,900	43.72 %	
05/17/2024	2024R-06383	07-220-100-10	BRUNETTE SHELLY & OCONNELL JERRY	HENDRICKS ANNE	No	WD	C	13,700	52,000	52,000	26.35 %	
05/21/2024	2024R-06323	07-440-047-00	DRIESENGA ZACHARY & BEHNKE JESSICA	JOLITZ BRENNA	No	WD	C	106,900	294,000	294,000	36.36 %	
05/22/2024	2024R-06640	07-006-003-34	CLARK NORMAN W SR	WARNER AARON	No	WD	C	119,200	295,000	295,000	40.41 %	
05/23/2024	2024R-06633	07-842-064-00	LOWEN ELIZABETH M & MUNGER HALLIE M	LACROIX CARSON & ST JAMES TRENT	No	WD	C	132,200	360,000	360,000	36.72 %	
06/03/2024	2024R-07383	07-355-018-00	O CUNNINGHAM JOSHUA	DEAN MIRIAM & ANDREW	No	WD	C	142,800	376,000	376,000	37.98 %	
06/05/2024	2024R-06944	07-800-132-00	POTROANCHENU ANCA	MACKENZIE VANCE	No	WD	C	81,600	217,000	217,000	37.60 %	
06/07/2024	2024R-07489	07-320-020-00	DAVIDEK ERIK	ALLEN FRED	No	WD	C	72,800	220,000	220,000	33.09 %	
06/13/2024	2024R-09247	07-020-028-00	US BANK & TRUST	BELK MICHAEL & KATHERINE	No	CD	C	314,500	825,000	825,000	38.12 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/14/2024	2024R-07369	07-848-004-01	ABLE BRETT W & KAREN L	MIKE JOYCE BUILDER LLC	No	WD	C	19,800	37,700	37,700	52.52 %	
06/17/2024	2024R-07917	07-640-282-00	LIPPS TOM A & STEINEBACH DONNA J	MURRAY GLENN	No	WD	C	25,000	85,000	85,000	29.41 %	
06/17/2024	2024R-07900	07-800-121-00	SCHULTZ KURT & PATRICIA	PINKELMAN ASHLEY	No	WD	C	96,200	290,000	290,000	33.17 %	
06/21/2024	2024R-08088	07-007-005-35	MORAN DAVID L	MITCHELL SCOTT	No	WD	C	80,100	237,500	237,500	33.73 %	
06/21/2024	2024R-08128	07-770-075-00	GATES PAUL R	MILLER NOLAN	No	CD	C	100,100	265,000	265,000	37.77 %	
06/25/2024	2024R-08141	07-140-060-00	HOLT JASON T & LISA	CAMPBELL TIMOTHY & KATHERINE	No	WD	C	178,200	378,000	378,000	47.14 %	
06/25/2024	2024R-08478	07-700-010-00	SWAN JOHN & DONNA (ELE)	BALLANTYNE PETER	No	WD	C	169,900	300,000	300,000	56.63 %	
06/25/2024	2024R-08312	07-842-038-00	DEAN LOUISE (ELE)	ANDERSON COLLEEN & JAMES	No	WD	C	125,500	293,000	293,000	42.83 %	
06/26/2024	2024R-07811	07-600-220-00	WINDNAGEL EARL (ELE)	SCHMITT ROBERT & WENDY	No	WD	C	310,600	800,000	800,000	38.83 %	
06/28/2024	2024R-07976	07-017-034-40	ARSENEAULT CHARLENE	PRADO GABRIEL & CISNEROS AMANDA	No	WD	C	55,600	210,000	210,000	26.48 %	JTFRS
07/01/2024	2024R-08378	07-017-034-04	SCHAUB PATRICK J & LAURA ANN	ALEXSANDROWSKI DANIEL	No	WD	C	41,900	85,000	85,000	49.29 %	
07/01/2024	2024R-08368	07-520-002-00	GRESSO DONN W & MARSHA	LABUDA RAYMOND & SUSAN	No	WD	C	607,700	1,400,000	1,400,000	43.41 %	
07/05/2024	2024R-08375	07-800-129-00	VISGAR JOHNATHON & RENEE	LEPLEY TESS & HUNTZINGER RAYMOND	No	WD	C	110,000	350,000	350,000	31.43 %	JTFRS
07/12/2024	2024R-08658	07-260-024-01	STIGLICH THEODORE J & KELLY	VSOSKE ANDREW & AMBER	No	WD	C	203,100	453,000	453,000	44.83 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/15/2024	2024R-10344	07-106-012-00	DOUBLE DIAMOND ENTERPRISES INC	BLAIR PLAZA LLC	No	WD	C	40,000	89,900	89,900	44.49 %	
07/15/2024	2024R-09012	07-790-049-00	RUSSELL ROBERT	BHATTACHARYYA ANAMITRA & BARKOTOKY	No	WD	C	48,000	230,000	230,000	20.87 %	H&W
07/19/2024	2024R-09256	07-080-048-10	STRAUSS ROBERT	MORRIS TERRANCE & KUCA GWENDOLYN	No	WD	C	130,200	360,000	360,000	36.17 %	
07/22/2024	2024R-08945	07-580-209-00	TAYLOR GARRY & JEANINE	QU CHANG	No	WD	C	234,000	503,000	503,000	46.52 %	
07/23/2024	2024R-09124	07-336-005-00	MICHJEFF DEVELOPMENT LLC	CRAIG KELLOGG LICENSED BUILDER LLC	No	WD	C	15,000	48,350	48,350	31.02 %	
07/30/2024	2024R-09612	07-011-020-01	THIRLBY COLLIN & ASHLEY	BENSON RICHARD & HEATHER	No	WD	C	241,400	465,000	465,000	51.91 %	
07/31/2024	2024R-09656	07-845-023-00	REEDO LINDA M	MCKENNEY KEITH	No	WD	C	136,000	310,000	310,000	43.87 %	
08/02/2024	2024R-09675	07-335-038-00	ANDERSON AARON & TRACIE	GONZALEZ MATTHEW & CHERYL	No	WD	C	169,900	422,000	422,000	40.26 %	
08/05/2024	2024R-09664	07-842-050-00	SMITH CRAIG & HILARY	ERICKSON MATTHEW & RACHEL	No	WD	C	141,600	395,000	395,000	35.85 %	
08/14/2024	2024R-10177	07-277-021-00	ZDC LLC	STEIMLOSK CHARLES & GERALDINE	No	WD	C	21,300	44,900	44,900	47.44 %	NO SALE PRCE ON DEED
08/16/2024	2024R-10304	07-010-011-00	FERGUSON BETTY J & MARK	GISONI ANTHONY	No	WD	C	42,000	156,000	156,000	26.92 %	
08/20/2024	2024R-10266	07-031-019-00	LUBERA STEVEN & LORI	GEROW MATTHEW & JESSICA	No	WD	C	349,300	1,015,000	1,015,000	34.41 %	ASSESSOR DID NOT UNCAP
08/27/2024	2024R-10876	07-009-004-00	FAGAN CONOR & BELL KELSEY	FOSDICK JOSHUA & ELICIA	No	WD	C	214,700	480,000	480,000	44.73 %	
08/28/2024	2024R-10863	07-105-012-00	ROGERS DARRELL & DAWN	GOODALL MICHAEL & ANGELA	No	WD	C	40,000	85,000	85,000	47.06 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/28/2024	2024R-10643	07-460-057-00	WILSON CALVIN & KARA	GO NORTHLLC	No	WD	C	123,100	300,000	300,000	41.03 %	
08/29/2024	2024R-11431	07-511-016-00	NATIONAL MORTGAGE LLC	UMBARGER EMILY	No	WD	C	140,600	262,500	262,500	53.56 %	FROM LENDING INSTITUT EXPOSED
08/30/2024	2024R-10657	07-106-014-00	DOUBLE DIAMOND ENTERPRISES INC	ROSE DEAN & HOLLY	No	WD	C	40,000	89,900	89,900	44.49 %	
09/05/2024	2024R-11379	07-018-014-01	FIORENZO NATALIE	THOMAS MICHELLE & SHANE	No	WD	C	124,000	409,000	409,000	30.32 %	JTFRS
09/05/2024	2024R-10856	07-500-008-50	GARDNER RAYMOND & JOAN TRUST	MORRISON TRUST	No	WD	C	301,600	995,000	995,000	30.31 %	
09/06/2024	2024R-11303	07-845-029-00	DURAND MATTHEW G	MARTIN BENJAMIN & JANE	No	WD	C	143,300	369,500	369,500	38.78 %	
09/10/2024	2024R-13043	07-080-016-00	REISER PHILLIP & KATHY	TESTA JOSEPH & KELSEY	No	WD	C	389,200	685,000	685,000	56.82 %	
09/10/2024	2024R-11509	07-790-050-00	AFI REALTY LLC	WALBRIDGE THOMAS & LEAH	No	WD	C	282,400	805,000	805,000	35.08 %	
09/11/2024	2024R-11158	07-003-026-00	STRANG WAYNE & KING TINA	KWASKY LORI & JOHN	No	WD	C	34,700	50,000	50,000	69.40 %	
09/12/2024	2024R-11508	07-810-157-00	ABBE CYNTHIA D & DOUGLAS	MCAULIFFE SHAYLEE & MORSE ROBERT	No	WD	C	122,100	312,000	312,000	39.13 %	
09/13/2024	2024R-11293	07-650-005-00	ADDIS ELIZABETH L	KEMNER MATTHEW & CHRISTY	No	WD	C	126,900	425,000	425,000	29.86 %	
09/16/2024	2024R-11526	07-013-013-10	BUCHNER DENNIS L	FALL ROAD LLC	No	WD	C	93,800	162,500	162,500	57.72 %	
09/17/2024	2024R-12272	07-460-032-00	SCROEGER KRISTIN C	MORSE REBECCA & ANDREW	No	WD	C	90,100	255,200	255,200	35.31 %	
09/19/2024	2024R-11542	07-500-032-00	GORGACZ STANLEY & PATSY	MAST GREGORY & CYNTHIA	No	WD	C	236,200	635,000	635,000	37.20 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/20/2024	2024R-11835	07-031-020-00	DSAS INVESTMENT LLC	LUBERA STEVEN & LORI	No	WD	C	309,700	790,000	790,000	39.20 %	
09/20/2024	2024R-12224	07-090-013-00	LYONS ROBERT J III	PERKETTE SAWYER	No	WD	C	109,700	258,400	258,400	42.45 %	
09/20/2024	2024R-12221	07-840-033-00	CHILCOTE CLIFFORD & LOIS	BELTZ MICHAEL & CATHY	No	WD	C	122,300	340,000	340,000	35.97 %	
09/20/2024	2024R-11579	07-847-030-00	KROUPA GARY K & PATRICIA A (ELE)	FOX HEATHER & SUSMAN CALEB	No	WD	C	179,900	365,000	365,000	49.29 %	
09/25/2024	2024R-11794	07-026-006-40	RUBY MARY & BOTTOMLEY SHAWN	SCHLIMME NICOLE & PRICE CODY	No	WD	C	184,900	360,000	360,000	51.36 %	JTFRS
09/27/2024	2024R-11883	07-350-003-00	HOFFMAN HEATHER & BREW BOSTON	ANDERS JESSE & DORN KATHERINE	No	WD	C	116,700	333,833	333,833	34.96 %	H & W
09/30/2024	2024R-11999	07-019-001-01	HAMMINGA MATTHEW & TINA	WAGNER RACHEL	No	WD	C	140,900	323,000	323,000	43.62 %	
09/30/2024	2024R-14098	07-825-035-00	CHERRY CAPITAL INVESTMENTS LLC	LIVELY LINDSEY	No	WD	C	51,200	127,000	127,000	40.31 %	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		78		**SALES PERIOD TOTAL**				11,391,400	28,346,133	28,346,133		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Green Lake Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/08/2024	2024R-12388	07-180-042-15	HERMAN LOUIS D TRUST	WEST RODERICK & PATRICIA	No	LC	CR	22,300	35,000	35,000	63.71 %	
10/09/2024	2024R-13308	07-019-014-56	REILLY SHANNON N	NEDO CHAD & CARRIE	No	WD	C	15,700	42,000	42,000	37.38 %	
10/15/2024	2024R-12986	07-825-044-00	SCHICTEL SCOTT	MICHAEL DALTON	No	WD	C	107,000	265,000	265,000	40.38 %	
10/25/2024	2024R-13111	07-140-009-01	LOOYENGA NATHAN	MICHIGAN IMPOSSIBLE LLC	No	WD	C	6,400	18,500	18,500	34.59 %	
10/28/2024	2024R-13378	07-430-002-00	FLASKA CHARLES TRUST	LIGHTHOUSE ACRES DEVELOPMENT CO LLC	No	WD	C	2,800	10,000	10,000	28.00 %	
10/31/2024	2024R-14973	07-336-023-00	MICHJEFF DEVELOPMENT LLC	OLD MISSION HOLDINGS LLC	No	WD	C	15,000	48,830	48,830	30.72 %	
11/13/2024	2024R-14955	07-336-019-00	MICHJEFF DEVELOPMENT LLC	KELLOGG CRAIG LICENSED BUILDER LLC	No	WD	C	15,000	45,300	45,300	33.11 %	
11/13/2024	2024R-14331	07-336-024-00	MICHJEFF DEVELOPMENT LLC	FALL ROAD LLC	No	WD	C	15,000	59,500	59,500	25.21 %	
11/15/2024	2024R-14661	07-790-031-00	MOYERS TINA & PRIEST PATRICK	RAFFERTY CATHY	No	WD	C	93,300	245,000	245,000	38.08 %	
11/15/2024	2024R-14147	07-800-127-00	MACINTYRE SCOTT A	MCCRUMB MAXWELL & MCCRUMB CHRIS	No	WD	C	104,000	297,000	297,000	35.02 %	JTFRS
11/20/2024	2024R-14447	07-790-044-00	HOOVEL CATHERINE & BRIAN TRUSTS	HARWOOD MITCHELL & ROBIN	No	WD	C	148,400	350,000	350,000	42.40 %	
11/25/2024	2024R-14845	07-140-008-00	LEACH CASEY	ARENS JACKSON	No	WD	C	72,200	256,000	256,000	28.20 %	SP FROM MLS PER ASSESSOR
11/25/2024	2024R-14725	07-770-072-00	VORAC TRESTON & FRIEZ AMANDA	SYMONDS ALEXZENDRA	No	WD	C	128,500	285,000	285,000	45.09 %	
11/26/2024	2024R-14782	07-350-018-00	LARCOM KENNETH & JOYCE	ROE ROBERT & LESLIE	No	WD	C	123,200	275,000	275,000	44.80 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/26/2024	2024R-14731	07-800-109-00	JAVED SAMUEL & SARA	MUSICH CADE & SICKLE ALLISON	No	WD	C	126,300	340,000	340,000	37.15 %	
12/02/2024	2024R-14962	07-680-022-00	WELLS JAMES & VALARIE	WHITE RUSSELL & LOUISE	No	WD	C	22,900	66,500	66,500	34.44 %	
12/04/2024	2024R-15690	07-690-011-00	BECKER & HANSON HOLDINGS LLC	DUFOUR GREGORY & MICHELLE	No	WD	C	21,300	70,000	70,000	30.43 %	
12/05/2024	2024R-15708	07-019-008-30	ARMAN MARK & LYNDA	GILBERT BAILEY	No	WD	C	17,300	40,000	40,000	43.25 %	
12/09/2024	2024R-15508	07-085-056-00	DAVY TARA & CURTIS	OATMAN TIMOTHY & JULIA	No	WD	C	156,700	370,000	370,000	42.35 %	
12/13/2024	2025R-02294	07-540-036-00	DECKER GREGORY PRESTON	CARR HOLLY P TRUST	No	WD	C	148,400	408,000	408,000	36.37 %	
12/16/2024	2024R-15719	07-770-052-00	CORE CHRISTINE	PRIEST CODY	No	WD	C	86,300	240,000	240,000	35.96 %	
12/26/2024	2025R-00426	07-011-003-20	GEIGER CHRISTIEN & THERESE	MUNN JOHNATHON & LYNN STEPHANIE	No	WD	C	111,300	245,000	245,000	45.43 %	
12/30/2024	2025R-00023	07-717-017-00	POLANSKI MICHAEL & SHERRY	QUACKENBUSH SARAH	No	WD	C	184,800	452,500	452,500	40.84 %	
12/30/2024	2024R-16023	07-790-028-00	QUAKENBUSH SARAH	SWARTZ ADAM & ATALIG SHANEE	No	WD	C	104,400	279,900	279,900	37.30 %	
01/03/2025	2025R-00407	07-180-055-01	CHURCH WILLIAM M & KARIN L (ELE)	WILLMAN KARIN	No	WD	C	187,600	394,000	394,000	47.61 %	
01/07/2025	2025R-00498	07-180-042-10	KUSCHELL EMILY S	BEAL PHYLLIS STEIN TRUST	No	WD	C	65,900	158,500	158,500	41.58 %	
01/15/2025	2025R-00968	07-277-016-00	ZDC LLC	FAMBROUGH HARVEY & HUGHES KATHLEEN	No	WD	C	60,000	129,900	129,900	46.19 %	
01/30/2025	2025R-01192	07-180-008-40	LAWSON ANTHONY L	KNOLL TROY & MELANIE	No	WD	C	27,800	158,000	158,000	17.59 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/30/2025	2025R-01187	07-842-053-00	KATHY JANE GAUTHIER TRUST	CLARK JERAD & AMANDA	No	WD	C	142,400	330,000	330,000	43.15 %	
01/31/2025	2025R-01245	07-220-059-00	BRADEN DEWAYNE E	MUER JAMES & KIMBER	No	WD	C	68,400	95,000	95,000	72.00 %	
01/31/2025	2025R-01317	07-350-038-00	ADAMISIN ROBERT & CAROL TRUST	HUIE MATTHEW & NANCY	No	WD	C	131,400	353,000	353,000	37.22 %	
02/06/2025	2025R-01440	07-018-008-20	PATTERSON CHERYL (ELE)	WELCH KRISTI & JOHNNY	No	WD	C	179,700	410,000	410,000	43.83 %	
02/06/2025	2025R-01461	07-180-033-20	ENDRES LORA & THENIKL AMY	WEST PATRICK & RODERICK	No	MLC	CR	26,500	54,500	54,500	48.62 %	
02/12/2025	2025R-02018	07-001-022-01	MORGAN JAY & LINDSAY	REZKALLA PROPERTIES LLC	No	WD	C	71,900	355,000	355,000	20.25 %	
02/14/2025	2025R-01840	07-001-011-00	KELLOG CRAIG	MYERS MELINDA & CLISHE BRYAN	No	WD	C	274,700	500,000	500,000	54.94 %	H & W
02/18/2025	2025R-01940	07-085-059-00	NOWAK JILL & DEREK	WARREN SCOTT & ANNE	No	WD	C	182,000	409,500	409,500	44.44 %	
02/21/2025	2025R-02295	07-006-003-39	ARGYLE KYLIE	DEAN GRANT	No	WD	C	122,300	284,000	284,000	43.06 %	
02/28/2025	2025R-02902	07-707-017-00	KIRK MARY	SULLIVAN MICHAEL & MEGAN	No	WD	C	112,900	308,000	308,000	36.66 %	
03/04/2025	2025R-03487	07-580-167-00	MANGIARDI AMANDA	HANCZEWSKI WHITNEY & MARC	No	WD	C	220,800	490,000	490,000	45.06 %	
03/13/2025	2025R-03213	07-020-006-00	KUERTH BERNARD P TRUST	DAVIES NICHOLAS	No	WD	C	85,200	255,000	255,000	33.41 %	
03/13/2025	2025R-03235	07-736-069-00	FREEMAN SHARI A	GILLMAN CHRISTIAN & KYLEE	No	WD	C	230,900	410,000	410,000	56.32 %	
03/18/2025	2025R-03088	07-033-006-00	PALUCH AMANDA	PELLEGRINI KELLY & DUSTIN	No	WD	C	88,000	286,500	286,500	30.72 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Green Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/18/2025	2025R-03764	07-814-178-00	SIDONIS PAMELA	LINTS JOSHUA	No	WD	C	104,400	225,000	225,000	46.40 %	
03/19/2025	2025R-03260	07-847-052-00	RADSVICK	POSLER JOHN	No	WD	C	18,700	49,000	49,000	38.16 %	
03/20/2025	2025R-03478	07-106-013-00	DOUBLE DIAMOND ENTERPRISES INC	OLENICZAK SUSAN & PHILIP	No	WD	C	40,000	89,900	89,900	44.49 %	
03/26/2025	2025R-03571	07-640-290-00	SINCLAIR JEFF	ROSS MARCO & MAKENZY	No	WD	C	154,700	415,000	415,000	37.28 %	
03/31/2025	2025R-03663	07-140-033-04	KOWALSKI LORI & RUEFFER MAC &	BERNDT KELSE & BRIAN	No	WD	C	131,300	302,200	302,200	43.45 %	
03/31/2025	2025R-03607	07-335-041-00	MCFADDEN BRIAN & LORIE	FREY CAROL TRUST	No	WD	C	184,300	444,500	444,500	41.46 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	48	SALES PERIOD TOTAL	4,760,300	11,650,530	11,650,530
		24 MONTH TOTAL	28,144,900	73,104,701	73,216,913

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Long Lake Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 1,100,955,400
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 926,004,400
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1889

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 1,245,007,500
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 1,117,450,300
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1142

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.3247

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)
2023	04/2023-09/2023	82	14,428,000	1.3247	19,112,772	40,053,366	47.72%
2023	10/2023-03/2024	56	8,092,600	1.3247	10,720,267	20,994,865	51.06%
12 Month Total Sales		138	12 Month Total Sales		29,833,039	61,048,231	48.87%
2024	04/2024-09/2024	95	18,098,600	1.1142	20,165,460	45,583,850	44.24%
2024	10/2024-03/2025	67	12,499,400	1.1142	13,926,831	30,116,730	46.24%
12 Month Total Sales		162	12 Month Total Sales		34,092,291	75,700,580	45.04%
24 Month Total Sales		300	**24 Month Total Sales**		63,925,330	136,748,811	
					***24 Month Mean Adjusted Ratio**		46.96%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	67	12,499,400	1.1142	13,926,831	30,116,730	46.24%
2025	04/2025-09/2025	87	18,857,900	1.0000	18,857,900	42,662,788	44.20%
12 Month Total Sales		154	**12 Month Total Sales**		32,784,731	72,779,518	
					**** 12 Month Aggregate Adjusted Ratio**		45.05%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/14/2023	2023R-04647	08-013-008-01	BRIEF JOHN A & ELIZABETH J TRUST	TURNER TAYLOR & COURTNEY	No	WD	C	138,100	490,000	490,000	28.18 %	
04/20/2023	2023R-05015	08-803-007-00	TRAVERSE HOMES LLC	MCCLURE DAVID & MICHELLE	No	WD	C	227,400	534,900	534,900	42.51 %	
04/21/2023	2023R-05585	08-004-014-20	HAYWOOD ROBERT P	LEBLANC PAUL & TANSY	No	WD	C	127,500	398,500	398,500	31.99 %	
04/28/2023	2023R-04961	08-013-027-00	MCARTHUR DANIEL & SOUTHARD BRAD	VISTISEN KEVIN & SHANNON	No	WD	C	200,500	456,900	456,900	43.88 %	
04/28/2023	2023R-06475	08-248-076-00	BRADFORD JORDAN & WILTJER OLIVIA	HARRELSON ERIN	No	WD	C	132,700	399,500	399,500	33.22 %	
04/28/2023	2023R-05270	08-250-022-00	COOK STEVEN D & PAMELA G TRUST	HEIN JACK & WAINEO ERIN	No	WD	C	204,300	452,300	452,300	45.17 %	
04/28/2023	2023R-05227	08-380-023-00	ATTWOOD KYLE F & KATHERINE E	MCCLUTCHY MATTHEW & VIOLA	No	WD	C	157,000	407,000	407,000	38.57 %	
05/03/2023	2023R-05165	08-148-009-00	BOYD LAWRENCE H & KAREN L	MEANS LUKE & SIERRA	No	WD	C	165,100	440,000	440,000	37.52 %	
05/09/2023	2023R-06077	08-192-005-00	OTTC LLC	PATHWAY HOMES LLC	No	WD	C	55,000	90,000	90,000	61.11 %	
05/10/2023	2023R-05601	08-013-006-10	GALLAGHER JAMES & BISHOP LEE &	NGYEN LILY	No	WD	C	26,000	120,000	120,000	21.67 %	
05/11/2023	2023R-05721	08-190-006-00	BARNUM CARA & CHRISTOPHER	BARRORD JENNIFER	No	WD	C	277,500	860,000	860,000	32.27 %	
05/12/2023	2023R-05663	08-026-044-00	SABEL FRED & KATHY TRUST	RICA TIMOTHY TRUST	No	WD	C	580,700	988,250	988,250	58.76 %	
05/12/2023	2023R-05922	08-033-003-05	GARTHE ELNA TRUST	BLAHA JOHN & TAMMY	No	WD	C	174,600	480,000	480,000	36.38 %	
05/19/2023	2023R-05916	08-005-008-12	HIBEN DAVID	HUGHES JANTE L	No	WD	C	92,100	325,000	325,000	28.34 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/19/2023	2023R-06337	08-701-022-00	HERBST RONALD P & MARCIA (ELE)	DOCKERY LOIS	No	WD	C	212,300	575,000	575,000	36.92 %	
05/22/2023	2023R-06201	08-325-003-00	CARSON WILTON & ELIZABETH	MILLER THOMAS & AMY	No	WD	C	208,900	474,900	474,900	43.99 %	
05/22/2023	2023R-06024	08-380-018-00	CHITTLE ERICK & KIMBERLY	BLOOMFIELD RUTHI & WOOD ROBERT	No	WD	C	185,200	510,000	510,000	36.31 %	JTWFRS
05/23/2023	2023R-06237	08-018-002-14	CLARK MARVIN C & PEGGY L	DAVIDSON RUSSELL T & ESTHER	No	WD	C	45,500	125,000	125,000	36.40 %	
05/25/2023	2023R-06193	08-063-039-00	THOLEN CHRISTOPHER & BRIANA	KERSCHEN JOHN & CANDY	No	WD	C	164,800	425,000	425,000	38.78 %	
05/25/2023	2023R-06291	08-130-001-00	BOWERS CHAYCE	CRANDALL RICHARD & DORRIS	No	WD	C	170,000	422,500	422,500	40.24 %	
05/26/2023	2023R-06841	08-180-024-01	HUELLMANTEL DEVELPMENT GROUP LLC	RADEMAKER DEBRA	No	WD	C	32,500	60,000	60,000	54.17 %	
06/01/2023	2023R-07826	08-345-003-00	KLAUCK JACOBS TRUST	ROGERS MARISA L	No	WD	C	86,100	185,000	185,000	46.54 %	
06/07/2023	2023R-07139	08-026-002-02	KASHAZTA JASON M & STACEY J	TOWN TYLER & KELLY	No	WD	C	45,600	150,000	150,000	30.40 %	
06/14/2023	2023R-07598	08-340-047-00	PFANDER RICHARD & VALERIE TRUST	WEATHERFORD PAUL & KATHERINE	No	WD	C	242,100	635,000	635,000	38.13 %	
06/16/2023	2023R-07306	08-025-028-20	BREMER DAVID A & MARCIA J	KUMAR SAUMYA & DANG SHYAM	No	WD	C	224,000	469,000	469,000	47.76 %	
06/26/2023	2023R-07528	08-011-001-01	CUNNINGHAM SHELLY L	WYATT HOLLIS C	No	WD	C	67,400	220,000	220,000	30.64 %	
06/26/2023	2023R-08005	08-375-008-00	FORDOS THOMAS & DONNA	VADEBONCOEUR BLAINE & CHRISTY	No	WD	C	470,500	1,500,000	1,500,000	31.37 %	
06/26/2023	2023R-07610	08-703-010-00	MASTERS LEAH	WARDEN CRAIG & STITELER BRIENNE	No	WD	C	79,000	215,000	215,000	36.74 %	H & W

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/27/2023	2023R-07614	08-087-011-00	BRAZINA DOROTHEA & THOMAS	MALLORY MARY & WILLIAM	No	WD	C	40,000	120,000	120,000	33.33 %	
06/30/2023	2023R-07833	08-023-002-00	VENTICINQUE REBECCA F	FETTERS DAVID & ASHLEY	No	WD	C	215,800	525,000	525,000	41.10 %	
06/30/2023	2023R-08176	08-180-006-00	MORRISON ARRON & JILL	FREEMAN THOMAS & SYDNIE	No	WD	C	269,200	790,000	790,000	34.08 %	
07/03/2023	2023R-07939	08-020-021-21	MICHIGAN TOWERS INC	STEVENSON JORDAN M	No	WD	C	65,100	150,000	150,000	43.40 %	
07/12/2023	2023R-08675	08-009-033-00	LANG MARY JO TRUST	MURRAY MICHAEL & KRISTY	No	WD	C	646,600	2,575,000	2,575,000	25.11 %	
07/13/2023	2023R-08577	08-030-008-01	CLARK TRUST	KURZENHAUSER KURT & BLISS CARLY	No	WD	C	342,900	778,000	778,000	44.07 %	H & W
07/14/2023	2023R-08279	08-055-010-00	DAVISON KEITH & CHRISTINA (ELE)	HOLM MITCHELL & JENNIFER	No	WD	C	159,600	315,000	315,000	50.67 %	
07/14/2023	2023R-08365	08-248-039-00	BARKER KALIN	KEIDERHOUSE REBECCA &	No	WD	C	159,000	470,000	470,000	33.83 %	
07/14/2023	2023R-09615	08-285-001-10	ROCKMAN CRAIG & BETHANY A TRUSTS	O'KRONLEY MICHAEL & PRIYA	No	WD	C	386,200	1,235,000	1,235,000	31.27 %	
07/18/2023	2023R-08626	08-213-033-00	KESSEL SUSANNE	KAPLAN TANNER & KENDRA L	No	WD	C	234,200	670,000	670,000	34.96 %	
07/20/2023	2023R-08738	08-079-021-00	JOHNSON DAVID & MARIN MABEL	DAVISON JAMES & VICTOR KAYLA	No	WD	C	203,900	490,000	490,000	41.61 %	H & W
07/20/2023	2023R-08929	08-116-055-00	NELSON PAUL D ET AL	CAMARA CHRIS & KATHRYN	No	WD	C	370,200	1,100,000	1,100,000	33.65 %	
07/20/2023	2023R-08625	08-705-029-00	EDSON KELLI	MEAD ROBERT W TRUST	No	WD	C	88,900	258,000	258,000	34.46 %	
07/21/2023	2023R-09132	08-008-011-43	HARRAND JESSEE ALLEN	FLYTE JACOB T	No	WD	C	163,800	449,900	449,900	36.41 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/21/2023	2023R-08964	08-024-010-17	KING CHARLES & EILEEN TRUST	GRAVEL JAN & JOHN	No	WD	C	146,200	420,000	420,000	34.81 %	
07/24/2023	2023R-08962	08-077-005-00	SCHIBELHUT ROGER & DEBRA J	THOMAS DAVID & LITA	No	WD	C	173,500	474,000	474,000	36.60 %	
07/25/2023	2023R-08965	08-006-019-00	WHEELOCK PAUL	SMITH DENNIS & MELANI	No	WD	C	146,800	449,000	449,000	32.69 %	
07/27/2023	2023R-09038	08-373-013-00	LOBER EVERETT L & ELAINE E	KRYGIER CHARLENE	No	WD	C	205,100	565,000	565,000	36.30 %	OMITTED PROPERTY
07/28/2023	2023R-09400	08-007-002-00	POWERS JOHN	SCHAUB IVAN J	No	WD	C	20,700	40,000	40,000	51.75 %	
07/28/2023	2023R-08969	08-033-009-75	CROSS ATWOOD E & CAROL L	HUMPERT RANDALL	No	WD	C	101,800	325,000	325,000	31.32 %	
08/01/2023	2023R-09424	08-025-004-01	DELUCA JOSEPH V. TRUST	MITCHELL LOGAN & ERIN	No	WD	C	194,400	600,000	600,000	32.40 %	
08/01/2023	2023R-09384	08-025-006-20	DELUCA JOSEPH	MITCHELL LOGAN & ERIN	No	WD	C	72,400	249,900	249,900	28.97 %	
08/02/2023	2023R-09211	08-145-021-00	JACKSON BERNARD W & SHARON L	BROOKS STEVEN C	No	WD	C	556,100	1,900,000	1,900,000	29.27 %	
08/03/2023	2023R-09504	08-014-016-00	LITWILLER DEWAYNE A & LAURI	STROHSCHEIN MICHAEL & CYNTHIA	No	WD	C	74,500	180,000	180,000	41.39 %	
08/04/2023	2023R-09658	08-205-005-00	ZORZA ERIC & HICKSON JENNA	MILLER ETHAN & AMBER	No	WD	C	122,400	305,000	305,000	40.13 %	
08/04/2023	2023R-09774	08-341-043-00	STEELE MICHELLE	ROW ANDREW & JYNELL	No	WD	C	195,200	527,500	527,500	37.00 %	
08/07/2023	2023R-09324	08-021-002-20	BC MANAGEMENT LLC	SLC MGMT LLC	No	WD	C	19,900	35,000	35,000	56.86 %	
08/07/2023	2023R-09486	08-353-004-00	LAWRENCE FREDERICK & PATRICIA (ELE)	SWAGER ERIC & JULIE	No	WD	C	219,400	649,900	649,900	33.76 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/09/2023	2023R-09713	08-005-005-20	BRENDLE VIOLET M ESTATE	KROELLS LAUREN	No	WD	C	117,500	215,000	215,000	54.65 %	
08/09/2023	2023R-09515	08-009-030-00	RICE BARRY W TRUST	KANDOW LINDSAY & CASEY	No	WD	C	179,700	785,000	785,000	22.89 %	
08/15/2023	2023R-10193	08-066-043-00	BONZELET TODD	OPPERMAN MICHAEL & AMANDA TRUST	No	WD	C	254,400	578,000	578,000	44.01 %	
08/15/2023	2023R-09705	08-108-030-00	KNAUS TODD	WADDINGTON JOHN Y	No	WD	C	27,500	75,000	75,000	36.67 %	
08/16/2023	2023R-10186	08-166-020-00	KEEN ALISON E	DURAN EDUARDO JR	No	WD	C	83,500	260,000	260,000	32.12 %	
08/21/2023	2023R-10123	08-353-008-00	HASELTON CHELSEY	DAVY CURTIS & TARA	No	WD	C	20,000	32,900	32,900	60.79 %	
08/23/2023	2023R-10188	08-701-030-00	BREZNAU ALYSSA	OLSON JACQUELINE	No	WD	C	115,100	324,900	324,900	35.43 %	
08/25/2023	2023R-10516	08-009-012-03	BHIRDO-KOZYRA LONNI JO TRUST	DEBUSSCHER KENNETH TRUST	No	WD	C	245,100	600,000	600,000	40.85 %	
08/31/2023	2023R-10960	08-240-005-00	COUTURIER BRANDON	SHAW DUANE & MARGARET	No	WD	C	210,300	482,500	482,500	43.59 %	
09/01/2023	2023R-11641	08-021-024-00	ENTWISLE ALICE TRUST	TRAME JOHN & MICHELLE	No	CD	C	371,400	1,000,000	1,000,000	37.14 %	
09/01/2023	2023R-10720	08-157-050-00	ROEHLER WYATT	DECKER ALEX & KIRKPATRICK MARIE	No	WD	C	165,700	450,116	450,116	36.81 %	
09/01/2023	2023R-11100	08-377-033-00	GRAHL MASON & CHARLENE TRUST	HADLEY DANIEL & RACHEL	No	WD	C	247,700	600,000	600,000	41.28 %	
09/04/2023	2023R-11757	08-009-003-03	LINNERSON JOHN & CONNIE (ELE)	GHUMMAN JASPREET	No	WD	C	19,100	45,000	45,000	42.44 %	
09/08/2023	2023R-10984	08-145-008-00	TC PINES, LLC	ISLAND VIEW ESCAPE LLC	No	WD	C	483,000	980,000	980,000	49.29 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/11/2023	2023R-11172	08-009-043-00	STEINBERG CHRIS R	SOGGE BOTTOM FARM LLC	No	CD	C	102,900	255,000	255,000	40.35 %	
09/11/2023	2023R-11098	08-020-024-21	PRASAD ALEXANDER & JUNTILA OLIVIA	GIBBS JOSEPH & ANGELA	No	WD	C	29,900	100,000	100,000	29.90 %	
09/11/2023	2023R-11271	08-095-013-00	KAUPAS DANIEL & ANDREA	MICO INVESTMENTS LLC	No	WD	C	434,500	1,315,000	1,315,000	33.04 %	
09/12/2023	2023R-12121	08-705-012-00	SHERK SUSAN	PERON DAVID M & LISA M	No	WD	C	106,200	275,000	275,000	38.62 %	
09/14/2023	2023R-11273	08-004-015-00	SOLDAN LINDA	WOOD AMANDA & DYLAN	No	WD	C	40,200	189,000	189,000	21.27 %	
09/14/2023	2023R-11272	08-023-005-02	STARR RICHARD J & DOROTHY L	KINNEY MATT & KATHY	No	WD	C	86,700	366,000	366,000	23.69 %	
09/15/2023	2023R-12117	08-705-002-00	PERON DAVID	GLOWACKI KATHERINE	No	WD	C	90,100	265,000	265,000	34.00 %	
09/21/2023	2023R-12057	08-095-026-00	WALTON L KENT & NANCY TRUST	STAFF MIKE	No	WD	C	179,800	485,000	485,000	37.07 %	
09/22/2023	2023R-12108	08-009-003-10	DTS INVESTMENT GROUP LLC	ADVANCED INSULTATION SYSTEMS INC	No	WD	C	91,900	265,000	265,000	34.68 %	
09/22/2023	2023R-11656	08-405-012-00	MCADAMS BEVERLY	COFFMAN KELLY & EMMA & HATRICK	No	WD	C	119,600	300,000	300,000	39.87 %	
09/27/2023	2023R-12113	08-010-011-22	DUGGAN LORI A	PST123 LLC	No	WD	C	92,000	425,000	425,000	21.65 %	
09/29/2023	2023R-12144	08-162-027-00	BONTER MARK & PAMELA	LARKIN CASEY & SARA	No	WD	C	128,000	330,000	330,000	38.79 %	
											%	
											%	
TOTAL SALES		82			**SALES PERIOD TOTAL**			14,428,000	40,053,366	40,053,366		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/06/2023	2023R-12674	08-008-003-06	COATES SETH	GILES JUSTIN & STACEY	No	WD	C	332,600	685,000	685,000	48.55 %	
10/06/2023	2023R-12496	08-032-004-30	FISHER JAKE	WINDCATCH GROUP LLC	No	WD	C	81,700	363,000	363,000	22.51 %	
10/06/2023	2023R-12788	08-306-031-00	ROLL BENJAMIN	IACOVONI TERESA & STEVEN	No	WD	C	107,600	333,600	333,600	32.25 %	
10/10/2023	2023R-12848	08-002-006-02	STRICKER CHERYL	SCHAUB JAMES JR & ELIZABETH	No	WD	C	113,000	260,000	260,000	43.46 %	
10/10/2023	2023R-13403	08-305-009-00	OTTERBEIN STEPHEN	HENSZ MARJORIE A	No	WD	C	127,300	325,000	325,000	39.17 %	
10/13/2023	2023R-12939	08-063-015-00	ABFALTER JAMES M & ANN E TRUST	DONAKOWSKI CHERYL A	No	WD	C	131,100	501,000	501,000	26.17 %	
10/16/2023	2023R-12808	08-019-019-00	ROSE JEFF D & EVA	COHEN-ADAMS FAMILY TRUST	No	WD	C	252,400	830,000	830,000	30.41 %	
10/16/2023	2023R-12789	08-058-008-00	NEWCOMB BRIAN S & SARAH J	KIRSCHNER THOMAS W & SLUCK TRACEY	No	WD	C	213,300	439,000	439,000	48.59 %	
10/16/2023	2023R-13011	08-702-071-00	MUNRO RODERICK & ELIZABETH TRUST	JONES ANDREW & CHERYL	No	WD	C	190,500	449,000	449,000	42.43 %	
10/20/2023	2023R-13013	08-344-014-00	PATRICIA WILIAMS	WARNER AARON B	No	WD	C	15,500	35,000	35,000	44.29 %	
10/24/2023	2023R-13541	08-237-007-00	BROWN BRIDGE LLC	PINE STAR GROUP LLC	No	WD	C	202,200	545,000	545,000	37.10 %	
10/26/2023	2023R-13505	08-026-012-15	HIGGINS RICHARD J & SUSAN L	GULLO JEFFREY & ELIZABETH	No	WD	C	281,600	679,900	679,900	41.42 %	
10/27/2023	2023R-13340	08-157-048-00	JESKE JOLENE	THAO GARY	No	WD	C	212,800	431,500	431,500	49.32 %	
11/07/2023	2023R-14025	08-026-072-00	RUEMMLER BROOKE & MARC	KOTHE MICHELLE & BOLE LAUREN	No	WD	C	130,500	330,000	330,000	39.55 %	JTWFRS

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/07/2023	2023R-13827	08-028-024-40	MCMASTER AARON	WORTHINGTON LAURA & VINCE	No	WD	C	182,000	595,000	595,000	30.59 %	
11/08/2023	2023R-13701	08-055-034-00	BARNETT CAMERON & JENNIFER	CARRLEO & LISA	No	WD	C	173,400	455,000	455,000	38.11 %	
11/09/2023	2023R-13813	08-035-035-30	DECARE BROCK A & BEAUDION AMY A	KUMAR SAUNYA & DANG SHYAM	No	WD	C	130,500	380,000	380,000	34.34 %	
11/14/2023	2023R-14456	08-239-033-00	POSTOIAN MARK	BLASZYCK ANTHONY & LORNA	No	WD	C	116,800	384,500	384,500	30.38 %	
11/17/2023	2023R-14414	08-380-015-00	KOGELMAN JESSE S & AMANDA (ELE)	BUMS ROBIN C	No	WD	C	172,800	510,000	510,000	33.88 %	
11/21/2023	2023R-14260	08-025-010-00	MILES JOSEPH & SALLY	BRENNER COURTNEY & JACKSON PAUL	No	WD	C	26,300	69,000	69,000	38.12 %	
11/29/2023	2023R-14595	08-025-017-30	SMITH ROBERT ESTATE	BENNETT CHERYL & JUSTIN	No	WD	C	124,100	340,000	340,000	36.50 %	
12/07/2023	2023R-15033	08-237-014-00	RICHARDS BIANCA	FLEES CRAIG	No	WD	C	141,000	310,000	310,000	45.48 %	
12/08/2023	2023R-14878	08-107-001-00	KAMP MARILYN S	CURL BRUCE L & CONNIE	No	WD	C	117,700	350,000	350,000	33.63 %	
12/13/2023	2023R-15042	08-180-039-00	HUELLMANTEL DEVELOPMENT GROUP LLC	ROCK CREEK HOMES LLC	No	WD	C	97,500	197,500	197,500	49.37 %	
12/13/2023	2023R-15046	08-192-001-00	OTTC LLC	ROCK CREEK HOMES LLC	No	WD	C	165,000	314,700	314,700	52.43 %	
12/13/2023	2023R-15056	08-192-003-00	OTTC LLC	BLAUM TYLER	No	WD	C	55,000	90,000	90,000	61.11 %	
12/15/2023	2023R-15472	08-008-018-43	TOMPKINS STEPHEN D & SUSAN	BRYANT TRACI & MICHAEL	No	WD	C	216,800	640,000	640,000	33.88 %	
12/15/2023	2024R-00313	08-170-004-00	VANDERBURG CRISTOPHER (ELE)	KEYES JACOB &	No	WD	C	186,000	425,000	425,000	43.76 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/19/2023	2024R-00396	08-024-010-14	HERZBERG SCOTT A	MCKIAN MACHENZIE R	No	WD	C	152,400	350,000	350,000	43.54 %	
01/05/2024	2024R-00246	08-239-030-00	TIETZ DAVID J	RIVARD NICOLE & GREGORY	No	WD	C	114,300	360,000	360,000	31.75 %	
01/11/2024	2024R-01148	08-157-006-00	NEWHOUSE MARK & PHILIP	DEETS DANIEL & DOUGLAS LIZ &	No	WD	C	115,500	295,000	295,000	39.15 %	
01/12/2024	2024R-00869	08-026-012-35	TULL DOUGLAS & LORI	MCDONALD TIM & KRISTINA	No	WD	C	257,300	674,365	674,365	38.15 %	JTWFRS
01/12/2024	2024R-00563	08-306-035-00	KITCHENS MATTHEW J & LISA M	GARTLAND DELANEY & JOHNSON ALEX	No	WD	C	120,300	317,500	317,500	37.89 %	
01/12/2024	2024R-00723	08-701-040-00	MCLAY ROBERT S & JOAN E TRUST	COSCARELLI NANCY J	No	WD	C	215,600	519,000	519,000	41.54 %	
01/17/2024	2024R-01065	08-390-021-00	LANTZ CHRISTINE & KERSH SARA	GREGORY HEIDI	No	WD	C	126,000	368,500	368,500	34.19 %	
01/25/2024	2024R-01199	08-025-008-50	WALTERS SHANNON	STONEY FARM LLC	No	WD	C	406,100	825,000	825,000	49.22 %	
01/26/2024	2024R-01060	08-016-004-00	SMALLIDGE TERESA C (ELE)	CAMPBELL KATHERINE	No	WD	C	73,800	275,000	275,000	26.84 %	
01/30/2024	2024R-01516	08-316-003-00	POTVIN MELISSA M	BOWER TREVOR	No	WD	C	113,000	300,000	300,000	37.67 %	
02/07/2024	2024R-01892	08-705-023-00	DANIEL KATHRYN E	BRZEZINSKI ALLEN	No	WD	C	88,900	230,000	230,000	38.65 %	
02/12/2024	2024R-01905	08-080-014-00	BEGALA EDWARD & LINDSAY	SWARTZ RHETT & COLLEEN	No	WD	C	127,100	400,000	400,000	31.78 %	
02/14/2024	2024R-01841	08-701-045-00	SIKLICH HEIDE TRUST	FRAIZER DALE & FREDRIC	No	WD	C	206,100	450,000	450,000	45.80 %	H & W
02/15/2024	2024R-01955	08-029-002-01	ESCALANTE JAIME & DEJARAMILLO ANN	VYAZOVOY SERGEY S	No	WD	C	17,400	48,500	48,500	35.88 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/16/2024	2024R-01923	08-025-024-40	MANVILLE DIANE & DESMOND JOHN TRUST	DODDS DIANE & PAUL	No	WD	C	166,100	544,900	544,900	30.48 %	
02/27/2024	2024R-02252	08-369-016-00	MUTH WILLIAM	SHUTTE JONATHAN	No	WD	C	220,000	539,900	539,900	40.75 %	
02/29/2024	2024R-02709	08-020-020-10	BARDENHAGEN NANCY L	PREVOST COLE	No	WD	C	105,700	290,000	290,000	36.45 %	
03/01/2024	2024R-02987	08-705-001-00	HYLAND GERALD & JOANNE TRUST	DORMAN AMY & WOODBURY MARY	No	WD	C	106,200	275,000	275,000	38.62 %	
03/05/2024	2024R-02618	08-192-014-00	OTTC LLC	FOURNIER CONSTRUCTION & RENO LLC	No	WD	C	55,000	80,000	80,000	68.75 %	
03/08/2024	2024R-03290	08-019-003-70	ERB BARBARA L ESTATE	GROSS SPENCER & AMANDA	No	WD	C	228,700	485,000	485,000	47.15 %	
03/11/2024	2024R-02856	08-163-011-00	DUELL SIGRED R (ELE)	PERRY MICHAEL & TIM & ANNE	No	WD	C	106,800	271,600	271,600	39.32 %	JTWFRS
03/13/2024	2024R-03361	08-087-027-01	HARRIS MICHAEL & DEBORAH	BRAZINA DOROTHEA	No	WD	C	55,000	115,000	115,000	47.83 %	
03/15/2024	2024R-03215	08-053-002-00	HAINES ROBERT W	WORPELL JASON & ANGELA	No	WD	C	144,600	206,200	206,200	70.13 %	
03/19/2024	2024R-05372	08-701-029-00	BLEVINS JOSIAH	NEROS BREANNE	No	WD	C	76,200	265,000	265,000	28.75 %	
03/20/2024	2024R-03680	08-200-071-00	ADKINS BRANDON	SHARON LIA & YAREMA JOHN	No	WD	C	117,000	400,200	400,200	29.24 %	
03/22/2024	2024R-03330	08-192-012-00	OTTC LLC	SUMMIT PROPERTIES TC LLC	No	WD	C	40,000	82,500	82,500	48.48 %	
03/25/2024	2024R-03441	08-001-021-00	WILSON TROY E	DOWTY ALLEN & JULIE	No	WD	C	118,900	420,000	420,000	28.31 %	
03/29/2024	2024R-03912	08-372-040-00	SCHOPIERAY DEBRA	PLUMMER KYLE & LAUREN	No	WD	C	121,600	339,000	339,000	35.87 %	
TOTAL SALES	56			**SALES PERIOD TOTAL**				8,092,600	20,994,865	20,994,865		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/05/2024	2024R-04354	08-192-008-00	OTTC LLC	FORYSTEK MATT & WIDMAN LENA	No	WD	C	55,000	95,000	95,000	57.89 %	
04/11/2024	2024R-04763	08-087-032-00	JACOBS ANTHONY E & CHRISTINA V	BRANZIA THOMAS & DOROTHEA	No	WD	C	60,000	110,000	110,000	54.55 %	
04/11/2024	2024R-04680	08-390-070-00	HUFFMAN NICHOLAS D	WEISHAAR KATHLEEN	No	WD	C	128,900	315,000	315,000	40.92 %	
04/12/2024	2024R-04560	08-095-037-00	ADLER CAROL A TRUST	HOWARD PATRICK & NICHOLA	No	WD	C	358,600	1,310,000	1,310,000	27.37 %	
04/12/2024	2024R-04561	08-166-035-00	CONNER DONALD S JR & LEAH	FRANKE BRIAN	No	WD	C	91,100	220,000	220,000	41.41 %	
04/17/2024	2024R-05373	08-029-007-02	CALLEGARI MICHAEL	SHULER RACHEL & MATTHEW	No	WD	C	234,300	540,000	540,000	43.39 %	
04/17/2024	2024R-04758	08-079-010-00	MAGNAGHI RUSSELL M & KORDICH DIANE	COLE JONATHAN & COLE	No	WD	C	16,500	50,000	50,000	33.00 %	
04/25/2024	2024R-05626	08-029-005-00	KUTA JO ANN & ROSE	SAYER ENTERPRISES LLC	No	WD	C	107,200	200,000	200,000	53.60 %	
04/26/2024	2024R-05135	08-035-034-01	WEBSTER RUTH A TRUST	KILLIAN JOHN K & JULIE B	No	WD	C	62,900	253,000	253,000	24.86 %	
04/29/2024	2024R-05381	08-036-025-10	BRENNEMAN DAN J & NANCY S TRUST	TALAGA BRIAN & ROBIN	No	WD	C	356,200	940,000	940,000	37.89 %	
04/30/2024	2024R-05631	08-008-011-43	FLYTE JACOB T	BRENNEMAN DAN & NANCY	No	WD	C	218,000	510,000	510,000	42.75 %	
05/01/2024	2024R-05401	08-705-022-00	STRICKER PENNY S.	TEGNER MADELINE	No	WD	C	101,500	239,000	239,000	42.47 %	
05/02/2024	2024R-05405	08-012-017-10	BARRON REBECCA	STEGGLES JACOB & KRISTIN	No	WD	C	155,300	384,000	384,000	40.44 %	
05/02/2024	2024R-05591	08-213-013-00	REAMER STEVEN & CHLOE	SWINNING JILL & JASON	No	WD	C	284,700	638,000	638,000	44.62 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/06/2024	2024R-05828	08-087-029-01	VANDENBOSCH TIMOTHY &	DICKINSON SCOTT & SARENA	No	WD	C	60,000	121,000	121,000	49.59 %	
05/07/2024	2024R-05827	08-087-034-00	AGEERON SEAN & ELIZABETH	RICKARD DAVID & BARBARA	No	WD	C	60,000	120,000	120,000	50.00 %	
05/07/2024	2024R-05593	08-190-016-00	PIWOWAR DANIEL & NANCY	VIDAL ELIZABETH	No	WD	C	429,700	1,000,000	1,000,000	42.97 %	
05/10/2024	2024R-06214	08-353-008-00	DAVY CURTIS & TARA	HAUSERMAN DAYLE & JEFFERY	No	WD	C	22,500	51,000	51,000	44.12 %	
05/15/2024	2024R-06249	08-017-012-00	PARK VALLEY INVESMT TRUST	FARRUGIA COMPANIES LLC	No	WD	C	238,300	850,000	850,000	28.04 %	
05/15/2024	2024R-06389	08-024-010-12	WEEKLY KEENE	ONE CHURCH MINISTRIES INC	No	WD	C	167,900	460,000	460,000	36.50 %	
05/17/2024	2024R-06384	08-170-002-00	RITTER CAROL	FAUCHER JANEL & FRENCH KYLE	No	WD	C	209,600	445,000	445,000	47.10 %	
05/17/2024	2024R-06631	08-373-007-00	AKERS JOHN PHILLIP & JANA LEE	CASEY THOMAS & JABLONSKI SANDRA	No	WD	C	273,900	650,000	650,000	42.14 %	H&W
05/18/2024	2024R-06277	08-701-086-01	BEIDERWIEDEN III THEODORE W TRUST	PEACH DOUGLAS & JANET	No	WD	C	217,900	440,000	440,000	49.52 %	
05/24/2024	2024R-06624	08-064-008-00	RAYMOND CINDY	RUNYON DUANE & SUSAN	No	WD	C	20,000	65,000	65,000	30.77 %	
05/28/2024	2024R-07023	08-087-028-01	VANDENBOSCH TIMOTHY & HEDDING DIANA	CHAFIN BENJAMIN & CAROL	No	WD	C	60,000	121,000	121,000	49.59 %	
05/28/2024	2024R-06734	08-158-003-00	STUMO MARY K	MONTOYA RICKIE & ELLEN	No	WD	C	130,800	323,000	323,000	40.50 %	JTFRS
05/28/2024	2024R-06625	08-330-007-00	WILLE MATTHEW & CARRIE	NEWBERRY TROY & DIANNE	No	WD	C	384,000	890,000	890,000	43.15 %	
05/29/2024	2024R-07159	08-195-033-00	DUGGAN THOMAS & LORI	TULLIS BRYAN	No	WD	C	195,400	750,000	750,000	26.05 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/29/2024	2024R-06715	08-755-006-00	DENHAM MARK (ELE)	STRAY JOHN & TANYA	No	WD	C	175,100	365,000	365,000	47.97 %	
05/30/2024	2024R-06982	08-008-003-32	ALPERS STEPHEN R	MURPHY REILLY & STUSICK MICHELLE	No	WD	C	154,100	340,000	340,000	45.32 %	
05/31/2024	2024R-06972	08-095-038-00	DORENBECKER JAY B JR & JUDITH A	KAPITANEC GEORGE & CHERYL	No	WD	C	307,500	1,270,000	1,270,000	24.21 %	
06/03/2024	2024R-07385	08-135-007-00	DORMAN PATRICIA TRUST	THE THOMAS FAMILY TRUST	No	WD	C	908,800	2,600,000	2,600,000	34.95 %	
06/03/2024	2024R-06850	08-239-026-00	BROWN NICHOLAS & BICKNELL EMILY	MAZUR LISA & HOPKINS HENRY	No	WD	C	173,500	435,000	435,000	39.89 %	JT
06/05/2024	2024R-08183	08-095-031-00	SMITH PATRICIA A TRUST	BAKER DAVID TRUST	No	WD	C	349,600	930,000	930,000	37.59 %	
06/05/2024	2024R-06940	08-377-048-00	MINEWEASER JAMES	BENDT ANDREA	No	WD	C	25,000	48,750	48,750	51.28 %	
06/06/2024	2024R-07258	08-009-047-00	KANE WILLIAM H & VERONICA M	KUMAR SAUMYA & DANG SHYAM	No	WD	C	176,800	428,200	428,200	41.29 %	H&W
06/06/2024	2024R-07301	08-029-008-10	LAUTNER SCOTT	MOFFITT KRISTEN & DERUSHA JOHN	No	WD	C	171,800	380,000	380,000	45.21 %	JTFRS
06/07/2024	2024R-07038	08-024-010-19	ARTHUR G ELLIOT FAMILY PARTNERSHIP	ROSS A & ELIZABETH C THOMA TRUST	No	WD	C	177,300	440,000	440,000	40.30 %	
06/07/2024	2024R-07620	08-036-037-01	MERTEN NINA & STEPHEN	JONES MARKE TRUST	No	WD	C	419,700	1,100,100	1,100,100	38.15 %	
06/10/2024	2024R-07468	08-087-008-00	BARTLETT DAVID & VICTORIA	ELBRECHT ROBERT & VICKI	No	WD	C	47,500	120,000	120,000	39.58 %	
06/12/2024	2024R-07452	08-701-020-00	MARSHALL ERICA TRUST	WEBSTER KIMBERLY ANNE	No	WD	C	230,000	565,000	565,000	40.71 %	
06/12/2024	2024R-07363	08-720-003-00	TUCHEK TIFFANY & ROBERT	HAYWARD DONNA & BRENT	No	WD	C	201,900	499,000	499,000	40.46 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/14/2024	2024R-07329	08-060-004-00	MACNAMARA AUSTIN & ALISHA	ORD DIANA	No	WD	C	124,000	419,500	419,500	29.56 %	
06/14/2024	2024R-07367	08-064-010-00	BUSCH FAMILY LIVING TRUST	FISHER DANIEL & CASEY PATRICIA LYNN	No	WD	C	289,600	730,000	730,000	39.67 %	
06/14/2024	2024R-07547	08-305-006-00	BEDRICK ROBERT M & JO ANN (ELE)	WOOTERS HUNTER	No	WD	C	140,700	330,000	330,000	42.64 %	
06/17/2024	2024R-07940	08-008-008-31	ELEVATE NORTH LLC	DINE JAMES & SAMANTHA	No	WD	C	68,400	224,500	224,500	30.47 %	
06/17/2024	2024R-07595	08-028-027-20	CURRY JOSEPH P & KATHLEEN A	LACKEY DONALD & JANIS	No	WD	C	279,200	734,900	734,900	37.99 %	
06/21/2024	2024R-07601	08-192-022-00	OTTC LLC	DOUBLE DIAMOND ENTERISES INC	No	WD	C	80,000	142,000	142,000	56.34 %	
06/21/2024	2024R-07604	08-705-016-00	HATHAWAY COLLEEN	WIELENGA MIA	No	WD	C	103,800	230,000	230,000	45.13 %	
06/21/2024	2024R-07863	08-803-011-00	CZAPLICKA PROPERTIES LLC	GLAZE TYLER & KENDAL	No	WD	C	252,000	585,000	585,000	43.08 %	
06/24/2024	2024R-08696	08-703-005-00	SCHRAM VIRGINIA	KLEIN-KASSAB COOPER	No	WD	C	86,300	235,000	235,000	36.72 %	
06/25/2024	2024R-07856	08-702-101-00	PHILLIPS DAVID & WALES ANDREA	BODALSKI GERALD	No	WD	C	211,800	475,000	475,000	44.59 %	
06/27/2024	2024R-07949	08-019-014-15	BONESSI MARK R & ANN E	GREGORY E SIMSA TRUST	No	WD	C	200,300	478,000	478,000	41.90 %	
06/28/2024	2024R-08145	08-006-009-21	CLARK ERIK	ENGE ARIN	No	WD	C	115,600	228,000	228,000	50.70 %	
06/28/2024	2024R-08373	08-016-002-00	TANG GENE D TRUST	COHEN RICHARD & KATHERINE	No	WD	C	806,200	1,752,000	1,752,000	46.02 %	
07/01/2024	2024R-08171	08-803-010-00	CZAPLICKA PROPERTIES LLC	WORM THOMAS	No	WD	C	251,300	595,000	595,000	42.24 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/03/2024	2024R-08746	08-015-007-00	ASHWILL JAYCE & ELIZABETH	CALKINS GEOFFREY & TAYLOR CLARE	No	WD	C	180,300	380,000	380,000	47.45 %	
07/03/2024	2024R-08651	08-245-017-00	ALLEN MATTHEW	HASKELL RYAN & ROSE	No	PTA	C	200,400	415,000	415,000	48.29 %	
07/03/2024	2024R-08527	08-702-100-00	COSCARELLI NANCY	STEENSON BRENDA	No	WD	C	216,900	422,500	422,500	51.34 %	
07/10/2024	2024R-09145	08-009-004-30	DAKOTA STEVEN BEATON	KOTT BRIAN	No	WD	C	26,800	70,000	70,000	38.29 %	
07/12/2024	2024R-09659	08-255-081-00	LAKE LANE HOLDINGS LLC	DELEDDA JENNIFER & NEIL	No	WD	C	164,700	525,000	525,000	31.37 %	
07/19/2024	2024R-09019	08-337-007-00	MACDONALD TRACY & ALEXANDER	WOJCIECHOWSKI RAYMOND	No	WD	C	161,300	395,000	395,000	40.84 %	
07/22/2024	2024R-09393	08-035-031-12	KRUMM JEFFREY & MICHELLE	HILL GEORGE & BEGIN KATHIE	No	WD	C	40,800	140,000	140,000	29.14 %	
07/22/2024	2024R-09303	08-180-007-00	ZHOU SHENG	JOY NICHOLAS & KERI-ANNE	No	WD	C	356,200	832,000	832,000	42.81 %	
07/22/2024	2024R-09257	08-380-023-00	MCCLUTCHY MATTHEW & VIOLA	COOLEY HEATHER & TENBROECK MYLES	No	WD	C	190,600	545,000	545,000	34.97 %	
07/29/2024	2024R-10310	08-161-007-00	LANGILLE WALTER & LAURA	TANDARICH MICHAEL & ALEXANDRA	No	WD	C	149,500	394,000	394,000	37.94 %	
07/30/2024	2024R-09307	08-025-030-00	BAKER CALVIN E & DIANNE M TRUST	SCHIERBEEK JEFFERSON	No	WD	C	114,400	187,500	187,500	61.01 %	
07/31/2024	2024R-09389	08-020-009-30	MINEWEASER TRUST	DAVIS KENNETH & COURECH SUSAN	No	WD	C	244,800	595,000	595,000	41.14 %	
08/06/2024	2024R-10063	08-008-014-02	COX DAVID & SMILLIE ROBIN (ELE)	STROM BRENT & MIKAELA	No	WD	C	40,000	100,000	100,000	40.00 %	
08/08/2024	2024R-09859	08-343-010-00	FABER PETER D	TODD DOUG & TODD MARC	No	WD	C	25,000	69,000	69,000	36.23 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/09/2024	2024R-09735	08-011-001-01	WYATT HOLLIS C	AKERS DAVID	No	WD	C	84,600	230,000	230,000	36.78 %	
08/09/2024	2024R-10361	08-079-063-00	PETERSON JAMES & AMANDA	GARVIN NICKAY	No	WD	C	195,800	430,000	430,000	45.53 %	
08/09/2024	2024R-10404	08-372-037-00	HEPNER L THOMAS & DIANNA L	LOCKWOOD WILLIS & MOLLY	No	WD	C	152,400	398,500	398,500	38.24 %	
08/12/2024	2024R-13022	08-005-010-01	TETER ERIN	SIDLAUSKAS CHASE	No	WD	C	117,100	375,000	375,000	31.23 %	
08/12/2024	2024R-09842	08-703-002-00	RICARD WILLIAM & SHERRI	FRANTZ JAMES	No	WD	C	86,300	240,000	240,000	35.96 %	
08/14/2024	2024R-10322	08-248-085-00	VON REICHBAUER MADELYN	KEARNS JOSEPH	No	WD	C	231,300	464,900	464,900	49.75 %	
08/19/2024	2024R-10188	08-213-030-00	SIMONIS JEFFREY	COSENZA LUKE & TRACY	No	WD	C	20,000	40,000	40,000	50.00 %	
08/26/2024	2024R-10420	08-192-004-00	OTTC LLC	WILSON DANIEL & BLAUM TYLER	No	WD	C	55,000	85,000	85,000	64.71 %	
08/29/2024	2024R-10838	08-075-019-00	GENSLAK STANLEY L & MARY J	ARGIR MARK & LAURA	No	WD	C	558,000	1,425,000	1,425,000	39.16 %	
08/30/2024	2024R-10674	08-055-020-00	DAVIS TIMOTHY & TERESA	RODRIGUEZ CARLOS & COURTNEY	No	WD	C	205,000	459,500	459,500	44.61 %	
09/03/2024	2024R-11231	08-180-017-00	LITCHFIELD BRYAN & HEATHER	SEJALON FREDRIC & DUCHARME DENISE	No	WD	C	302,900	700,000	700,000	43.27 %	H & W
09/03/2024	2024R-11302	08-701-047-00	WATKINS MARK S	CORDON FAMILY TRUST	No	WD	C	165,400	347,000	347,000	47.67 %	
09/04/2024	2024R-11381	08-013-027-30	MCLANE MARK A & PAULA J	TONDREAU JEFFERY & LAUREN	No	WD	C	252,100	555,000	555,000	45.42 %	
09/09/2024	2024R-11507	08-066-026-00	LONGWOOD LAND CO LLC	WILLIAMS BENNIE & BEVERLY	No	WD	C	230,000	550,000	550,000	41.82 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/10/2024	2024R-11220	08-035-033-00	DOLOMITE HOLDINGS LLC	SCANLON ERIK & LAUREN	No	WD	C	131,700	385,000	385,000	34.21 %	
09/10/2024	2024R-11092	08-213-021-00	BUGAI PETER LOUIS	MADSEN MICHAEL	No	WD	C	22,000	70,000	70,000	31.43 %	
09/11/2024	2024R-11400	08-017-001-50	STEIMLOSK CHARLES & GERALDINE TRUST	IRWIN BRIAN & CARRIE	No	WD	C	303,800	800,000	800,000	37.97 %	
09/18/2024	2024R-11575	08-365-017-00	MEYERS JOHN P & JODY & JAY ALLAN &	ZHU XIAOMING & ZHU DANDEN	No	WD	C	304,400	952,500	952,500	31.96 %	
09/24/2024	2024R-11909	08-185-039-00	DEYOUNG RICHARD	JORNS AUSTIN & ODAK KATARINA	No	WD	C	77,600	90,000	90,000	86.22 %	
09/25/2024	2024R-12096	08-004-001-30	SILVIS JOHN L & SUE E	MUSTARD JONATHAN	No	WD	C	135,600	375,000	375,000	36.16 %	
09/30/2024	2024R-12015	08-002-006-02	SCHAUB JAMES JR & ELIZABETH	WILSON LOGAN & PERKINS KRYSTEN	No	WD	C	150,600	450,000	450,000	33.47 %	
09/30/2024	2024R-12120	08-010-019-04	CHARTWELL FOUR LLC	FINE LAUREN	No	WD	C	20,100	82,500	82,500	24.36 %	
09/30/2024	2024R-12256	08-035-031-15	KRUMM JEFFREY S & MICHELLE N	FEATHERSTONE MATTHEW	No	WD	C	385,200	945,000	945,000	40.76 %	H & W
09/30/2024	2024R-12159	08-079-029-00	AJA NICK & SARA	WILSON AARON & CARLY	No	WD	C	208,600	509,000	509,000	40.98 %	
09/30/2024	2024R-12017	08-377-050-00	KOPACKI CHALICE & NICHOLUS	AJA SARA & NICHOLAS	No	WD	C	363,400	785,000	785,000	46.29 %	
											%	
											%	
											%	
TOTAL SALES		95		**SALES PERIOD TOTAL**				18,098,600	45,583,850	45,583,850		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/01/2024	2024R-12039	08-701-077-01	MCINTOSH MICHELLE	BIEHL DARLENE	No	WD	C	225,700	458,000	458,000	49.28 %	
10/03/2024	2024R-12557	08-008-008-60	PAYETTE SANDY	GERLING CHRISTOPHER &JENNIFER TRUST	No	WD	C	35,500	60,055	60,055	59.11 %	
10/11/2024	2024R-12858	08-004-007-03	MARCO JAMES & KAREN	MEHRHOF JEFFERY & KRISTIN	No	WD	C	251,300	550,000	550,000	45.69 %	
10/11/2024	2024R-12815	08-248-066-00	OTTEN CHILDREN EDUCATION TRUST	COGHLIN MATTHEW & PATRICIA	No	WD	C	154,900	436,000	436,000	35.53 %	
10/11/2024	2024R-12514	08-369-013-00	FULTZ LAUREN	SELLECK PARKER & KATLYN	No	WD	C	142,600	355,000	355,000	40.17 %	
10/14/2024	2024R-12566	08-192-016-00	OTTC LLC	ROCK CREEK HOMES LLC	No	WD	C	55,000	105,000	105,000	52.38 %	
10/18/2024	2024R-12785	08-344-014-00	WARNER AARON B	JOHNSTON TIMOTHY	No	WD	C	17,500	35,000	35,000	50.00 %	
10/21/2024	2024R-13232	08-025-006-91	GOETZ MARK & ANN	PUNG JONATHAN & JESSICA	No	WD	C	269,200	600,000	600,000	44.87 %	
10/22/2024	2024R-13186	08-213-019-00	HENSON KELLY & MARK	GIBSON STUART & ALEJANDRA	No	WD	C	396,100	1,199,000	1,199,000	33.04 %	
10/22/2024	2024R-13346	08-316-025-00	MITTEN PROPERTY SOLUTIONS LLC	MARTINEZ MARIA & LEDESMA JOSE	No	WD	C	104,600	300,000	300,000	34.87 %	
10/23/2024	2024R-13615	08-390-031-00	BOEHMER LANCE & MATHES PATRICK	BRADEN CHRISTOPHER	No	WD	C	152,200	366,500	366,500	41.53 %	
10/29/2024	2024R-13496	08-033-027-00	PRANGE DAVID R & CATHERINE C	VADEBONCOEUR BLAINE	No	WD	C	25,800	83,000	83,000	31.08 %	
10/30/2024	2024R-13638	08-343-011-00	FABER PETER D	GOLDBERG & WEICK HELENA	No	WD	C	25,000	67,000	67,000	37.31 %	
11/01/2024	2024R-15527	08-003-014-10	STRICKER WAYNE & MYRNA TRUST	STAPLES LOUIS & LYNN	No	WD	C	150,000	375,000	375,000	40.00 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/01/2024	2024R-13501	08-180-035-00	MAGNETTA TRUST	RIOS SANDRA	No	WD	C	353,100	848,525	848,525	41.61 %	
11/04/2024	2024R-13623	08-148-023-00	NAVARRE MICHAEL A & TAMI J	DAVY CURTIS & NAVARRE	No	WD	C	240,700	530,000	530,000	45.42 %	
11/08/2024	2024R-13893	08-006-008-00	SILVEUS CALVIN	BRENT BENJAMIN	No	WD	C	101,800	311,000	311,000	32.73 %	
11/08/2024	2024R-14678	08-006-032-05	GILBERT LON R & C FAYE	KNOLL WADE & SUZANNE	No	WD	C	337,500	789,000	789,000	42.78 %	
11/08/2024	2024R-13869	08-079-038-00	JUNG DOUGLAS & MARCELA	GILBERT LON & CAMILLA	No	WD	C	241,300	535,000	535,000	45.10 %	
11/08/2024	2024R-14095	08-341-004-00	ZECH JAMES & COLLEEN	CHAN JIM	No	WD	C	148,300	405,000	405,000	36.62 %	
11/15/2024	2024R-15089	08-295-016-00	DAVISON WILLIAM M & DIANE TRUST	HARRIS STEPHEN & MARJORIE TRUST	No	WD	C	280,300	677,000	677,000	41.40 %	
11/20/2024	2024R-14421	08-343-007-00	FABER PETER D	BUDDE PETER	No	WD	C	25,000	64,000	64,000	39.06 %	
11/20/2024	2024R-14654	08-803-010-00	WORM THOMAS	BEATTY COLLEEN & KARR DAVID	No	WD	C	251,300	580,000	580,000	43.33 %	
11/26/2024	2024R-14861	08-001-009-42	MILLEN JOSHUA S & HEATHER M	LAFORD BENJAMIN & ERIN	No	WD	C	292,900	531,000	531,000	55.16 %	
11/26/2024	2024R-14728	08-180-013-00	HUELLMANTEL DEVELPMENT GROUP LLC	ROCK CREEK HOMES LLC	No	WD	C	97,500	195,000	195,000	50.00 %	
11/27/2024	2024R-14747	08-365-008-00	BRANSKI ROBERT R & MARCINE M	REAVELY BRUCE AND LAURIE	No	WD	C	286,300	725,000	725,000	39.49 %	
12/02/2024	2024R-15506	08-158-006-00	BERTHELOT ZACKERY & KACIE	DE JESUS SIMON	No	WD	C	151,300	265,000	265,000	57.09 %	
12/09/2024	2024R-15201	08-079-035-00	SHANK MICHAEL D & VICTORIA J	BRAND JACOB & ELIZABETH	No	WD	C	210,100	540,000	540,000	38.91 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/12/2024	2024R-15321	08-076-021-00	TURNQUIST JESSICA	JEWELL EVAN	No	WD	C	156,400	370,000	370,000	42.27 %	
12/13/2024	2024R-15847	08-390-066-00	ANTCLIFF MICHELLE & BILLY	BOUWER CHRISTOPHER & LEAH	No	WD	C	146,800	323,000	323,000	45.45 %	
12/13/2024	2024R-15581	08-025-016-20	DAVIS JAMES L	MAKOWSKI MICHAEL	No	MLC	CR	71,700	250,000	250,000	28.68 %	
12/17/2024	2024R-15859	08-343-023-00	FABER PETER D	BANDROWSKI PAUL	No	WD	C	100,000	289,440	289,440	34.55 %	
12/18/2024	2024R-15586	08-053-051-00	WHITERS FAMILY TRUST	ROBERTS NATHANAEL & DEVIN	No	WD	C	233,300	495,000	495,000	47.13 %	
12/18/2024	2024R-15633	08-058-013-00	REDMOND MICHAEL J	ZILIS MICHAEL & KATRINA	No	WD	C	156,700	355,000	355,000	44.14 %	
12/18/2024	2024R-15735	08-195-024-00	LINT DON E & DOROTHY A	WALTERS JEFFERY & ZARINA	No	WD	C	267,900	631,530	631,530	42.42 %	
12/19/2024	2024R-15632	08-105-001-00	REMUS HAZEN & MJULDER HANNAH	STARR JAY & RACHEL	No	WD	C	124,500	310,000	310,000	40.16 %	
12/19/2024	2024R-15694	08-340-045-00	SEARS DAVID & JENNIFER	BRADLEY TERENCE & BRATTON KIM	No	WD	C	351,300	775,000	775,000	45.33 %	
12/20/2024	2025R-00425	08-020-021-03	JANDA JANET K TRUST	REDMOND MICHAEL & TURNQUIST JESSICA	No	WD	C	382,800	595,000	595,000	64.34 %	
12/23/2024	2024R-16016	08-341-051-00	BRAND JACOB & ELIZABETH	OBRIEN BRIDGET	No	WD	C	176,500	390,000	390,000	45.26 %	
01/02/2025	2025R-00406	08-180-005-00	PULIC PAUL & CRYSTAL	ZENDLER NICHOLAS & JESSICA	No	WD	C	328,600	899,000	899,000	36.55 %	
01/03/2025	2025R-00228	08-185-045-00	BARRETT RICHARD C	MIKOLS MARK	No	WD	C	21,800	30,000	30,000	72.67 %	
01/06/2025	2025R-00275	08-021-046-00	SMITH ALISA & ERIC	KHAMBATTA SHEREZADE & GUL	No	WD	C	435,300	1,200,000	1,200,000	36.28 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/07/2025	2025R-00351	08-013-016-00	FISHER JACOB	HOLDEN REX & JILL	No	WD	C	77,100	400,000	400,000	19.27 %	
01/07/2025	2025R-00327	08-344-002-00	WINDHAM NONA	LATTAS MICHAEL & KAY DEBORAH	No	WD	C	17,500	52,000	52,000	33.65 %	
01/14/2025	2025R-00992	08-323-037-00	CIZEK GEOFFREY & JOANN	LAMBKIN FREDRICK & BERNICE	No	WD	C	218,600	479,000	479,000	45.64 %	
01/15/2025	2025R-00913	08-126-023-00	SNOWDAY HT & LAUREN	LAKE PRISE LLC	No	WD	C	474,700	1,522,000	1,522,000	31.19 %	
01/15/2025	2025R-00905	08-215-007-00	HADDON CAROL A TRUST	SNOWDAY HALL & LAUREN	No	MLC	CR	630,600	1,850,000	1,850,000	34.09 %	
01/23/2025	2025R-00970	08-322-015-00	MCCULLEN DAVID O & RUSCH BRENDA S	HOLZWORTH TRUST	No	WD	C	222,700	550,000	550,000	40.49 %	
01/30/2025	2025R-01189	08-705-017-00	NICHOLS DEBORAH (ELE)	VELEK NANCY	No	WD	C	103,600	229,900	229,900	45.06 %	
02/03/2025	2025R-01324	08-011-015-00	KRENZKE JOHN	BRUBAKER NICOLE	No	WD	C	196,600	325,000	325,000	60.49 %	
02/05/2025	2025R-01493	08-063-017-00	SALOW LINDEL & MATTHEW	TRAVERSE CITY BLISS LLC	No	WD	C	139,800	250,000	250,000	55.92 %	
02/06/2025	2025R-01443	08-239-038-00	ADAMS ALICIA	BALICH AMY & CHAMBERLAIN SIERRA	No	WD	C	159,900	375,000	375,000	42.64 %	
02/06/2025	2025R-01738	08-343-027-00	FABER PETER D	MADDEN CHARLES & LISA	No	WD	C	25,000	83,300	83,300	30.01 %	
02/07/2025	2025R-01741	08-343-019-00	FABER PETER D	KULIKOV DMYTRO	No	WD	C	25,000	43,000	43,000	58.14 %	
02/14/2025	2025R-01928	08-200-057-00	STOCKING BRUCE R & MARY ANN (ELE)	SCHWEIZER LOGAN	No	WD	C	143,000	339,900	339,900	42.07 %	
02/14/2025	2025R-02021	08-370-002-00	DOAN SON T & NGUYEN MARY	ROWBOTHAM BRIGID & ALLEN MATTHEW	No	WD	C	186,100	377,000	377,000	49.36 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Long Lake Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/19/2025	2025R-01971	08-026-028-00	FIFAREK MARY JO & JOHN & JAMES	CASE HEATHER TRUST	No	WD	C	500,300	1,700,000	1,700,000	29.43 %	
02/27/2025	2025R-02394	08-077-040-00	SAJEWSKI MALLORY	BRITT DAVID	No	WD	C	191,000	345,000	345,000	55.36 %	
03/10/2025	2025R-02802	08-701-030-00	OLSON JACQUELINE	GOODMAN TERI TRUST	No	WD	C	133,900	335,000	335,000	39.97 %	
03/11/2025	2025R-03035	08-010-018-30	ROSENBLATT ERIC	MOORE JUSTIN	No	WD	C	176,800	344,500	344,500	51.32 %	
03/12/2025	2025R-04698	08-026-014-34	WASLAWSKI FAMILY TRUST	BRANSON DANIEL & JACOBS CAROL TR	No	WD	C	325,700	865,000	865,000	37.65 %	
03/20/2025	2025R-03175	08-026-076-00	MORGAN LANCE JR TRUST	MANSFIELD MATTHEW	No	WD	C	234,600	385,000	385,000	60.94 %	
03/20/2025	2025R-03481	08-343-034-00	FABER PETER D	STONEHOUSE DONALD & LINDA	No	WD	C	25,000	53,900	53,900	46.38 %	
03/20/2025	2025R-03480	08-343-042-00	FABER PETER D	SCOTT JONATHAN	No	WD	C	25,000	63,500	63,500	39.37 %	
03/21/2025	2025R-03280	08-010-019-02	KLEPANCHUK MARGARET	MCCARDEL SEAN & MCCARDEL DYLAN	No	PTA	C	20,100	80,000	80,000	25.13 %	INFO FROM PTA
03/26/2025	2025R-03477	08-353-008-00	HAUSERMAN DAYLE & JEFFERY	BRAYTON MATTHEW	No	WD	C	22,500	53,500	53,500	42.06 %	
03/27/2025	2025R-03800	08-079-021-00	DAVISON JAMES & VICTOR KAYLA	SWEARINGEN MICHAEL & ALEXA	No	WD	C	247,900	525,000	525,000	47.22 %	
											%	
											%	
											%	
TOTAL SALES		67		**SALES PERIOD TOTAL**				12,499,400	30,524,550	30,524,550		
				24 MONTH TOTAL				53,118,600	137,156,631	137,156,631		

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Mayfield Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 98,437,700
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 84,908,726
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1593

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 109,914,600
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 97,575,000
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1265

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.3060

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)
2023	04/2023-09/2023	12	1,241,500	1.3060	1,621,399	3,383,500	47.92%
2023	10/2023-03/2024	5	690,900	1.3060	902,315	1,926,500	46.84%
12 Month Total Sales		17		12 Month Total Sales	2,523,714	5,310,000	47.53%
2024	04/2024-09/2024	16	1,124,500	1.1265	1,266,749	2,741,000	46.21%
2024	10/2024-03/2025	6	686,100	1.1265	772,892	1,806,900	42.77%
12 Month Total Sales		22		12 Month Total Sales	2,039,641	4,547,900	44.85%
24 Month Total Sales		39		**24 Month Total Sales**	4,563,355	9,857,900	
					***24 Month Mean Adjusted Ratio**		46.19%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	6	686,100	1.1265	772,892	1,806,900	42.77%
2025	04/2025-09/2025	10	1,081,100	1.0000	1,081,100	2,564,400	42.16%
12 Month Total Sales		16		**12 Month Total Sales**	1,853,992	4,371,300	
					**** 12 Month Aggregate Adjusted Ratio**		42.41%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Mayfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/05/2023	2023R-03776	09-005-019-10	NORMAN NATHAN & KRISTIN	STUHR SCOTT & LEAH	No	WD	C	119,500	348,000	348,000	34.34 %	
05/10/2023	2023R-05686	09-500-007-00	HOATH IVAN & REBECCA	COBB COURNEY & ANDREW	No	WD	C	123,700	315,000	315,000	39.27 %	
05/11/2023	2023R-06010	09-012-004-00	BROWN DAVID J & JILL M (ELE)	BURRELL ISAAC	No	WD	C	134,700	361,000	361,000	37.31 %	
06/14/2023	2023R-07059	09-005-003-13	BAKER ALBERT & LYDIA	STRAUSS MATTHEW & ERIN	No	WD	C	199,900	445,000	445,000	44.92 %	
06/30/2023	2023R-08167	09-004-014-00	WOJNO KOLBIE & KIRK & HOGAN THOMAS	FABRIQUE MARTHA	No	WD	C	133,500	315,000	315,000	42.38 %	
07/07/2023	2023R-08706	09-009-001-00	MONROE LUCAS & SHEALY ERIC	WEBER KRIS & KATHLEEN	No	WD	C	15,700	60,000	60,000	26.17 %	H & W
08/07/2023	2023R-13679	09-017-006-02	DONOVAN MICHAEL	MCKEE ERIC & SPENCER	No	WD	C	62,400	225,000	225,000	27.73 %	
08/10/2023	2023R-09521	09-005-017-00	W&C HERNDEN LLC	CHILSON MARY & CREAMER JUDITH	No	WD	C	48,000	219,500	219,500	21.87 %	
08/11/2023	2023R-09828	09-030-005-20	GALLI TIMOTHY & TORRES MARTHA	GIBSON JOHN & LISA	No	WD	C	234,700	600,000	600,000	39.12 %	
08/28/2023	2023R-11288	09-028-007-56	EDINFIELD JOHN & ELIZABETH	PENWARDEN JESSICA	No	WD	C	43,700	120,000	120,000	36.42 %	
08/30/2023	2023R-10613	09-011-011-01	RUSSELL CHRIS & KEITH	HARRAND MARK & LISA	No	WD	C	22,600	65,000	65,000	34.77 %	
09/29/2023	2023R-12739	09-500-020-00	MUNRO ANDREW J	KEUR ANDREW & RACHEL	No	WD	C	103,100	310,000	310,000	33.26 %	
											%	
											%	
TOTAL SALES		12		**SALES PERIOD TOTAL**				1,241,500	3,383,500	3,383,500		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Mayfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/05/2023	2023R-12320	09-018-002-07	ANDERSON ZACHARY	LAJKO TYLER & MARIE	No	WD	C	153,200	400,000	400,000	38.30 %	
11/27/2023	2023R-14370	09-025-012-01	HIGHSMITH JACQUELINE & CHRISTOPHER	HENNING TIM & CONNIE	No	WD	C	250,000	699,000	699,000	35.77 %	
12/04/2023	2023R-14699	09-017-009-06	BERRY WAYNE F & JULIE L	JOHNSON ALLEN K & SUSAN M	No	WD	C	15,600	55,000	55,000	28.36 %	
01/10/2024	2024R-01080	09-030-005-10	STUCK STEPHANIE	MILLER MATTHEW & LAURA	No	WD	C	190,000	525,000	525,000	36.19 %	
03/04/2024	2024R-02606	09-018-008-00	HANER PATRICIA	MYERS EYVONNE & MONITINI STEVE & YV	No	WD	C	82,100	247,500	247,500	33.17 %	JTWFRS
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	5	SALES PERIOD TOTAL	690,900	1,926,500	1,926,500

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Mayfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/08/2024	2024R-06230	09-022-013-07	SHERYL ANN PETERS	COURTAD JOSHUA & LYNELL	No	WD	C	22,900	35,000	35,000	65.43 %	
05/23/2024	2024R-06637	09-032-015-10	MURPHY DANYELLE L	RYDZEWSKI MORGAN	No	WD	C	179,700	490,000	490,000	36.67 %	
06/18/2024	2024R-07939	09-017-003-10	BOONE JANET S	MILLS SARAH & ADAM	No	WD	C	314,900	775,000	775,000	40.63 %	
06/18/2024	2024R-07902	09-018-016-19	SCHICHTEL JOSEPH E & SHIRLEY J	CARNES ASHLEE & WESLEY	No	WD	C	19,700	32,000	32,000	61.56 %	V/L SALE
06/18/2024	2024R-08148	09-022-013-04	SHERYL ANN PETERS	QUINTANO JOHN & SHELLY	No	WD	C	22,900	35,000	35,000	65.43 %	
06/18/2024	2024R-08135	09-022-013-06	SHERYL ANN PETERS	BALCOM CODY	No	WD	C	22,900	35,000	35,000	65.43 %	
07/11/2024	2024R-08920	09-004-010-55	STEED BRIAN SCOTT & TINA LOUISE	ZOLIKOFF CAROLINE & ELLIS DEBRA	No	WD	C	113,500	235,000	235,000	48.30 %	
07/12/2024	2024R-08508	09-020-011-08	COUNCILOR DEAN E & TERRI	PALMISANO RICHARD & RACHELLE	No	WD	C	26,700	50,000	50,000	53.40 %	
07/15/2024	2024R-09194	09-014-016-09	KOLARIK JOE G	HAGMAN JULIE	No	WD	C	58,200	183,000	183,000	31.80 %	
08/01/2024	2024R-09679	09-022-013-09	SHERYL ANN PETERS	AREVALO JUAN	No	WD	C	26,100	75,000	75,000	34.80 %	
08/22/2024	2024R-10603	09-022-003-00	BUGAJSKI LISA A	YAHR AMBER LYNN	No	WD	C	113,500	215,000	215,000	52.79 %	
08/28/2024	2024R-10864	09-018-016-13	SCHICHTEL JOSEPH E & SHIRLEY J	SCHOCK SPENCER	No	WD	C	19,700	32,000	32,000	61.56 %	
08/28/2024	2024R-10868	09-018-016-14	SCHICHTEL JOSEPH E & SHIRLEY J	SCHOCK TIMOTHY	No	WD	C	19,700	32,000	32,000	61.56 %	
08/29/2024	2024R-10613	09-018-007-15	HEBERT GEORGE E & PATRICIA L	BRENNAN THOMAS	No	WD	C	82,800	315,000	315,000	26.29 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Mayfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/06/2024	2024R-11218	09-022-013-05	SHERYL ANN PETERS	CRAIN CONTRACTING LLC	No	WD	C	22,900	35,000	35,000	65.43 %	
09/18/2024	2024R-11537	09-014-016-08	KOLARIK JOE G	KORTZ NINA	No	WD	C	58,400	167,000	167,000	34.97 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	16	SALES PERIOD TOTAL	1,124,500	2,741,000	2,741,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Mayfield Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/28/2024	2024R-13508	09-012-004-01	SAMPSON DEBRA & SLADEK	BACH CHRIS & ERIN	No	WD	C	47,900	75,000	75,000	63.87 %	
10/31/2024	2024R-13422	09-018-016-12	SCHICHTEL JOSEPH E & SHIRLEY J	SHIVERDECKER DAYLE	No	WD	C	19,700	32,000	32,000	61.56 %	
11/13/2024	2024R-14028	09-022-002-10	MITCHELL WILLIAM J	JARACZ PHILLIP	No	WD	C	125,700	240,000	240,000	52.38 %	
11/14/2024	2024R-14218	09-004-017-00	WELCH MATTHEW P	MCMANUS PAMELA & CHAMBERLAIN SHAWN	No	WD	C	71,400	210,000	210,000	34.00 %	
12/12/2024	2024R-15382	09-500-035-00	SEDLACEK SUMMER & KENNETH	HAJAIG HUSSEIN & ARIANA	No	WD	C	162,200	349,900	349,900	46.36 %	
02/10/2025	2025R-01608	09-018-002-06	BEACH MATT & MELANIE	BRAMER ERICA & PATRICK	No	WD	C	259,200	900,000	900,000	28.80 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	6	SALES PERIOD TOTAL	686,100	1,806,900	1,806,900
		24 MONTH TOTAL	3,743,000	9,857,900	9,857,900

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Paradise Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 254,240,900
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 223,441,200
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1378

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 292,586,100
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 262,818,300
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.1133

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.2667

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)
2023	04/2023-09/2023	58	4,303,900	1.2667	5,451,750	11,474,281	47.51%
2023	10/2023-03/2024	39	3,183,500	1.2667	4,032,539	8,613,845	46.81%
12 Month Total Sales		97		12 Month Total Sales	9,484,289	20,088,126	47.21%
2024	04/2024-09/2024	44	3,748,100	1.1133	4,172,760	9,627,250	43.34%
2024	10/2024-03/2025	31	3,876,200	1.1133	4,315,373	9,381,200	46.00%
12 Month Total Sales		75		12 Month Total Sales	8,488,133	19,008,450	44.65%
24 Month Total Sales		172		**24 Month Total Sales**	17,972,422	39,096,576	
					***24 Month Mean Adjusted Ratio**		45.93%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	31	3,876,200	1.1133	4,315,373	9,381,200	46.00%
2025	04/2025-09/2025	52	5,258,800	1.0000	5,258,800	12,622,900	41.66%
12 Month Total Sales		83		**12 Month Total Sales**	9,574,173	22,004,100	
					**** 12 Month Aggregate Adjusted Ratio**		43.51%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/07/2023	2023R-03791	10-027-001-42	EASTWOOD CUSTOM HOME INC	SUMMIT PROPERTY DEVELOPMENT INC	No	PTA	C	9,000	34,900	34,900	25.79 %	
04/10/2023	2023R-03848	10-016-001-60	MANN CARLYN J	HAMILTON JEFFREY & DEBORAH	No	PTA	C	20,200	65,000	65,000	31.08 %	
04/11/2023	2023R-04409	42-050-052-00	SEDLACEK WILLIAM J & CYNTHIA M	FENTON STREET PROPERTIES LLC	No	WD	C	34,600	55,000	55,000	62.91 %	
04/21/2023	2023R-04774	10-027-001-43	EASTWOOD CUSTOM HOME INC	OOSTERHART JARED & ALESHIA	No	PTA	C	17,500	50,000	50,000	35.00 %	
04/27/2023	2023R-05235	10-012-016-01	RANDALL THOMAS & LINDA L TRUSTEES	RANDALL LEE W & NATALIE D	No	PTA	C	164,900	350,000	350,000	47.11 %	NO EXEMPTION GRANTED
04/28/2023	2023R-05084	10-200-001-00	MARTIN JOSHUA P & NATASHA L	BURMANI DREW P & BRITTNEY E	No	WD	C	106,600	343,000	343,000	31.08 %	
05/04/2023		10-034-009-03	WILLIAMS JOSEPH	GRAY CASSIDY	No	PTA	C	17,500	49,900	49,900	35.07 %	
05/05/2023	2023R-05406	42-035-048-00	KINGSLEY INVESTMENT	TRAVERSE LLC	No	PTA	C	15,000	25,000	25,000	60.00 %	
05/05/2023	2023R-05402	42-035-049-00	KINGSLEY INVESTMENT	ROGER HAWORTH LLC	No	PTA	C	15,000	25,000	25,000	60.00 %	
05/08/2023	2023R-05428	42-035-096-00	KINGSLEY INVESTMENT	ROGER HAWORTH LLC	No	PTA	C	15,000	26,500	26,500	56.60 %	
05/12/2023	2023R-05879	10-016-006-30	ONE IF BY LAND LLC & SCHMIDT	DEVRIES LAUREN & STEPHEN &	No	WD	C	107,000	275,000	275,000	38.91 %	JT
05/31/2023	2023R-07305	10-009-016-22	WINOWIECKI JENNIFER K	SANDBERG CHRISTIAN R & LYDIA M	No	PTA	C	90,600	255,000	255,000	35.53 %	
05/31/2023	2023R-06791	42-005-005-00	MCDONALD DIANE M	BOWERS CLAYTON A	No	WD	C	75,500	208,000	208,000	36.30 %	
06/02/2023	2023R-07303	42-005-014-00	DELANCEY ERIN	OLIVER MICHAEL	No	WD	C	61,200	165,000	165,000	37.09 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/05/2023	2023R-06836	10-220-006-00	LAFOILLE CRAIG	GRISWOLD DIANA R & SCOTT A	No	WD	C	180,700	467,000	467,000	38.69 %	
06/06/2023	2023R-07319	42-035-051-00	PERMANN HEATH M	STENKE LUKE & ALYSSA	No	WD	C	114,900	330,000	330,000	34.82 %	
06/08/2023	2023R-06875	10-016-001-10	WHITEHOUSE ALAN & DARLENE	CROW MARILYN	No	WD	C	25,100	57,000	57,000	44.04 %	
06/12/2023	2023R-06897	10-004-018-01	HAMILTON JAKE	COBB NICHOLAS & SARAH	No	WD	C	100,800	250,000	250,000	40.32 %	
06/14/2023	2023R-07062	10-133-032-29	PARADISE 240 LLC	POORTENGA JONATHON J LISA M	No	WD	C	60,400	152,500	152,500	39.61 %	
06/15/2023	2023R-05703	10-133-032-55	PARADISE 240 LLC	EVANS GARY	No	WD	C	52,200	100,000	100,000	52.20 %	
06/19/2023	2023R-06265	10-133-032-32	PARADISE 240 LLC	STEELE CHRIS	No	WD	C	52,000	112,500	112,500	46.22 %	
06/28/2023	2023R-07751	10-021-012-07	WALTON ROAD 75 LLC	WEBER MARK D	No	PTA	C	27,000	100,000	100,000	27.00 %	
06/29/2023	2023R-08160	42-005-009-00	MCALLISTER NICK & AUTUMN	BANTON DEBRA	No	PTA	C	65,300	279,000	279,000	23.41 %	
06/30/2023	2023R-07946	10-033-012-00	ROZANSKI RICHARD	BEGIN KIMBERLY & JULIEN	No	WD	C	8,900	10,000	10,000	89.00 %	
06/30/2023	2023R-08006	10-134-001-35	COOK BRANDON & MELISSA L	MEYER ERIN & JOSEPH	No	WD	C	140,600	360,000	360,000	39.06 %	
07/07/2023	2023R-08061	10-017-008-03	ANNIS MICHAEL J & JODIE E	JAMES ANDREW & JENNY	No	PTA	C	125,800	347,000	347,000	36.25 %	
07/07/2023	2023R-08143	42-050-050-00	SEDLACEK WILLIAM J	WEBB TERRENCE E	No	PTA	C	35,300	55,000	55,000	64.18 %	
07/10/2023	2023R-08102	42-035-032-00	COLE JOHN G & MARGARET C	ROSS AUDRA & JACKSON	No	PTA	C	136,500	400,000	400,000	34.13 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/13/2023	2023R-08426	42-005-008-00	KAULE JANE, MCKOY EILEEN R	WIERMAN BRIAN H & COLEEN A	No	PTA	C	87,000	170,000	170,000	51.18 %	
07/28/2023	2023R-08938	10-013-002-03	SCOTT JAMES P	BLAKE LARRY L & CHERE L	No	PTA	C	134,800	400,000	400,000	33.70 %	
08/04/2023	2023R-09454	42-005-008-00	WIERMAN BRIAN H & COLEEN A	WIERMAN NICOLE	No	PTA	C	87,000	170,000	170,000	51.18 %	
08/04/2023	2023R-09569	42-050-003-00	KAISER SHARON A	FEAGANES CHRISTOPHER JR	No	WD	C	80,400	256,000	256,000	31.41 %	H&W
08/10/2023	2023R-09599	10-121-024-00	KELDERHOUSE REBECCA	ROSENTHAL SARAH	No	PTA	C	89,700	330,000	330,000	27.18 %	
08/15/2023	2023R-09878	10-134-017-00	BOMAN KEITH A & ANN TRUST	EGAN KENDRA & RYAN E	No	PTA	C	110,600	360,000	360,000	30.72 %	
08/18/2023	2023R-09954	10-021-012-17	WALTON ROAD 75 LLC	BOOTH MARY	No	PTA	C	9,000	39,900	39,900	22.56 %	
08/18/2023	2023R-10520	10-026-001-05	HANNA VIRGINIA	PEER ERICA M	No	PTA	C	104,700	205,000	205,000	51.07 %	
08/23/2023	2023R-10430	42-050-058-00	NICKERSON CALEB & ABBEY	MOON FAMILY REVOCABLE TRUST	No	PTA	C	139,000	275,000	275,000	50.55 %	
08/25/2023	2023R-10196	10-002-013-54	CAIN KONI S & TERRI L	NICKERSON CALEB & ABBEY	No	PTA	C	110,300	343,900	343,900	32.07 %	
08/25/2023	2023R-10357	10-034-009-20	CLAIR THOMAS H & NICOLI	WARE DONOVAN	No	PTA	C	120,600	283,000	283,000	42.61 %	
08/25/2023	2023R-10903	10-121-036-33	ORTON CARRIE	KOWALEWSKY SLOAN & KRISTINE T	No	PTA	C	127,000	378,000	378,000	33.60 %	
08/25/2023	2023R-10286	42-040-081-00	BOGART BARBARA TTEE	CLAIR THOMAS H & NICOLI	No	PTA	C	133,100	299,900	299,900	44.38 %	
08/28/2023	2023R-10620	10-135-014-00	CHERRY KATHLEEN ET AL	RILEY JERALD D & KIM	No	PTA	C	26,900	37,500	37,500	71.73 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/30/2023	2023R-10710	42-106-021-00	MCLAIN ROBERT	MCLAIN NICHOLAS E & MEGAN	No	PTA	C	146,900	290,881	290,881	50.50 %	EXEMPTION ON DEED
08/31/2023	2023R-10617	10-022-013-11	NYE CECIL	CROCKER ALEXANDRE W & MEGAN E	No	PTA	C	14,700	40,000	40,000	36.75 %	
09/05/2023	2023R-10752	10-034-009-05	WHEELDON DAVID J	GURYK YAROSLAV	No	PTA	C	17,500	68,000	68,000	25.74 %	
09/05/2023	2023R-11248	10-133-032-22	PARADISE 240 LLC	LAMB RONALD & LORI	No	PTA	C	51,900	120,000	120,000	43.25 %	
09/06/2023	2023R-10990	42-106-069-00	MCGINNIS DEBORAH & ROBERT J	LAPPAN ERIC	No	PTA	C	188,600	475,000	475,000	39.71 %	
09/08/2023	2023R-11645	10-230-007-00	GARVIN ROBERT L & LEZLIE K	BROCK MICHAEL J	No	PTA	C	22,900	42,000	42,000	54.52 %	
09/09/2023	2023R-11246	10-133-032-23	PARADISE 240 LLC	LAMB RONALD D	No	WD	C	52,800	165,000	165,000	32.00 %	
09/12/2023	2023R-11102	42-035-057-00	SHENK ALEXANDER	EIMERS DENNIS & TIFANY	No	PTA	C	116,300	310,000	310,000	37.52 %	
09/18/2023	2023R-11356	10-120-006-01	HILL LOWELL J & BRENDA J	SCOTT JOSHUA & SCOTT KACEY	No	PTA	C	61,000	169,900	169,900	35.90 %	
09/18/2023	2023R-11659	10-190-002-00	ROWAN SAMMUAL	JOHNSON JASON P	No	PTA	C	104,800	327,000	327,000	32.05 %	H& W
09/19/2023	2023R-11635	42-040-080-00	THOMAS STEPHEN	FORRO MICHAEL & CHRISTINA	No	WD	C	12,000	30,000	30,000	40.00 %	
09/20/2023	2023R-11793	10-009-016-70	FOLKERSMA ALYSIA	HOLT ANDREW	No	PTA	C	71,700	238,000	238,000	30.13 %	
09/22/2023	2023R-12521	10-121-005-00	SMITH LARRY J	GOLANY PROPERTIES LLC	No	PTA	C	26,100	122,000	122,000	21.39 %	
09/22/2023	2023R-11634	42-040-082-00	THOMAS STEPHEN G	FORRO MICHAEL & CHRISTINA	No	WD	C	20,300	60,000	60,000	33.83 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/26/2023	2023R-11848	10-210-001-00	BOIK ROBERT J	ACTON BENJAMIN J	No	PTA	C	111,900	295,000	295,000	37.93 %	
09/29/2023	2023R-11995	10-135-003-20	GAMRAT SHANE J	CMKOVICH MELANIE	No	PTA	C	49,300	226,000	226,000	21.81 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	58	SALES PERIOD TOTAL	4,303,900	11,474,281	11,474,281

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/11/2023	2023R-12554	10-027-001-41	EASTWOOD CUSTOM HOME INC	SUMMIT PROPERTIES DEVELOPMENT LLC	No	PTA	C	9,000	34,900	34,900	25.79 %	
10/12/2023	2023R-12621	10-123-002-12	BARNHART JESSE & ARIEL	MANISTEEE KSKS LLC	No	PTA	C	18,000	70,000	70,000	25.71 %	
10/13/2023	2023R-12716	10-133-032-31	PARADISE 240 LLC	FRIEBE ROBERT & CHRISTINA	No	PTA	C	53,200	149,900	149,900	35.49 %	
10/16/2023	2023R-12752	10-017-006-01	ALLMAN STACY & SCOTT	MAEDER NICHOLAS & STEFANI	No	WD	C	388,000	950,000	950,000	40.84 %	
10/31/2023	2023R-13438	10-033-010-32	WALKER MARY ELLA	BUSH DANIEL M	No	WD	C	60,900	200,000	200,000	30.45 %	
11/06/2023	2023R-13656	10-004-018-01	COBB NICHOLAS & SARAH	KEOUGH DENNIS & CHRISTINE	No	WD	C	100,800	270,000	270,000	37.33 %	
11/21/2023	2023R-14263	10-024-010-23	HOOGERHYDE MARY	MILLARD ALEXIS	No	PTA	C	45,300	160,000	160,000	28.31 %	
11/28/2023	2023R-14683	10-009-015-00	MURPHY JACOB	KILLINGSWORTH REAL ESTATE LLC	No	PTA	C	209,000	550,000	550,000	38.00 %	
12/08/2023	2024R-00383	10-220-033-00	MAEDER NICHOLAS L	CROSS CAROLE A & SCOTTE C	No	WD	C	197,600	470,000	470,000	42.04 %	
12/08/2023	2023R-14871	42-035-012-00	CROSS SCOTTE C & CAROLE A	KIM DANIEL P & ALECIA W	No	PTA	C	123,400	320,000	320,000	38.56 %	
12/12/2023	2023R-15013	42-035-042-00	KINGSLEY INVESTMENT	RACALLA DANIEL & KAITYLN	No	WD	C	15,000	24,000	24,000	62.50 %	
12/13/2023	2023R-15138	10-133-032-27	PARADISE 240 LLC	S&H HOLDINGS LLC	No	WD	C	52,200	309,800	309,800	16.85 %	
12/20/2023	2023R-15462	10-015-005-10	CLARK LAWRENCE E & AMY M	KROESE JONATHAN & CAITLYN	No	WD	C	84,200	260,000	260,000	32.38 %	
12/21/2023	2023R-15632	10-006-008-00	MURPHY JACOB	KILLINGSWORTH REAL ESTATE LLC	No	WD	C	291,000	393,695	393,695	73.92 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/27/2023	2024-00102	10-140-015-00	ROBB BLAIR M	SCOTT CHARLES	No	WD	C	58,000	210,000	210,000	27.62 %	
01/03/2024	2024R-00133	10-133-032-08	PARADISE 240 LLC	MUSSER KENT W & ASHLEY	No	PTA	C	51,400	160,000	160,000	32.13 %	
01/09/2024	2024R-00749	42-106-028-00	WIEBER JORDAN & MANISHA	BANDY JEAN	No	WD	C	157,500	430,000	430,000	36.63 %	
01/15/2024	2024R-00656	42-035-004-00	WILLIAMS JERAMIAH & JESSICA	STUCK STEPHANIE A	No	WD	C	180,300	410,000	410,000	43.98 %	
01/23/2024	2024R-01028	42-050-063-00	WALTON DANIEL L & DIANE L	OBSORN DEVYN	No	WD	C	73,400	224,000	224,000	32.77 %	
01/25/2024		42-106-052-01	WEINAND VERONIC C	KIRKEY MATTHEW & EMILY	No	WD	C	161,600	419,000	419,000	38.57 %	
01/31/2024	2024R-01221	10-138-001-00	LIPCHINSKY ALINKA J	ONE IF BUY LAND LLC	No	PTA	C	68,200	145,000	145,000	47.03 %	
02/08/2024	2024R-01624	10-142-006-00	WISE BRUCE W & BOUTHILLIER ELIZABET	HITCHCOCK WALTER & CASSANDRA	No	PTA	C	78,500	275,000	275,000	28.55 %	
02/08/2024	2024R-01665	10-210-022-00	CARTER CARL S	BURCHESS NATHAN & VIKTORIYA	No	PTA	C	112,500	215,000	215,000	52.33 %	
02/09/2024	2024R-01808	10-026-007-01	ROZUMMY MYRON	PANTHER CORY & COLLEEN	No	PTA	C	129,900	295,000	295,000	44.03 %	
02/14/2024	2024R-01827	10-021-004-02	STOCKING STEVEN R & CAROL L	PATTERSON PAIGE M & ANTHONY L	No	PTA	C	62,100	269,900	269,900	23.01 %	
02/15/2024	2024R-02422	10-220-036-00	MORSE ROBERT TTEE	BOUDOT AARON & MELINDA	No	PTA	C	15,900	60,000	60,000	26.50 %	
02/23/2024	2024R-02111	42-035-084-00	KINGSLEY INVESTMENT	CHANDLER GREGORY V & KIMBERLY A	No	PTA	C	15,000	27,500	27,500	54.55 %	
02/27/2024	2024R-02251	10-139-005-00	WILKEN TYLER	ATKINSON PATRICIA A TTEE	No	PTA	C	80,900	262,000	262,000	30.88 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Paradise Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/05/2024	2024R-02604	10-034-009-07	CHRISTOPHER KATHLEEN R	ALLEN JOHN D	No	PTA	C	27,500	96,750	96,750	28.42 %	
03/07/2024	2024R-03223	10-013-013-02	CESNICK STEVE	RICHARDS LOGAN	No	PTA	C	9,400	35,000	35,000	26.86 %	
03/11/2024	2024R-03311	10-230-009-00	GALVIN MICHAEL DOUGLAS	GROVER ZEBULON & KATHLEEN	No	WD	C	23,300	66,000	66,000	35.30 %	
03/11/2024	2024R-03221	10-230-012-00	MAEDER NICHOLAS & STEFANI	BROCK MICHAEL J	No	PTA	C	22,300	51,000	51,000	43.73 %	
03/15/2024	2024R-03107	10-033-012-12	EDENSTROM MARY A & TODD A	HOPKINS RICHARD & BAKER ALYSSA	No	PTA	C	81,300	279,900	279,900	29.05 %	
03/22/2024	2024R-03625	10-026-001-01	TURICK KRISTEN	CLUGSTON BRANDON	No	WD	C	9,800	30,000	30,000	32.67 %	
03/22/2024	2024R-03383	42-035-092-00	KINGSLEY INVESTMENT	HAWORTH ROGER LLC	No	PTA	C	15,000	28,500	28,500	52.63 %	
03/22/2024	2024R-03390	42-035-100-00	KINGSLEY INVESTMENT	TRAVERSE LLC	No	PTA	C	15,000	26,500	26,500	56.60 %	
03/25/2024	2024R-03715	10-134-008-30	MCCRANER BRYAN	TRUJILLO JACOB & LINDSAY	No	PTA	C	55,100	130,000	130,000	42.38 %	MLC
03/25/2024	2024R-03518	42-080-007-00	KAULE JANE, MCCOY EILEEN R	WIERMAN BRIAN & COLLEEN	No	PTA	C	17,000	25,000	25,000	68.00 %	
03/26/2024	2024R-03580	42-035-096-00	ROGER HAWORTH LLC	SQUIRES BRADLEY E	No	PTA	C	15,000	280,500	280,500	5.35 %	
											%	
											%	
											%	
TOTAL SALES		39		**SALES PERIOD TOTAL**				3,183,500	8,613,845	8,613,845		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/01/2024	2024R-05627	10-121-031-21	HONOR RECECCA	WELCH JAKE S	No	PTA	C	28,100	70,000	70,000	40.14 %	
04/01/2024	2024R-03799	42-050-060-00	BEARDSLEY THOMAS	ZENNER JOSEPH	No	PTA	C	53,200	150,000	150,000	35.47 %	
04/05/2024	2024R-04537	10-135-003-20	CMKOVICH MELANIE	WIDNER SAMANTHA D	No	PTA	C	57,200	245,000	245,000	23.35 %	
04/12/2024	2024R-04539	42-035-077-00	KINGSLEY INVESTMENT	HUDSON GRACE & CHRISTOPHER	No	PTA	C	15,000	30,500	30,500	49.18 %	
04/29/2024	2024R-06287	10-133-032-56	PARADISE 240 LLC	MILLER SCOTT AND DESIREE	No	WD	C	67,700	189,900	189,900	35.65 %	
04/30/2024	2024R-06440	42-035-011-00	CROSSLEY DONALD M & LISA	ZAK ABBY	No	WD	C	144,200	391,600	391,600	36.82 %	
05/02/2024	2024R-05997	42-100-045-00	TRUMBLE PETER & NICOLE	ZELL ROXANNE	No	WD	C	84,000	220,000	220,000	38.18 %	
05/03/2024	2024R-05493	10-133-032-34	WALTON MICHAEL L	BUTLIN TYLER & SHELBY	No	PTA	C	52,000	95,000	95,000	54.74 %	
05/13/2024	2024R-05894	10-026-001-04	HACKER BRUCE M II	BRENNER DANIEL	No	PTA	C	102,100	285,000	285,000	35.82 %	
05/14/2024	2024R-05953	10-002-002-00	NYE TONI M	PAVON GILBERTO	No	WD	C	157,700	316,000	316,000	49.91 %	
05/16/2024	2024R-06251	10-135-017-10	KOGLIN SANDRA M TRUST	SIMON ROBERT & DESTINY	No	WD	C	97,900	285,000	285,000	34.35 %	
05/16/2024	2024R-06227	10-220-039-02	ROOP CHRISTOPHR & LINDSAY	HEILER JOSEPH & MELISSA	No	PTA	C	20,000	47,000	47,000	42.55 %	
05/22/2024	2024R-06407	10-128-023-11	HARDENBURGH KAINE	MEGILL TYLER W & MATASHA F	No	PTA	C	77,000	205,000	205,000	37.56 %	
05/24/2024	2024R-06451	10-020-011-11	CARPENTER ERIK E & KERI A	BALCOM SHERRY L	No	WD	C	42,200	84,900	84,900	49.71 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/24/2024	2024R-06548	10-220-036-00	BOUDOT AARON & MELINDA	HEILER JOSEPH & MELISSA	No	PTA	C	20,200	62,000	62,000	32.58 %	
05/24/2024		42-106-045-00	GRAHN JASON J & SARAH E	HOWARD NICOLE E & MATTHEW J	No	PTA	C	175,800	440,000	440,000	39.95 %	
05/31/2024	2024R-07165	10-210-014-00	VEERMAN ERIN	HYMAN KEVIN J	No	PTA	C	138,400	326,000	326,000	42.45 %	
06/20/2024	2024R-07866	10-138-001-00	ONE IF BUY LAND LLC	JOHNSON BEAU	No	WD	C	71,900	300,000	300,000	23.97 %	
06/21/2024	2024R-07617	10-006-014-00	ROOKUS TOM	LOCKWOOD EVA	No	PTA	C	84,500	285,000	285,000	29.65 %	
06/26/2024	2024R-07871	10-023-001-10	PETERS NANCY J (ELE)	DP PROPERTIES II LLC	No	WD	C	64,300	88,000	88,000	73.07 %	
07/03/2024	2024R-08227	10-009-016-80	HAMILTON JORDAN N	ZENNER MARGARET	No	PTA	C	69,900	209,000	209,000	33.44 %	
07/10/2024	2024R-08957	10-004-008-00	MORGAN LLOYD & BARBARA J TRUST	KING ROBERT & CONNIE	No	WD	C	77,200	215,000	215,000	35.91 %	
07/19/2024	2024R-10308	10-002-013-30	LAUTNER KEVIN J & DEANNE D	CORWIN MICHAEL P & JILL C	No	PTA	C	15,300	24,500	24,500	62.45 %	
07/19/2024	2024R-08925	10-230-003-00	PERMANN HEATH & CELINE	MCDONALD MARK & KRISTEN	No	PTA	C	24,400	75,000	75,000	32.53 %	
07/19/2024	2024R-08814	42-106-047-00	ARGYLE DOUGLAS J	MORGAN DENNIS & SHELIA	No	PTA	C	166,100	455,000	455,000	36.51 %	
07/23/2024	2024R-10191	10-121-036-03	CARSON ELEANOR J	BASHORE GERALD L & BETHANY J	No	PTA	C	131,100	399,000	399,000	32.86 %	
07/25/2024	2024R-09077	42-106-062-00	DALLACQUA JAMES P & NANCY L	STEVENS DANIEL J	No	PTA	C	168,100	480,000	480,000	35.02 %	
07/26/2024	2024R-09180	42-035-093-00	SHAVRNOCH SARAH	CONRAD ARTHUR R & JEAN L	No	PTA	C	157,900	325,000	325,000	48.58 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/31/2024	2024R-09360	10-008-024-22	FRENTNER LYNN M & JULIE M TRUSTEE	BRUMAN JOSEPH G & EILEEN K	No	PTA	C	174,800	492,500	492,500	35.49 %	
07/31/2024	2024R-09490	10-133-032-45	PARADISE 240 LLC	SYDELLO PETER & OMASTIAK MARGARET	No	WD	C	53,000	125,000	125,000	42.40 %	
08/06/2024	2024R-09550	10-210-012-00	FLEES LISA	RASHO KATELYN	No	PTA	C	107,900	295,000	295,000	36.58 %	
08/08/2024	2024R-09932	10-210-025-00	EDINGTON TIMOTHY J	LUKOMSKI BRENDAN & MORIAH A	No	PTA	C	125,900	315,000	315,000	39.97 %	
08/09/2024	2024R-09841	10-018-007-00	BREWER CANDISS	GUY AMY & JOEL	No	WD	C	120,100	210,000	210,000	57.19 %	
08/13/2024	2024R-09922	10-021-012-10	WALTON ROAD 75 LLC	HODGES SUSAN G	No	PTA	C	13,900	39,900	39,900	34.84 %	
08/15/2024	2024R-10025	10-034-008-05	SIMONI CASSIE A & JOSEPH P	JOHNSON PAUL & ANGELICA	No	PTA	C	124,000	312,000	312,000	39.74 %	
08/16/2024	2024R-10319	10-220-020-00	BOUDOT AARON	BOYER LOIS	No	PTA	C	203,000	397,500	397,500	51.07 %	
08/19/2024	2024R-10195	42-040-063-09	BOGART DAVID L & DIANE M	TORCH CONSTRUCTION LLC	No	PTA	C	9,800	25,000	25,000	39.20 %	
08/23/2024	2024R-10865	10-133-002-03	TRUDGEON RAYMOND	RADER NICHOLAS & SARAH	No	PTA	C	110,700	326,000	326,000	33.96 %	
08/30/2024	2024R-10837	42-035-041-00	KINGSLEY INVESTMENT	RACALLA DANIEL & KAITLYN	No	PTA	C	15,000	26,950	26,950	55.66 %	
09/19/2024	2024R-12253	10-033-012-00	BEGIN KIMBERLY & JULIEN	SMITH RONALD & SARA	No	PTA	C	13,300	26,000	26,000	51.15 %	
09/19/2024	2024R-11838	42-106-065-00	BOGART RODNEY M & BARBARA L TTEE	SEDLACEK KENNETH N & SUMMER	No	PTA	C	15,000	30,000	30,000	50.00 %	
09/20/2024	2024R-12223	10-220-001-00	ALLSWORTH PHYLLIS A	OLZEM JAMES & PAMELA	No	PTA	C	230,500	525,000	525,000	43.90 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/20/2024	2024R-11581	42-100-015-00	HOYT ARDELLA J	MAJSZAK EVELYN	No	PTA	C	39,700	112,000	112,000	35.45 %	
09/27/2024	2024R-12335	10-021-008-07	LAYLIN MATTHEW	JOHNSON TYLER & BRIDGET	No	WD	C	28,100	71,000	71,000	39.58 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	44	SALES PERIOD TOTAL	3,748,100	9,627,250	9,627,250

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/03/2024	2024R-12191	42-005-031-00	412 W MAIN ST LLC	MASSEY ROBERT J JR & TIFFANY L	No	WD	C	118,000	309,900	309,900	38.08 %	
10/21/2024	2024R-12979	42-035-039-00	SHUTLER TYLER	THOMAS DUSTIN & SHELBY L	No	WD	C	153,000	357,500	357,500	42.80 %	
10/28/2024	2024R-13690	10-133-032-41	PARADISE 240 LLC	MILLER JOHN A & MARY J	No	WD	C	54,200	140,000	140,000	38.71 %	
10/31/2024	2024R-14865	10-140-032-03	SHANER DEIDRE	DALZELL TODD R & PHYLLIS J	No	PTA	C	96,500	225,000	225,000	42.89 %	
11/01/2024	2024R-13685	10-128-017-02	2350 FB LLC	NIKITA COON	No	PTA	C	90,000	280,000	280,000	32.14 %	
11/05/2024	2024R-14736	10-134-012-00	SEIDELMAN MICHAEL D & SANDRA	ANTOSIAK JOHN D & SARAH	No	PTA	C	175,800	472,500	472,500	37.21 %	
11/19/2024	2024R-14675	10-008-025-03	STARK TERRY H ESTATE	OTTENWESS RANDALL D & JULIA A	No	PTA	C	102,100	294,900	294,900	34.62 %	
11/27/2024	2024R-14883	10-027-005-30	ABEND MATHEW P & DANA M	FORTIN STEPHEN & KELLY	No	WD	C	145,000	425,000	425,000	34.12 %	
11/27/2024	2025R-00092	10-160-001-01	LOVELAND LEROY JR	CHRISTIANSON ROY	No	WD	C	70,200	257,000	257,000	27.32 %	
11/27/2024	2024R-15291	42-115-042-00	BEDELL G ANDREW	BYARD DENNIS J	No	PTA	C	164,300	374,000	374,000	43.93 %	
12/02/2024	2024R-15380	42-115-001-00	COSTELLO MELENA	NICKERSON JEFFREY II	No	WD	C	163,600	334,900	334,900	48.85 %	
12/06/2024	2024R-15678	10-127-004-00	LARGENT STEVEN J & SHARON A	CLEARY STEPHEN & AMANDA	No	PTA	C	130,800	320,000	320,000	40.88 %	
12/12/2024	2024R-15835	10-005-005-00	BROWN HALCYONE (ELE)	TREDWAY CHRISTOPHER	No	WD	C	78,100	265,000	265,000	29.47 %	
12/17/2024	2024R-15502	10-024-010-12	GOLDAMMER BRADLEY	MOHRING JOHN & PATRICIA	No	PTA	C	165,600	256,000	256,000	64.69 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/27/2024	2025R-00104	42-106-095-00	BOGART RODNEY M & BARBARA L TTEE	FISHMAN BENJAMIN	No	WD	C	17,000	29,000	29,000	58.62 %	
01/10/2025	2025R-00482	10-004-018-08	BARNHART JESSE C & ARIEL	GUTHERIE MEG	No	WD	C	107,000	340,000	340,000	31.47 %	
01/13/2025	2025R-00652	42-106-092-00	BOGART RODNEY & BARBARA TRUSTS	SCHULTZ CONTRUCTION & REMODELING	No	WD	C	15,000	30,000	30,000	50.00 %	
01/16/2025	2025R-00870	10-220-011-00	SILER KELLIANNE	FRINK AVERY & SARA	No	PTA	C	224,600	455,000	455,000	49.36 %	
01/22/2025	2025R-00982	10-134-005-22	GURSINSKI LINDA M TRUSTEE	GALLAGHER HAYDEN J & MOLLY M	No	PTA	C	109,900	339,000	339,000	32.42 %	
02/05/2025	2025R-01406	10-120-015-10	THAYER ERIC D & CAROL L	ARGIR BRET & LAUREN	No	PTA	C	232,400	625,000	625,000	37.18 %	
02/06/2025	2025R-01877	10-210-009-00	KLER SHARAYAH	CARMONEY GALE D	No	PTA	C	125,000	350,000	350,000	35.71 %	
02/11/2025	2025R-01909	10-133-032-51	PARADISE 240 LLC	NONN LARIA & HUSBECK BRYAN TRUST	No	WD	C	58,000	210,000	210,000	27.62 %	TIC
02/12/2025	2025R-01736	10-210-006-00	ULLOM TYRAIL	GOODWIN MADISON G	No	PTA	C	116,100	275,000	275,000	42.22 %	
02/20/2025	2025R-02017	10-122-008-11	HAWORTH ROGER LLC	COATES KENNETH & SUSAN	No	PTA	C	38,000	167,000	167,000	22.75 %	
02/26/2025	2025R-02262	10-121-036-32	VYVERBERG NORMA	PEARSON-MOORE LAURA	No	PTA	C	170,100	393,000	393,000	43.28 %	
02/27/2025	2025R-02431	10-135-018-02	BURT KAREN R & JEFFREY	WHITE MARK & WHITE ANDREW &	No	WD	C	60,000	165,000	165,000	36.36 %	JTRS
03/03/2025	2025R-02673	10-022-009-20	DIXON ANGELA J & MICHAEL D	PETERSEN JACOB & BREANNA	No	WD	C	93,700	280,000	280,000	33.46 %	
03/12/2025	2025R-03148	42-040-045-00	HEILER JAMES	ZUPOKFSKA ROBERT D & ROBIN K	No	PTA	C	102,400	298,500	298,500	34.30 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Paradise Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/18/2025	2025R-03476	10-136-003-01	SCHEER LAUREN A	TAYLOR THOMAS & MARILYN	No	WD	C	70,000	225,000	225,000	31.11 %	
03/24/2025	2025R-04296	10-030-009-01	STAFFORD GLENN S TRUST	SANDER KENT L	No	PTA	C	314,900	444,000	444,000	70.92 %	
03/24/2025	2025R-04296	10-030-009-01	STAFFORD GLENN TRUST	SANDERS KENT	No	WD	C	314,900	444,000	444,000	70.92 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	31	**SALES PERIOD TOTAL**	3,876,200	9,381,200	9,381,200
		24 MONTH TOTAL	15,111,700	39,096,576	39,096,576

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Peninsula Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405	1.	1,569,073,000
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403	2.	1,305,690,600
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2	3.	1.2017

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405	4.	1,792,893,200
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403	5.	1,601,955,800
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5	6.	1.1192

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6	7.	1.3449

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)
2023	04/2023-09/2023	70	24,578,300	1.3449	33,055,356	70,347,731	46.99%
2023	10/2023-03/2024	49	15,078,000	1.3449	20,278,402	42,287,971	47.95%
12 Month Total Sales		119		12 Month Total Sales	53,333,758	112,635,702	47.35%
2024	04/2024-09/2024	69	24,200,300	1.1192	27,084,976	58,505,910	46.29%
2024	10/2024-03/2025	42	17,155,300	1.1192	19,200,212	40,757,520	47.11%
12 Month Total Sales		111		12 Month Total Sales	46,285,188	99,263,430	46.63%
24 Month Total Sales		230		**24 Month Total Sales**	99,618,946	211,899,132	
					***24 Month Mean Adjusted Ratio**		46.99%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	42	17,155,300	1.1192	19,200,212	40,757,520	47.11%
2025	04/2025-09/2025	55	23,800,900	1.0000	23,800,900	53,948,447	44.12%
12 Month Total Sales		97		**12 Month Total Sales**	43,001,112	94,705,967	
					**** 12 Month Aggregate Adjusted Ratio**		45.40%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/05/2023	2023R-04403	11-430-008-00	SHARP JASON & JENNIE	STOUGHTON THOMAS & HEALEY	No	WD	C	87,500	169,500	169,500	51.62 %	
04/10/2023	2023R-04340	11-560-028-00	BOUDREAU JORDAN & ANGELINA	MILLS ADAM & SARAH	No	WD	C	277,100	475,000	475,000	58.34 %	
04/11/2023	2023R-04730	11-336-111-00	WHITEFOOT JEREMY & YVETTE	DRISCOLL HEATHER	No	WD	C	176,800	427,781	427,781	41.33 %	
04/14/2023	2023R-04790	11-492-004-00	KELLY MICHAEL B & BRENDA J	KOSSEK SARAH & MANDIR BRAD	No	WD	C	252,700	625,000	625,000	40.43 %	
04/20/2023	2023R-04614	11-624-022-00	TONGUE STEPHEN D & AMY J	BRADT ASHLEY & BARENT	No	WD	C	291,200	699,900	699,900	41.61 %	
04/21/2023	2023R-05453	11-128-005-00	HANDEL SCOTT & BRUCE	OLOSKY FAMILY TRUST	No	WD	C	328,400	510,000	510,000	64.39 %	
04/24/2023	2023R-05052	11-007-016-30	OSTRANDER FAMILY TRUST	NYE JAMES	No	WD	C	395,600	1,000,000	1,000,000	39.56 %	
04/26/2023	2023R-04825	11-482-014-00	PENCA JAMES F & DIANE	ACHENBACH NANCY A	No	WD	C	327,000	850,000	850,000	38.47 %	
04/28/2023	2023R-04954	11-019-001-01	FORBES JAMES & IRENE	HARRINGTON JANET	No	WD	C	339,300	725,000	725,000	46.80 %	
04/28/2023	2023R-05065	11-623-114-00	STEVENSON ANNE H	HARVEY MICHAEL & OCONNOR MARY	No	WD	C	235,900	686,500	686,500	34.36 %	H & W
04/28/2023	2023R-05472	11-648-001-00	CHAPMAN FAMILY TRUST	MARINI GREGORY	No	WD	C	57,100	100,000	100,000	57.10 %	
04/28/2023	2023R-04957	11-720-043-00	VINEYARD RIDGE LLC	ITSELL SANDRA D TRUST	No	WD	C	71,300	168,750	168,750	42.25 %	
05/10/2023	2023R-05694	11-405-005-00	GWINNELL JANET H	SILLENCE MICHAEL & ELIZABETH	No	WD	C	359,000	1,125,000	1,125,000	31.91 %	
05/19/2023	2023R-05965	11-121-032-10	KELLOG NEAL T & FRANCES	CAVISTON JEFFREY & TOREY	No	WD	C	145,700	380,000	380,000	38.34 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Peninsula Township	☒ Township ☐ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/22/2023	2023R-06339	11-128-007-00	HANDEL SCOTT & BRUCE	LEGGETT BEN & CHELSEA	No	WD	C	340,200	750,000	750,000	45.36 %	
05/30/2023	2023R-06756	11-031-034-02	MCDERMOTT LOUISE T	MORGAN JAMES C III & DANA	No	WD	C	516,400	1,550,000	1,550,000	33.32 %	
05/30/2023	2023R-06533	11-609-008-00	O'GRADY BUILDING CO	ANGEL STEVEN & CAROLINE	No	WD	C	960,900	2,995,000	2,995,000	32.08 %	
05/31/2023	2023R-06531	11-017-024-00	RICHARDS DANIEL L	CHICHESTER ALAN & MELISSA	No	WD	C	200,600	625,000	625,000	32.10 %	
06/02/2023	2023R-06807	11-683-005-00	MIRKIN KENNETH & BALLINGER JORDANA	DAWSON TAYLOR & ANDREA	No	WD	C	433,000	1,250,000	1,250,000	34.64 %	
06/05/2023	2023R-06644	11-451-050-00	SULLIVAN CAROL PEDDIE	STEARNS REBECCA	No	WD	C	113,800	338,000	338,000	33.67 %	
06/06/2023	2023R-06637	11-684-010-00	COLLINS LYNN	NELSON THOMAS & LAIRIE TRUST	No	WD	C	301,500	760,000	760,000	39.67 %	
06/08/2023	2023R-08713	11-123-017-00	STYCH EDWARD J JR & NANCY W TRUST	SCHOOK TREVOR & ANN	No	WD	C	351,800	1,000,000	1,000,000	35.18 %	
06/09/2023	2023R-06835	11-609-018-00	O'GRADY BUILDING CO	SPIWAK FAMILY HOLDINGS LTD	No	WD	C	755,600	2,600,000	2,600,000	29.06 %	
06/12/2023	2023R-08875	11-121-061-00	FREUNDL JUDITH A ESTATE	DETTMANN JOSEPH & ANNA	No	WD	C	712,400	1,485,000	1,485,000	47.97 %	
06/12/2023	2023R-06967	11-451-049-00	VIEAU MARY E ESTATE	HALLBERG COLLETTE & HENRY LINDA	No	WD	C	115,500	305,000	305,000	37.87 %	
06/14/2023	2023R-07114	11-552-023-00	REITZ JOHN & KAREN	DEAN THOMAS & CHERI	No	WD	C	261,600	965,000	965,000	27.11 %	
06/15/2023	2023R-07046	11-720-009-00	REMBRANDT CONSTRUCTION	LALONDE STEPHEN & SUZANNE	No	WD	C	326,400	1,295,000	1,295,000	25.20 %	
06/16/2023	2023R-07403	11-413-013-00	MICHALEK DIANNE D TRUST	MORRISSEY MARLA K TRUST	No	WD	C	183,400	702,000	702,000	26.13 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/19/2023	2023R-07155	11-485-006-00	CHILDS K. ROSS TRUST	BUCHAN BRICE & CATHERINE	No	WD	C	233,200	900,000	900,000	25.91 %	
06/19/2023	2023R-07364	11-555-003-00	HOUHANISIN GEORGE L & JULIE TRUST	BECK LEE & ERIN	No	WD	C	557,000	1,393,150	1,393,150	39.98 %	
06/23/2023	2023R-07628	11-235-014-55	QUINN TIM TRUST	VELA CAPITAL LLC	No	WD	C	616,200	2,748,100	2,748,100	22.42 %	
06/23/2023	2023R-07600	11-411-003-00	HERCEG DEBORAH A TRUST	BOSCO MARK & AMANDA & ABIGAIL	No	WD	C	381,000	1,475,000	1,475,000	25.83 %	
06/26/2023	2023R-08536	11-623-111-00	ARNOLD GARRETT & JEANENNE TRUST	RHYNER MICHAEL & ALICE	No	WD	C	234,700	612,000	612,000	38.35 %	
06/29/2023	2023R-07749	11-227-015-01	HORNEY BENJAMIN	SHILO INDUSTRIES LLC	No	MLC	CR	285,500	572,500	572,500	49.87 %	
06/30/2023	2023R-08704	11-520-018-00	BECKETT CAROLYN	QUINN TIMOTHY G TRUST	No	WD	C	182,500	370,000	370,000	49.32 %	
06/30/2023	2023R-08161	11-683-003-00	HUSCHKE TIMOTHY & LISA	PEPLINSKI LAURA & BOBBY	No	WD	C	502,900	1,275,000	1,275,000	39.44 %	
07/06/2023	2023R-08156	11-009-029-00	REBANT BENJAMIN J	ALLEN KATIE M	No	WD	C	121,300	325,000	325,000	37.32 %	
07/07/2023	2023R-07900	11-470-002-00	ABAJIAN JASON	BRODSKY JONATHAN & CATHERINE	No	WD	C	234,900	790,000	790,000	29.73 %	
07/14/2023	2023R-08644	11-445-015-00	RHYNER MICHAEL L & ALICE K	BROWN DAVID & JANE	No	WD	C	412,400	1,200,000	1,200,000	34.37 %	
07/14/2023	2023R-08802	11-451-024-00	LINDA G DAHL PROPERTIES LLC	EVANCHO JOSEPH & DOROTHY	No	WD	C	120,600	332,000	332,000	36.33 %	JTWFRS
07/14/2023	2023R-08627	11-623-110-00	FORINTOS DARRYL & SUSAN	LEIST GRETCHEN & GEORGE	No	WD	C	203,200	600,000	600,000	33.87 %	
07/15/2023	2023R-08364	11-482-011-00	CHRISTENSEN SHARON	SHIRLEY KENT	No	WD	C	256,200	789,500	789,500	32.45 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/17/2023	2023R-08651	11-623-069-00	VANDERKLIPP FAMILY TRUST	GIRRBACH DENNIS & DENISE	No	WD	C	170,900	590,000	590,000	28.97 %	JTWFRS
07/18/2023	2023R-08570	11-008-031-00	BRADLEY ALAN & BLUHM DENISE	PRATT DEANNA & JEFF	No	WD	C	271,900	798,500	798,500	34.05 %	
07/18/2023	2023R-08791	11-700-019-00	SAVAGE BYRON A & SUSAN	MOSELEY TYLER & KELLAMS LOGAN	No	WD	C	324,200	615,000	615,000	52.72 %	H & W
07/27/2023	2023R-09016	11-133-023-10	WEEKLY JEFFREY & JENNIFER	JASKOT CHRISTOPHER	No	WD	C	852,900	2,085,000	2,085,000	40.91 %	
07/31/2023	2023R-09146	11-514-028-00	BEYNON TRAVIS T TRUST	WARD JOSEPH & CLAIRE	No	WD	C	442,500	1,375,000	1,375,000	32.18 %	
08/01/2023	2023R-09387	11-478-006-00	STEINBICKER TRUST	MENEES PAUL J	No	WD	C	312,500	950,000	950,000	32.89 %	
08/02/2023	2023R-09276	11-686-003-00	CARAVETTA GIANANDREA & LINDA LIVING	PAUL RICHARD A	No	WD	C	363,200	765,000	765,000	47.48 %	
08/10/2023	2023R-12109	11-003-033-00	VISSER HETTY T TRUST	BOHLMEYER DAN & ALEXANDRA	No	WD	C	259,300	824,900	824,900	31.43 %	
08/15/2023	2023R-09918	11-420-009-00	OLIN DANIEL M	KRAMER BRIAN & JOY	No	WD	C	340,600	805,000	805,000	42.31 %	
08/15/2023	2023R-09998	11-609-031-00	O'GRADY KEVIN & VICKI	KISH TIM & PATRICIA	No	WD	C	884,400	2,175,000	2,175,000	40.66 %	
08/16/2023	2023R-10183	11-019-027-00	NEALIS GARY L & NANCY K	STEVE JOHNSON TRUST	No	WD	C	387,700	1,310,000	1,310,000	29.60 %	
08/17/2023	2023R-10206	11-030-001-20	SEWARD MICHAEL E & LAURA P	STREHL JOEL & KEYES BRITTNEE (ELE)	No	WD	C	584,500	1,650,000	1,650,000	35.42 %	
08/24/2023	2023R-10486	11-430-025-00	BERRY MARILYN A (ELE)	DAVIS CAROL & WOLFF GLEN	No	WD	C	238,800	870,000	870,000	27.45 %	TIC FORMED
08/25/2023	2023R-10331	11-104-014-04	PHILIP & JOAN ROSI TRUST	MCBRIEN MARY & LANDES RAY	No	WD	C	78,800	297,500	297,500	26.49 %	H & W

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/25/2023	2023R-10385	11-609-004-00	O'GRADY BUILDING CO	GILMOUR DAVID W	No	WD	C	717,100	2,995,000	2,995,000	23.94 %	
08/28/2023	2023R-10378	11-324-005-10	BALNIUS THOMAS & LISA	TILLIS PAMELA Y	No	WD	C	253,100	850,000	850,000	29.78 %	
08/28/2023	2023R-10487	11-451-045-00	WITKOP WENDY	DRESSLER JOHN H TRUST	No	WD	C	115,500	310,000	310,000	37.26 %	
09/06/2023	2023R-11409	11-133-022-10	PRATT DEANA & JEFFREY	HARTFIK ASHLEY & LOBENHERZ AUSTEN	No	WD	C	133,500	415,000	415,000	32.17 %	JTWFRS
09/11/2023	2023R-11164	11-477-022-00	BROWN JANE & DAVID	STEWART REGINALD B	No	WD	C	461,700	1,295,000	1,295,000	35.65 %	
09/11/2023	2023R-11325	11-600-020-00	MIKOWSKI GEORGE W	JUSTIN RON & LORRAINE	No	WD	C	30,000	125,000	125,000	24.00 %	
09/13/2023	2023R-11781	11-235-016-10	RYAN MICHAEL	WILLIAMSON COLETTE & DAVE	No	WD	C	492,700	1,150,000	1,150,000	42.84 %	
09/15/2023	2023R-11314	11-336-017-01	PETERSON DAVID	ADAMS ANDREW & LAURA	No	WD	C	834,200	2,900,000	2,900,000	28.77 %	
09/15/2023	2023R-11643	11-690-006-00	BOLES JOHN F & SUSAN K	WARD PATRICK & KIMBERLY	No	WD	C	433,700	1,512,250	1,512,250	28.68 %	
09/18/2023	2023R-11354	11-623-076-00	POOL ROBERT TRUST	FERRIS DONALD & HEIDI	No	WD	C	188,300	499,900	499,900	37.67 %	
09/28/2023	2023R-19952	11-505-020-00	MCKAY KATHERINE & FRIED NOAH	MEAD MARCUS & CARRIE	No	WD	C	312,600	625,000	625,000	50.02 %	
09/28/2023	2023R-12064	11-683-045-00	DUCHENE BARBARA A TRUST	REED GARRY & CYNTHIA	No	WD	C	430,200	1,300,000	1,300,000	33.09 %	
09/29/2023	2023R-12625	11-104-009-10	JONES CLYDE & CORA	FOGUTH MICHAEL & BROOKE	No	WD	C	1,120,000	2,500,000	2,500,000	44.80 %	
09/29/2023	2023R-12052	11-430-056-00	COOPER JAMES H & DARLENE (ELE)	HOBSON JOEL F & YVONNE	No	WD	C	284,200	815,000	815,000	34.87 %	
TOTAL SALES	70			**SALES PERIOD TOTAL**				24,578,300	70,347,731	70,347,731		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/02/2023	2023R-12399	11-624-032-00	MANNING KEVIN W. & MARIAH	HENNESSEY DAVID & JENNA	No	WD	C	434,500	1,220,000	1,220,000	35.61 %	
10/03/2023	2023R-12080	11-526-058-00	MALKIEWICZ JEFFRY & KERRY	ATKINS LINDSAY L & RACHEL	No	WD	C	37,300	75,000	75,000	49.73 %	
10/06/2023	2023R-12357	11-535-008-00	RYAN MICHAEL J	DAVIES MATT	No	WD	C	224,500	590,000	590,000	38.05 %	
10/09/2023	2023R-12534	11-407-025-00	FIEGLE JACQUELINE R	ADAMS BRADLEY M	No	WD	C	258,200	799,000	799,000	32.32 %	
10/10/2023	2023R-12591	11-400-003-00	TEAQUE KATRINA & LYNN	WOOLF KENNETH & JENNIFER	No	WD	C	287,700	620,000	620,000	46.40 %	
10/10/2023	2023R-13402	11-471-025-00	BRADLEY ALAN & BLUHM DENISE	PRATT DEANNA & JEFFREY	No	WD	C	70,500	129,000	129,000	54.65 %	
10/13/2023	2023R-12999	11-128-026-10	DARLING ERNEST C TRUST	HISK LLC	No	WD	C	311,800	985,000	985,000	31.65 %	
10/14/2023	2023R-12765	11-555-004-00	SIDEBOTHAM LARRY & CASSIE	DENDRINOS CHERYL	No	WD	C	827,300	2,225,000	2,225,000	37.18 %	
10/18/2023	2023R-12855	11-110-018-06	YOUNG JORDAN	ELDREDGE KRISTEN & VALDEZ ANTHONY	No	WD	C	61,700	175,000	175,000	35.26 %	
10/23/2023	2023R-13070	11-128-026-00	VATTER CLIFFORD C & BONNIE S	ASCIONE JANICE V	No	WD	C	397,200	1,475,000	1,475,000	26.93 %	
10/25/2023	2023R-13191	11-540-031-00	HARVEY JOHN H & DANA M	HAAG JEFFREY	No	WD	C	256,800	665,000	665,000	38.62 %	
10/25/2023	2023R-13407	11-550-017-00	STYERS STEVEN & DEBRA	FREES D RUSSELL & ELIZABETH	No	WD	C	558,500	1,200,000	1,200,000	46.54 %	
10/26/2023	2023R-13190	11-608-019-00	POOLE STEVE & SUSAN	RINKINEN JOSEPH	No	WD	C	217,900	639,000	639,000	34.10 %	
11/08/2023	2023R-13952	11-720-024-00	VINEYARD RIDGE LLC	PETRICK DAVID TRUST	No	WD	C	71,300	168,750	168,750	42.25 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/08/2023	2023R-13745	11-491-015-00	BRADEN MICHAEL & THERESA TRUST	BRADEN PETER	No	LC	CR	183,000	562,866	562,866	32.51 %	
11/10/2023	2023R-13951	11-227-001-22	VELEZ JASON & KERRY TRUST	ROBENS CORNELIUS & KAREN	No	WD	C	100,500	215,000	215,000	46.74 %	
11/17/2023	2023R-14412	11-420-010-00	MCMANUS NATHANIEL S	KOGELMAN AMANDA & JESSE	No	WD	C	314,600	685,000	685,000	45.93 %	
11/21/2023	2023R-14281	11-686-004-00	BYVILLE JEROME P	ALKAIBY AHMED & SOUAIAIA WIDAD	No	WD	C	365,400	700,000	700,000	52.20 %	H & W
11/22/2023	2023R-14473	11-336-094-00	MICALLEF JOSEPH	KRISZTIAN CHRISTINE & KENNETH TERRY	No	WD	C	162,800	398,000	398,000	40.90 %	
11/22/2023	2023R-14388	11-467-016-00	DELO JASON & MELISSA	LANNI DEREK & OUELLETTE CLAIRE	No	WD	C	161,000	625,000	625,000	25.76 %	
11/27/2023	2023R-14522	11-005-007-30	COX TRUST	HEIMSTADT FAMILY TRUST	No	WD	C	484,000	1,660,000	1,660,000	29.16 %	
11/30/2023	2023R-14677	11-609-032-00	O'GRADY KEVIN & VICKI	YINGLING IAN & ANGELA	No	WD	C	907,500	2,345,000	2,345,000	38.70 %	
12/04/2023	2024R-00402	11-110-018-04	SAMOCKI J TRUST & SAMOCKI A TRUST	DUNN TERESA L & THOMAS	No	WD	C	362,800	1,112,500	1,112,500	32.61 %	
12/04/2023	2024R-00375	11-684-003-00	LOZNAK EDWARD J & DORIS A	SAMOCKI JAMES & ANNE TRUSTS	No	WD	C	358,900	930,000	930,000	38.59 %	
12/13/2023	2024R-00295	11-683-038-00	WIELAND PAUL	RUND JAMES W & KATHRYN	No	WD	C	291,500	865,000	865,000	33.70 %	
12/14/2023	2023R-15582	11-555-023-00	ADIX MICHAEL & ERICA	CHATTERLEY BRUCE & NANCY	No	WD	C	1,308,500	3,380,000	3,380,000	38.71 %	
12/21/2023	2023R-15708	11-336-002-00	FLAVIN STEVE & CHRIS	MULLALLY BRIAN & BRIDGET	No	WD	C	127,800	389,000	389,000	32.85 %	
12/22/2023	2024R-00488	11-127-020-00	NICHOLAS FARM AND VINEYARD LLC	MORDIS CHERYL J TRUST &	No	WD	C	419,500	2,050,000	2,050,000	20.46 %	TIC FORMED

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/22/2023	2024R-00395	11-470-001-00	SCHICHTEL GERALD A & VIVIAN (ELE)	EMMER EQUITIES LLC	No	WD	C	295,100	785,000	785,000	37.59 %	
01/03/2024	2024R-00140	11-410-022-00	KNOL JACK E & BETH C	SCHNORBERGER TODD	No	WD	C	70,900	230,000	230,000	30.83 %	
01/05/2024	2024R-00532	11-451-047-00	JAMIESON MARTHA TRUST	STRAUB HANS & HERTA TRUST	No	WD	C	113,800	300,500	300,500	37.87 %	
01/17/2024	2024R-00668	11-004-015-10	MACDONALD WILLIAM & MARGARET TRUST	TIEFENBACH BENJAMIN	No	WD	C	165,800	400,000	400,000	41.45 %	
01/23/2024	2024R-01089	11-520-019-00	LONG ROBERT J & MARILYN G	DENISON KIRA	No	WD	C	173,000	370,000	370,000	46.76 %	
01/29/2024	2024R-01649	11-336-069-03	JACKSON JOEY LLC	SMETHELLS GREG & GINA	No	WD	C	66,500	245,000	245,000	27.14 %	
01/29/2024	2024R-01359	11-430-024-00	MOORE DONNA B TRUST	SCHINAGLE MARTHA & KIMBERLY	No	WD	C	290,800	760,000	760,000	38.26 %	
01/30/2024	2024R-01222	11-552-019-00	RUPARD DAVID & NATALIE	SOCKS JOHN & DEBRA	No	WD	C	58,900	225,000	225,000	26.18 %	
01/30/2024	2024R-01212	11-635-016-00	GUERRIERI DEXTER & VANDENBERG JANE	GODWIN PAUL & SUSANNA	No	WD	C	400,200	1,200,000	1,200,000	33.35 %	
01/31/2024	2024R-01218	11-228-001-00	GUERRIERI DEXTER & VANDENBERG JANE	ORDWAY DUSTIN & KIM	No	WD	C	96,800	162,500	162,500	59.57 %	
01/31/2024	2024R-01259	11-623-006-00	DURFEE DALE R & ERDINE B	WILLIAMS NANCY & THOMAS	No	WD	C	145,500	440,000	440,000	33.07 %	
02/02/2024	2024R-01334	11-695-029-00	STERK JAMES J & KELLEY	BOVIN RHONDA & GEORGE	No	WD	C	287,100	882,000	882,000	32.55 %	
02/15/2024	2024R-02154	11-009-027-00	KRAMER JOY & BRIAN	BENDON MARLO & JASON	No	WD	C	173,000	450,000	450,000	38.44 %	
02/20/2024	2024R-02086	11-565-946-10	WILLIAMS CHARLES & SHERYL	SENESKI MICHAEL & GELLAR AMY	No	WD	C	1,120,200	3,000,000	3,000,000	37.34 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/23/2024	2024R-02548	11-651-013-00	TEODECKI FRANCIS & MARY FAMILY TR	WEGNER JIMMY & DIANA	No	WD	C	294,100	862,500	862,500	34.10 %	
02/27/2024	2024R-02354	11-110-027-10	GOODMAN JEFFREY A & REGAN	DSO INDUSTRIES LLC	No	WD	C	275,600	750,000	750,000	36.75 %	
02/29/2024	2024R-02383	11-684-013-00	MCCARDEL SEAN & CAROLYN	FORD KEITH & SHARON	No	WD	C	329,300	1,050,000	1,050,000	31.36 %	
03/14/2024	2024R-03216	11-720-002-00	HOWELL MITCHELL & LAUREN	LISTER JOHN & BRITTANY	No	WD	C	537,200	1,500,000	1,500,000	35.81 %	
03/18/2024	2024R-06333	11-031-013-00	WEIRICH JOANN & WESTON JUDITH ANNE	SMITH SHAWN	No	WD	C	311,700	792,000	792,000	39.36 %	
03/28/2024	2024R-03627	11-525-010-00	LUNDMARK A & J TRUST	HARRIS WAYMOND & ANGELA	No	WD	C	205,800	835,000	835,000	24.65 %	
03/29/2024	2024R-03749	11-514-012-00	ASHTON IAN & LAURA	VERNON TROY & HALL SARAH	No	WD	C	103,700	215,000	215,000	48.23 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES	49			**SALES PERIOD TOTAL**				15,078,000	42,337,616	42,337,616		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/01/2024	2024R-03756	11-324-016-00	ANDERSON DAVID P & SUSAN S	PALMER KENT & ELIZABETH	No	WD	C	659,800	1,375,000	1,375,000	47.99 %	
04/01/2024	2024R-03738	11-540-029-00	CARRIER GLORIA & COLIN	SEAY DONALD & YUKO ENDO	No	WD	C	271,600	751,000	751,000	36.17 %	
04/01/2024	2024R-03718	11-609-018-00	SPIWAK FAMILY HOLDINGS LTD	DONIE GINA & DAVID TRUSTS	No	WD	C	1,463,200	3,300,000	3,300,000	44.34 %	
04/05/2024	2024R-04262	11-492-016-00	OSMAN JAMES & ELIZABETH	MILLER KEVIN & LINDA	No	WD	C	576,300	1,170,000	1,170,000	49.26 %	
04/05/2024	2024R-04330	11-513-007-00	LEWSI NICOLE	CIESLA MICHAEL & KIMBERLY	No	WD	C	60,000	120,000	120,000	50.00 %	
04/08/2024	2024R-04688	11-123-013-00	SACZYK CHESTER & CHARLENE (ELE)	SCHOOK TREVOR & AMY	No	WD	C	96,000	247,500	247,500	38.79 %	
04/08/2024	2024R-04679	11-123-013-10	SACZYK CHESTER & CHARLENE (ELE)	TURNER MARK & ELIZABETH	No	WD	C	25,800	202,500	202,500	12.74 %	
04/12/2024	2024R-04742	11-625-013-55	ALFONSO JOINT DECLARATION TRUST	BARRY JILLIAN	No	WD	C	254,300	605,000	605,000	42.03 %	
04/12/2024	2024R-04760	11-473-001-00	FLAVIN KRISTINE & BARRY	OLD BLUFF TRAIL LLC	No	LC	CR	175,000	385,000	385,000	45.45 %	
04/23/2024	2024R-05049	11-625-007-00	LYON DAVID W & ANN TRUST	ZATARGA TRUST	No	WD	C	267,800	624,000	624,000	42.92 %	
04/30/2024	2024R-05237	11-451-022-00	MCTAGGART ROBERT & BARBARA	BAIER JOAN	No	WD	C	160,500	327,000	327,000	49.08 %	
04/30/2024	2024R-05615	11-565-949-00	DEYOUNG TRUST	DUNBAR PAUL & PHELPS KATHLEEN	No	WD	C	628,100	1,175,000	1,175,000	53.46 %	
05/03/2024	2024R-05584	11-623-170-00	HARBOLD LIVING TRUST	PIKE KATHARINE & HOWARD	No	WD	C	290,300	700,000	700,000	41.47 %	
05/07/2024	2024R-05602	11-030-051-56	MEEKER MARGARET JONES TRUST	PENINSULA TOWNSHIP	No	WD	C	186,400	650,000	650,000	28.68 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/15/2024	2024R-06311	11-575-910-55	MEYERS HERBERT M	HAYES BRYAN & LAURA	No	WD	C	629,900	1,005,001	1,005,001	62.68 %	
05/15/2024	2024R-06337	11-623-085-00	JACOBI MILTON R & KAREN K	NEELON SUSAN	No	WD	C	261,700	560,000	560,000	46.73 %	
05/16/2024	2024R-06003	11-226-011-02	KELLEY INVESTMENT PROPERTIES LLC	WESTPHAL ANASTASIA & KIRK	No	WD	C	121,200	400,000	400,000	30.30 %	
05/16/2024	2024R-06388	11-681-002-00	FOSTER HARLAN & SARAH	SAMUELS BRADLEY & CYNTHIA	No	WD	C	763,000	2,150,000	2,150,000	35.49 %	
05/17/2024	2024R-06154	11-336-086-00	BRAZEE CURT C & STEPHANIE M SCHALL	NEWHOUSE CALLEE	No	WD	C	315,600	698,500	698,500	45.18 %	
05/21/2024	2024R-06461	11-465-011-00	HINES JOHN & KATHLEEN	PETERS MICHAEL	No	WD	C	415,100	920,000	920,000	45.12 %	
05/28/2024	2024R-06546	11-018-022-00	MOORE THOMAS L & BETTY J	LUOMA BRUCE & HAGERTY TAMMY TRUSTS	No	WD	C	666,400	1,350,000	1,350,000	49.36 %	
05/28/2024	2024R-06493	11-413-010-00	FICKENSCHER R. MARK & ANN	GAUTHIER ERIC	No	WD	C	54,800	146,000	146,000	37.53 %	
06/01/2024	2024R-07408	11-623-021-00	NOVERR PATRICIA	THE WARNER FAMILY TRUST	No	WD	C	252,100	684,000	684,000	36.86 %	
06/05/2024	2024R-07011	11-451-046-00	LENORE DANIELLE (ELE)	BUNKER ROBERT & CAROL	No	WD	C	134,800	333,000	333,000	40.48 %	
06/06/2024	2024R-07382	11-627-006-00	ASAVA RAJA G & DAWN L	KROLL JAMES & CHARLOTTE	No	WD	C	147,900	415,000	415,000	35.64 %	
06/10/2024	2024R-07596	11-115-002-00	TSEITLIN ROBERT P & KADEE	STEFFES JEFFERY & BARBARA	No	WD	C	240,500	639,000	639,000	37.64 %	
06/11/2024	2024R-07357	11-580-039-00	HYDE JOHN R & MARTHA L	MCCLELLAN JAMIE & MATTHEW	No	WD	C	124,800	483,500	483,500	25.81 %	
06/12/2024	2024R-07356	11-525-032-00	WILLIAMS TRUST	WHITE SUE A	No	WD	C	336,300	715,000	715,000	47.03 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/13/2024	2024R-07599	11-492-036-00	KIME JON & SARAH	CLARK ADAM	No	WD	C	310,800	645,000	645,000	48.19 %	
06/18/2024	2024R-07731	11-482-038-00	LAUBER PETER H & CHERYL A TRUST	THEODORE WICKMAN TRUST	No	WD	C	317,700	769,000	769,000	41.31 %	
06/20/2024	2024R-08093	11-608-025-00	BONNER MARLOWE R & SUSANNE V	SMITH WILLIAM & SMITH RICHARD	No	WD	C	243,500	650,000	650,000	37.46 %	JTFRS
06/24/2024	2024R-08090	11-132-005-00	MISTELE JANET M	TRUMP ROD & RUF MELISSA	No	WD	C	610,700	1,695,000	1,695,000	36.03 %	TIC
06/27/2024	2024R-07943	11-336-041-00	BARTNICK ARTHUR & VERNA	PAUL A JACOBS TRUST	No	WD	C	761,200	1,668,000	1,668,000	45.64 %	
06/28/2024	2024R-08178	11-413-013-00	MORRISSEY MARLA K TRUST	SHUTTIE DENISE TRUST	No	WD	C	321,600	720,000	720,000	44.67 %	
06/28/2024	2024R-08317	11-514-011-00	DENDRINOS CHERYL	MARCHAK MARGARET & SCHREIER MARK	No	WD	C	456,600	1,375,000	1,375,000	33.21 %	H&W
07/02/2024	2024R-08827	11-478-005-00	DANIELS HARRY M & MARGARET	LIEN JOHN & BETTY	No	WD	C	350,000	875,000	875,000	40.00 %	
07/02/2024	2024R-08808	11-482-028-55	KOEPKE JACK E	OVENS MARTIN & VIRGINIA	No	WD	C	385,400	780,000	780,000	49.41 %	
07/03/2024	2024R-08517	11-683-008-00	HUNT ROBERT	JOHNSTON RYAN & THOMPSON ALISSA	No	WD	C	836,800	1,690,000	1,690,000	49.51 %	
07/12/2024	2024R-09374	11-482-033-00	WEDEVEN JOAN TRUST	HEETHUIS JEFFREY & EMY-JO	No	WD	C	309,800	745,000	745,000	41.58 %	
07/15/2024	2024R-08560	11-609-035-00	LAKTI GEORGE & SHANA	MAXSIMIC DAVID & CYNTHIA	No	WD	C	944,400	2,300,000	2,300,000	41.06 %	
07/17/2024	2024R-08693	11-325-013-00	DEHR JUDITH TRUST	RIEHL DAN & MICHELLE	No	WD	C	488,200	1,290,000	1,290,000	37.84 %	
07/18/2024	2024R-08831	11-623-131-00	MITCHELL SAMUEL J & KAREN O	HAUSER DAVID & MARGARET	No	WD	C	331,800	780,000	780,000	42.54 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/24/2024	2024R-09013	11-537-026-00	ENDRESS THAD KARMEN	LINTS JOEL	No	WD	C	500,700	942,000	942,000	53.15 %	
07/25/2024	2024R-09311	11-623-109-00	PROFFITT MAX & LINDA	HOORN CINDY & DUANE JAY	No	WD	C	259,200	620,000	620,000	41.81 %	
07/26/2024	2024R-09290	11-590-015-00	PIVITT ALLEN & JANETTE TRUST	MORSE JOHN & RENEE	No	WD	C	186,100	700,000	700,000	26.59 %	
07/29/2024	2024R-09196	11-121-042-00	LYON FRANCIS	PAGEL KARL & ANDREA	No	WD	C	126,100	317,000	317,000	39.78 %	
07/29/2024	2024R-09864	11-128-026-10	OAKLEY III LLC	ANSTANDIG-ERNSTROM LIVING TRUST	No	WD	C	403,900	1,465,000	1,465,000	27.57 %	
08/05/2024	2024R-11205	11-630-005-00	TSEITLIN ROBERT & KADEE	FRIEDEBERG ERIC & KATRINA	No	WD	C	50,600	100,000	100,000	50.60 %	
08/06/2024	2024R-09507	11-623-005-00	ILER MIKE R.	MITTELBERGER HARRIET	No	WD	C	162,800	629,000	629,000	25.88 %	
08/09/2024	2024R-09936	11-336-108-00	SUTHERLAND STEPHEN F & CHRISTIE L	CRAIG TODD & ATHENA	No	MLC	CR	145,200	310,000	310,000	46.84 %	
08/13/2024	2024R-10081	11-686-009-00	LIEN BETTY & JOHN	CALKINS THOMAS & SUSAN	No	WD	C	360,700	839,009	839,009	42.99 %	
08/15/2024	2024R-10015	11-623-013-00	CALT ROBERT J & CHRISTIE L	TUSCANO NANCY	No	WD	C	232,600	811,000	811,000	28.68 %	
08/16/2024	2024R-10084	11-017-014-00	JACKSON INVESTMENT PROPERTIES	ANGEL KYLE & AMIE	No	WD	C	285,800	675,000	675,000	42.34 %	
08/16/2024	2024R-10127	11-134-011-00	PIERMAN DOYLE H TRUST	GELLEMAN ERICA	No	WD	C	575,100	1,025,000	1,025,000	56.11 %	
08/21/2024	2024R-10269	11-623-038-00	TUSCANO NANCY	VENDITTO MICHAEL	No	WD	C	358,600	735,000	735,000	48.79 %	
08/22/2024	2024R-10845	11-325-018-00	LIGHT ANDREW	BLANCO JORGE & JULIE	No	WD	C	278,800	1,050,000	1,050,000	26.55 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/23/2024	2024R-13424	11-525-022-00	ARGUE SCOTT & HEIDI	MCCALLION JOHN & LAURA	No	WD	C	233,500	645,000	645,000	36.20 %	
09/05/2024	2024R-11418	11-623-157-00	ZENN MICHAEL B & CHRISTINE M (ELE)	VICTOR WIEDMAIER TRUST	No	WD	C	316,100	755,000	755,000	41.87 %	
09/05/2024	2024R-11811	11-624-028-00	SATTLER JULIE TRUST	BURKE MALISSA & BROWN TEMPIE	No	WD	C	277,700	732,000	732,000	37.94 %	
09/06/2024	2024R-11049	11-120-007-15	KERN ORCHARD LLC	FLEMING JOSEPH & JUDY	No	WD	C	187,200	950,000	950,000	19.71 %	
09/13/2024	2024R-11684	11-451-017-00	WHEELER EARL J	LUCAS AMY & GEORGE	No	WD	C	142,700	275,000	275,000	51.89 %	
09/13/2024	2024R-11282	11-560-030-00	VANTIL DIRK E & CONSTANCE G	BRATT MARY ELIZABETH	No	WD	C	470,800	856,000	856,000	55.00 %	
09/18/2024	2024R-11567	11-235-046-00	DEAN THOMAS & CHERI	BORK KIMBERLY AND BINSFIELD ROGER	No	WD	C	269,700	805,000	805,000	33.50 %	
09/18/2024	2024R-11807	11-477-008-00	BYRON JILL C TRUST	TWIN EAGLES LLC	No	WD	C	456,800	1,000,000	1,000,000	45.68 %	
09/18/2024	2024R-11534	11-552-019-00	SOCKS JOHN & DEBRA	DAHLBERG DAMIEL & LORRAINE	No	WD	C	79,300	240,000	240,000	33.04 %	
09/18/2024	2024R-11535	11-686-025-00	CLOUD BRIAN P & AIMEE D	GODKE BRUCE & HEIDI	No	WD	C	335,700	799,900	799,900	41.97 %	
09/20/2024	2024R-11687	11-133-022-10	LOBENHERZ AUSTEN	WEST AMBER & WILLIAM	No	WD	C	165,100	430,000	430,000	38.40 %	
09/20/2024	2024R-12220	11-560-002-00	BELL THOMAS 2013 TRUST	BASEY CLINTON & PAMELA	No	WD	C	727,100	1,987,000	1,987,000	36.59 %	
09/25/2024	2024R-11868	11-623-037-00	CONGER JOSEPH C & MARY L TRUST	WALKER BRUCE	No	WD	C	364,700	700,000	700,000	52.10 %	
											%	
TOTAL SALES		69		**SALES PERIOD TOTAL**				24,200,300	58,505,910	58,505,910		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/01/2024	2024R-12516	11-624-026-00	LAMPHERE GORDON JR TRUST	MULLINS LUKAS & HOLLY	No	WD	C	568,800	1,120,000	1,120,000	50.79 %	
10/01/2024	2024R-12040	11-685-005-00	WALKER BRUCE & JULIE L	WOERNER CHRIS & SANGITA	No	WD	C	1,108,400	2,850,000	2,850,000	38.89 %	
10/01/2024	2024R-12228	11-700-018-00	NIEWINSKI JOSEPH & KAREN TRUST	LOPUS MELINDA & RICHARD	No	WD	C	292,300	700,000	700,000	41.76 %	
10/02/2024	2024R-12212	11-685-002-00	DENNIS MARGARET A TRUST	GRAHAM MARIANNE & LEACH LINDA	No	WD	C	449,400	760,000	760,000	59.13 %	JTFRS
10/03/2024	2024R-12408	11-115-020-00	MATSEN RUBY MAY & FETTIG SANDRA &	HEAVENLY ACRES LLC	No	WD	C	338,200	750,000	750,000	45.09 %	
10/11/2024	2024R-12617	11-122-012-55	14588 PENINSULA DRIVE TRUST	MONAHAN DANIEL & STONISCH MARY TR	No	WD	C	1,196,900	2,750,000	2,750,000	43.52 %	TIC
10/16/2024	2024R-12932	11-114-009-00	CHASE CHRISTPHER M & GARRETT	BARNUM JILL & JEFFERY	No	WD	C	250,000	840,000	840,000	29.76 %	
10/18/2024	2024R-12814	11-324-040-14	VILLA MARI LLC	TREVORROW RENEE & MICHAEL	No	WD	C	117,500	820,000	820,000	14.33 %	
11/04/2024	2024R-13898	11-610-008-00	SPENCE TRACY L & SHANN P	BALZHISER GREGORY & MONESSA	No	WD	C	206,200	530,000	530,000	38.91 %	
11/05/2024	2024R-13751	11-122-013-01	SCARBROUGH JOHN A	RUBENSTAHL MARIJANE & MICHAEL	No	WD	C	227,700	530,000	530,000	42.96 %	
11/06/2024	2024R-15229	11-491-023-00	RUTLEDGE HARMONY & AARON	CAMPBELL RONALD & DIAZ GLORIA	No	WD	C	345,300	735,000	735,000	46.98 %	JTFRS
11/07/2024	2024R-14266	11-017-004-00	GOULAS MICHAEL & WHITNEY	THE CENTER ROAD LLC	No	WD	C	376,300	1,649,000	1,649,000	22.82 %	
11/12/2024	2024R-14194	11-537-010-00	COVERT DOUGLAS J & JUANITA	WATTS BENJAMIN & COURTNEY	No	WD	C	361,900	700,000	700,000	51.70 %	
11/12/2024	2024R-13975	11-624-014-00	PHELPS KATHLEEN	CATTELAN ALEXANDRA & GEE LINDA	No	WD	C	310,900	890,000	890,000	34.93 %	H & W

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/15/2024	2024R-14265	11-430-038-00	HOLZMAN KENNETH W TRUST	RUSSELL LEE & REBECCA	No	WD	C	360,800	637,500	637,500	56.60 %	
11/19/2024	2024R-14703	11-477-022-00	STEWART REGINALD B	LANGBO RODERICK & LISA	No	WD	C	567,100	1,379,000	1,379,000	41.12 %	
11/19/2024	2024R-15715	11-700-022-00	GUPTA ATUL TRUST	MITZNER JOHN & DAWN TRUST	No	WD	C	576,200	1,100,000	1,100,000	52.38 %	
11/22/2024	2024R-14870	11-102-001-15	WARNER CINDY TRUST	STEWART REGINALD	No	WD	C	1,061,200	2,628,000	2,628,000	40.38 %	
11/27/2024	2024R-15231	11-514-010-00	TURCOTTE FREDERICK J & JEAN A	MURAR TOM	No	WD	C	398,100	1,025,000	1,025,000	38.84 %	
12/05/2024	2024R-15408	11-623-133-00	MONTGOMERY ANNE E TRUST	SEITER FAMILY TRUST	No	WD	C	297,400	710,000	710,000	41.89 %	
12/06/2024	2024R-15205	11-031-041-00	TON PAUL & SALLY TRUST	ROCHFORD THOMAS	No	WD	C	886,800	1,850,000	1,850,000	47.94 %	
12/10/2024	2024R-15183	11-540-030-00	PISTOR DAVID & VICKIE	BROWER PETER & MODRACK LESLIE	No	WD	C	208,400	701,000	701,000	29.73 %	H & W
12/16/2024	2024R-15472	11-227-013-01	HARMESON JAMES W	DUGGAN KERRY	No	WD	C	261,500	775,000	775,000	33.74 %	
12/16/2024	2024R-15537	11-682-023-00	BLUE DEVIN	OBRIEN SCOTT & DELAROSA CHRISTIAN	No	WD	C	165,300	353,000	353,000	46.83 %	JTFRS
12/19/2024	2024R-15734	11-410-022-00	SCHNORBERGER TODD	FRIES GLEN TRUST	No	WD	C	78,100	239,000	239,000	32.68 %	
12/20/2024	2025R-00133	11-609-004-00	GILMOUR DAVID W	HUGHES DANIEL & COLLEEN	No	WD	C	1,465,400	3,710,000	3,710,000	39.50 %	
12/23/2024	2024R-15960	11-492-018-00	JOPPICH KRISTEN MARIE	KUIPERS JONATHAN & JOHANNA	No	WD	C	703,800	900,000	900,000	78.20 %	
12/30/2024	2025R-00071	11-682-013-00	SAFINA PAUL M & CAROLYN B (ELE)	DONAHEY SHAWN & VERONICA	No	WD	C	328,100	627,500	627,500	52.29 %	2 LOTS; 1.063 TOTAL ACRES

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Peninsula Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/09/2025	2025R-00605	11-505-021-00	HAYES WILLA E TRUST	ROSS KENNETH B & ANN M	No	WD	C	210,000	620,000	620,000	33.87 %	
01/20/2025	2025R-00966	11-630-006-00	FARRUGIA TERRY	HURST MICHAEL & JENNIFER	No	WD	C	118,300	316,000	316,000	37.44 %	
01/24/2025	2025R-01101	11-413-006-00	DUNN GRIFFIN	MCGEE DAVID & ADRIANNA	No	WD	C	69,800	215,000	215,000	32.47 %	
01/31/2025	2025R-01540	11-526-049-00	MATTSON THOMAS W & CAROL A	SUGAR JOHN III & SARAH	No	WD	C	326,500	580,000	580,000	56.29 %	
01/31/2025	2025R-01833	11-623-086-00	PLATTEBORZE LOUIS A & JOY L	HAYDEN MARTIN & LAURIE	No	WD	C	261,700	519,900	519,900	50.34 %	
02/11/2025	2025R-01637	11-019-003-53	MCKIAN STEVEN L & KEVIN T	GUY DANIEL & KARA	No	WD	C	133,300	225,000	225,000	59.24 %	
02/28/2025	2025R-02454	11-623-156-00	POORE DEANNA M	BAILS JANIS	No	WD	C	291,800	733,000	733,000	39.81 %	
03/07/2025	2025R-02745	11-109-029-04	DOHM FRED & COULTER VIRGINIA	BETZ ZURI & RACHEL	No	WD	C	878,500	1,400,000	1,400,000	62.75 %	
03/07/2025	2025R-03220	11-451-030-00	VAGNETTI CYNTHIA	RASTELLI MILDRED & ROBERTO	No	WD	C	134,800	310,000	310,000	43.48 %	
03/07/2025	2025R-03024	11-540-009-00	KORRECK DEBRA	BUCK JESSICA & RYAN	No	WD	C	235,500	599,000	599,000	39.32 %	
03/14/2025	2025R-03052	11-324-040-15	VILLA MARI LLC	SNEED SCOTT TR & SNEED MARIA TR	No	WD	C	117,500	670,225	670,225	17.53 %	
03/18/2025	2025R-03243	11-560-028-00	MILLS ADAM & SARAH	HOUBECK DAVID & DESIRAE	No	WD	C	367,800	555,000	555,000	66.27 %	
03/21/2025	2025R-03458	11-005-005-10	BOWLES DEAN & ERIN	LUND JENNIFER	No	WD	C	333,800	1,305,395	1,305,395	25.57 %	
03/28/2025	2025R-04316	11-590-024-00	MCDOWELL JOHN & LINDA	CHRISTENSEN SARAH & LITTLE PETER	No	WD	C	168,000	450,000	450,000	37.33 %	
TOTAL SALES	42			**SALES PERIOD TOTAL**				17,155,300	40,757,520	40,757,520		
				24 MONTH TOTAL				81,011,900	211,948,777	211,948,777		

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Union Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405	1.	56,589,100
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403	2.	45,599,600
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2	3.	1.2410

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405	4.	64,523,600
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403	5.	58,584,100
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5	6.	1.1014

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6	7.	1.3668

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)
2023	04/2023-09/2023	8	983,300	1.3668	1,343,974	2,828,000	47.52%
2023	10/2023-03/2024	1	18,900	1.3668	25,833	67,000	38.56%
12 Month Total Sales		9		12 Month Total Sales	1,369,807	2,895,000	47.32%
2024	04/2024-09/2024	4	149,100	1.1014	164,219	306,000	53.67%
2024	10/2024-03/2025	3	303,400	1.1014	334,165	780,000	42.84%
12 Month Total Sales		7		12 Month Total Sales	498,384	1,086,000	45.89%
24 Month Total Sales		16		**24 Month Total Sales**	1,868,191	3,981,000	
					***24 Month Mean Adjusted Ratio**		46.61%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	3	303,400	1.1014	334,165	780,000	42.84%
2025	04/2025-09/2025	4	819,900	1.0000	819,900	1,625,000	50.46%
12 Month Total Sales		7		**12 Month Total Sales**	1,154,065	2,405,000	
					**** 12 Month Aggregate Adjusted Ratio**		47.99%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2023 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.***

2024 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.***

2025 ***March Board of Review valuations are compared with sales transacted during April through September of 2025.***

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Union Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/07/2023	2023R-04452	12-036-011-00	DENYER DAVID	OTEYZA RENATO & JOAN	No	WD	C	29,700	123,000	123,000	24.15 %	
04/18/2023	2023R-04782	12-014-002-08	PRINCE DAVID	DRIVER TOMM C II & MELISSA	No	WD	C	26,600	60,000	60,000	44.33 %	
06/30/2023	2023R-07768	12-025-002-11	GALBRAITH MIKE & MOLNAR RENEE	MORLEY YVONNE & CRAIG	No	WD	C	39,000	130,000	130,000	30.00 %	
08/24/2023	2023R-10290	12-035-009-02	GRENCHIK AARON & JILL	KINTER BRADLEY & HEATHER	No	WD	C	21,500	45,000	45,000	47.78 %	
08/31/2023	2023R-10918	12-006-002-00	HINKLEY STEVEN & SUSAN	SCHMIDTENDORFF DANIEL D	No	WD	C	273,100	750,000	750,000	36.41 %	
09/07/2023	2023R-11179	12-003-020-02	FASEL ROANLD D II	ROBBINS TAYLOR & GLYNN TYLER	No	WD	C	134,100	390,000	390,000	34.38 %	
09/12/2023	2023R-11085	12-031-003-00	DAVISON WILLIAM M & DIANE TRUST	MADDALENA BRIAN & MURDOCH GAYLE	No	WD	C	118,600	425,000	425,000	27.91 %	H & W
09/15/2023	2023R-11655	12-006-002-20	STROM MARK & CHRISTINE	10 ISLAND VIEW DR LLC	No	WD	C	340,700	905,000	905,000	37.65 %	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		8		**SALES PERIOD TOTAL**				983,300	2,828,000	2,828,000		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Union Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/01/2023	2023R-14556	12-011-002-50	WIDMER STEVEN & STEPHANIE	HAMP GWEN	No	WD	C	18,900	67,000	67,000	28.21 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	1	SALES PERIOD TOTAL	18,900	67,000	67,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Union Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/29/2024	2024R-05480	12-031-008-01	DAVISON WILLIAM M & DIANE TRUST	KELLY DYLAN & EMMA	No	WD	C	40,000	78,000	78,000	51.28 %	
06/07/2024	2024R-07029	12-025-002-02	BIRGY MARK	JONES HALLA & JANSEN NICHOLAS	No	WD	C	40,900	63,000	63,000	64.92 %	
08/26/2024	2024R-10869	12-025-002-05	OXTOBY THOMAS	FOLK DEBORAH & MARTIN	No	WD	C	36,600	72,500	72,500	50.48 %	
09/20/2024	2024R-11598	12-014-002-06	CUSANO KEVIN & FULOP ALISON	BARGY JASON	No	WD	C	31,600	92,500	92,500	34.16 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES 4 **SALES PERIOD TOTAL** 149,100 306,000 306,000

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Union Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/17/2024	2024R-13418	12-004-019-10	DUNBAR ROBERT & LOUISE M	UPSTREAM LAND INVESTMENTS LLC	No	WD	C	108,300	295,000	295,000	36.71 %	
03/21/2025	2025R-03325	12-004-006-00	MCCLAY ADAM & GLORIA TRUST	FIELSTRA ANNE & GERALD	No	WD	C	167,800	400,000	400,000	41.95 %	
03/27/2025	2025R-04133	12-014-002-04	FRANCO BELL ROSEMARIE	EILERS JORDAN & MARY	No	WD	C	27,300	85,000	85,000	32.12 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	3	SALES PERIOD TOTAL	303,400	780,000	780,000
		24 MONTH TOTAL	1,454,700	3,981,000	3,981,000

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Whitewater Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405	1.	438,556,300
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403	2.	367,347,300
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2	3.	1.1938

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405	4.	509,593,800
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403	5.	442,085,700
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5	6.	1.1527

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6	7.	1.3761

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)
2023	04/2023-09/2023	35	4,458,300	1.3761	6,135,067	12,648,523	48.50%
2023	10/2023-03/2024	21	4,428,800	1.3761	6,094,472	12,583,265	48.43%
12 Month Total Sales		56		12 Month Total Sales	12,229,539	25,231,788	48.47%
2024	04/2024-09/2024	21	4,196,700	1.1527	4,837,536	10,653,400	45.41%
2024	10/2024-03/2025	24	4,802,200	1.1527	5,535,496	11,075,200	49.98%
12 Month Total Sales		45		12 Month Total Sales	10,373,032	21,728,600	47.74%
24 Month Total Sales		101		**24 Month Total Sales**	22,602,571	46,960,388	
					***24 Month Mean Adjusted Ratio**		48.11%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	24	4,802,200	1.1527	5,535,496	11,075,200	49.98%
2025	04/2025-09/2025	21	4,236,700	1.0000	4,236,700	10,674,500	39.69%
12 Month Total Sales		45		**12 Month Total Sales**	9,772,196	21,749,700	
					**** 12 Month Aggregate Adjusted Ratio**		44.93%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/03/2023	2023R-03833	13-710-005-00	CALLOVI JOHN & SARAH	REICHARDT WILLIAM & RACHAEL	No	WD	C	399,600	1,030,000	1,030,000	38.80 %	
04/07/2023	2023R-04592	13-110-007-00	GILL GREG S & NICOLE A	DEBOER SCOTT R & ANGELA K	No	WD	C	459,900	1,550,000	1,550,000	29.67 %	
04/10/2023	2023R-04254	13-800-028-00	ROGER HAWORTH LLC	SPEYERS MARK & CORNELL BRITTANY	No	WD	C	144,400	415,000	415,000	34.80 %	
04/12/2023	2023R-04413	13-002-022-01	COPELAND CHRISTIAN & LAURIE TRUST	DIMON BRIAN	No	WD	C	18,100	40,000	40,000	45.25 %	
04/12/2023	2023R-04407	13-002-022-02	COPELAND CHRISTIAN & LAURIE TRUST	DIMON BRIAN	No	WD	C	29,900	80,000	80,000	37.38 %	
05/01/2023	2023R-05391	13-127-022-20	COUTURIER MICHAEL & ANN	JOHNSON RODNEY & MELINDA	No	WD	C	131,500	497,500	497,500	26.43 %	
05/06/2023	2023R-05791	13-770-003-00	MESSNER VIRGINIA	SEALS MARK & CHELSEA	No	WD	C	183,600	465,000	465,000	39.48 %	
05/10/2023	2023R-06005	13-016-008-03	SALENSKI TONY & JENNIFER	BAKER JOSHUA & KELSEY	No	WD	C	31,500	85,000	85,000	37.06 %	
05/22/2023	2023R-06701	13-021-001-00	HUNT JEFFREY & TERESA	MCLAIN ALLEN & GABRIELLE	No	WD	C	150,800	405,000	405,000	37.23 %	
05/26/2023	2023R-06383	13-004-015-55	ISENHART RANCE & DANIELLE	SAUNDERS TERRANCE R	No	WD	C	112,100	325,000	325,000	34.49 %	
05/26/2023	2023R-06825	13-127-017-00	HALSTEAD KIM D & MARGARET E	BRIER DAVID & TINA	No	WD	C	202,600	406,000	406,000	49.90 %	
06/02/2023	2023R-06917	13-800-039-00	RALLS WILLIAM R & ROSEMARY TRUSTEES	LEMIEUX GRACE	No	WD	C	42,100	135,000	135,000	31.19 %	
06/14/2023	2023R-07043	13-800-031-00	BUSZ RICHARD & SANDRA	CALLEJA BRANDON	No	WD	C	34,000	84,000	84,000	40.48 %	
06/28/2023	2023R-07868	13-611-006-00	SINGH SATNAM	GUY KRISTY	No	WD	C	112,200	337,500	337,500	33.24 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/29/2023	2023R-07777	13-133-016-00	ZAK JAMES	KUNCAITIS RODNEY & KIMBERLY	No	WD	C	58,500	225,000	225,000	26.00 %	
06/30/2023	2023R-07755	13-332-022-00	CHOUINARD BRIAN	BRISTOL RICHARD T	No	WD	C	25,500	68,500	68,500	37.23 %	
07/06/2023	2023R-08173	13-128-006-00	MUESSIG MOLLY & JACOB	STEWART DONALD E JR	No	WD	C	107,900	494,521	494,521	21.82 %	
07/07/2023	2023R-08121	13-630-021-00	EDMONDS CATHY & GREG	MATER MARC & MICHELLE	No	WD	C	190,600	615,000	615,000	30.99 %	TIC FORMED
07/12/2023	2023R-09137	13-127-014-10	HASELTON JOSHUA P	BENCE CYDNEE & CLEMENT	No	WD	C	120,700	273,000	273,000	44.21 %	
07/14/2023	2023R-08668	13-133-005-30	DEVINE TRUST	FIORINO DAVID & KIMBERLY	No	WD	C	128,800	330,000	330,000	39.03 %	
07/14/2023	2023R-08666	13-332-014-00	TOMCZAK JERRY	BROOKSHIRE JESSICA	No	WD	C	8,500	25,000	25,000	34.00 %	
07/20/2023	2023R-08607	13-600-013-00	SCHUSTER SUSAN L	FOX RICHARD & MAXINE	No	WD	C	130,900	414,900	414,900	31.55 %	
07/27/2023	2023R-09128	13-800-028-00	SPEYERS MARK & CORNELL BRITTANY	GRAFT EDWARD H	No	WD	C	144,400	412,000	412,000	35.05 %	
08/18/2023	2023R-12626	13-800-009-00	ROCHE JOSEPH M & ELIZABETH A	WICKMAN JACE & CAMARA IRENE	No	WD	C	46,800	77,000	77,000	60.78 %	
08/24/2023	2023R-10535	13-125-008-00	BEARE DOROTHY J REV TRUST	WEAVER CORY & HEATHER M	No	WD	C	126,500	382,602	382,602	33.06 %	
08/28/2023	2023R-10401	13-880-047-00	MOEGGENBERG DANE & INGRID	RICHARDS LAURA & ANDREW	No	WD	C	95,800	397,000	397,000	24.13 %	
08/29/2023	2023R-10749	13-031-005-22	GREAT LAKES LAND	LYTLE DEBORAH L	No	WD	C	61,700	225,000	225,000	27.42 %	
08/29/2023	2023R-11380	13-110-001-10	MACDONALD VERNA J TTEE	AMES BRIAN & ELIZABETH	No	WD	C	533,000	1,059,000	1,059,000	50.33 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/29/2023	2023R-10707	13-127-004-01	JONES DUSTIN	SANBORN ERIC & ANDREA	No	WD	C	17,000	25,000	25,000	68.00 %	
09/07/2023	2023R-10961	13-332-012-00	SAVAGE EMERY A & PAULINA TRUSTEES	KLEIN PETER & JASKA TAYLOR	No	WD	C	8,500	24,000	24,000	35.42 %	
09/07/2023	2023R-11251	13-590-002-00	SAVAGE EMERY A & PAULINA TRUSTEES	FOX SHAWN & JULIE	No	WD	C	259,000	725,000	725,000	35.72 %	
09/08/2023	2023R-11185	13-120-002-00	CHRISTOPHER JACOB C & BROOKE E	SLOSSER ALEX & BRIANNA	No	WD	C	119,100	377,000	377,000	31.59 %	
09/11/2023	2023R-11285	13-002-014-02	SUTTON TODD W & ANNE Z TTEE	EZELL STEPHEN J	No	WD	C	152,300	490,000	490,000	31.08 %	
09/27/2023	2023R-12045	13-830-003-00	DEBEST DENNIS C TRUST	ISENHART CARA R	No	WD	C	62,000	125,000	125,000	49.60 %	
09/28/2023	2023R-12284	13-332-011-00	CHOUINARD JULIE & BRIAN	BRADLEY JONATHAN	No	WD	C	8,500	29,000	29,000	29.31 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		35		**SALES PERIOD TOTAL**				4,458,300	12,648,523	12,648,523		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/10/2023	2023R-12836	13-127-008-00	WEIR WALLACE & JUDITH	MGM NORTH LLC	No	WD	C	1,702,900	4,825,000	4,825,000	35.29 %	
10/10/2023	2023R-12466	13-332-002-00	SAVAGE EMERY A & PAULINA TRUSTEES	VERGOTE CHAD & SHANNAH	No	WD	C	8,500	24,000	24,000	35.42 %	
10/17/2023	2023R-13022	13-121-019-11	KNAPP PHILIP J & MARGARET M TTEES	MCCOLLEY LEWIS A	No	WD	C	192,900	400,000	400,000	48.22 %	
10/18/2023	2023R-12833	13-510-007-00	PIERCE JUANITA M ESTATE	MONSON MICHAEL & BAILEY	No	WD	C	331,300	700,000	700,000	47.33 %	
10/23/2023	2023R-13131	13-880-046-00	SMITH THEODORE J	EICHER KATHERINE & ALEXANDER	No	WD	C	130,000	345,000	345,000	37.68 %	
10/26/2023	2023R-13815	13-004-015-12	VANDERHYDE RICHARD L & JANE	WATERFRONT SOLUTIONS LLC	No	WD	C	97,800	290,000	290,000	33.72 %	
10/30/2023	2023R-13450	13-332-021-00	BROWN KIERNAN	RV SCOTT & ASSOCIATES LLC	No	WD	C	8,500	28,000	28,000	30.36 %	
11/03/2023	2023R-13552	13-332-019-00	SAVAGE MARK	COLE CHRISTINA	No	WD	C	8,500	24,000	24,000	35.42 %	
11/10/2023	2023R-14057	13-270-007-00	HOLSTINE PATRICIA C TRUSTEE	ROMEO LAURA L	No	WD	C	295,100	917,000	917,000	32.18 %	
11/15/2023	2023R-14228	13-134-008-01	MIHOME MANAGEMENT LLC	YOUNG SANDRA A	No	WD	C	105,100	395,000	395,000	26.61 %	
11/17/2023	2023R-14100	13-332-003-00	SAVAGE EMERY A & PAULINA TRUSTEES	STUITS HOLDINGS LLC	No	WD	C	8,500	28,000	28,000	30.36 %	
11/20/2023	2023R-14225	13-340-040-00	WHEELER SCOTT ESTATE	BARNHART SCOTT & KIMBERLY	No	WD	C	118,800	240,000	240,000	49.50 %	
12/04/2023	2023R-14698	13-015-001-24	ONDERLINDE BRANDY L TRUSTEE	PARADISE ACQUISITIONS LLC	No	WD	C	325,400	710,000	710,000	45.83 %	
12/29/2023	2023R-00213	13-550-011-00	RENNIE WILLIAM A & LINDA M	CHAIN OF LAKES INV PROPERTIES LLC	No	WD	C	136,200	240,000	240,000	56.75 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/05/2024	2024R-00314	13-004-022-10	CASTLE DAVID B & SUSAN B	HUSSEIN BAZZI	No	WD	C	56,400	200,000	200,000	28.20 %	
01/08/2024	2024R-00293	13-125-028-00	BECKWITH DARRELL L	BOUCHER JOHN & SHERYL TRUST	No	WD	C	206,100	650,000	650,000	31.71 %	
01/30/2024	2024R-01894	13-004-024-01	WALTER CHARLES B TRUST	SHERMAN MICHAEL & TANYA R	No	WD	C	17,300	58,265	58,265	29.69 %	
02/09/2024	2024R-01671	13-340-004-00	RACINE JOHN S & KATHARINE TTEE	BROWN THOMAS E	No	WD	C	443,100	1,500,000	1,500,000	29.54 %	
02/20/2024	2024R-02001	13-002-015-30	BARTHULI RICK S	GRAVIS SANDRA	No	WD	C	103,100	720,000	720,000	14.32 %	
03/26/2024	2024R-03807	13-031-005-15	CRYDERMAN K M & MCCLELLAN J L	WHITE SUZANNE T	No	WD	C	68,500	209,000	209,000	32.78 %	
03/27/2024	2024R-03634	13-135-023-01	KAUR NARIDERJIT	KRISHNAN VINAY G	No	WD	C	64,800	80,000	80,000	81.00 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		21		**SALES PERIOD TOTAL**				4,428,800	12,583,265	12,583,265		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/04/2024	2024R-04411	13-121-016-05	MCCOLLEY LEWIS A	BOURDEAU RONNIE & SHARON	No	WD	C	21,700	85,000	85,000	25.53 %	
04/12/2024	2024R-04582	13-004-022-20	CASTLE DAVID & SUSAN	5038 MOORE LLC	No	WD	C	253,500	600,000	600,000	42.25 %	
04/29/2024	2024R-05203	13-750-021-00	YEAGER JEAN M & ARTHUR DOGAN TRSTEE	BANKS ERIC TRUST	No	WD	C	779,900	1,700,000	1,700,000	45.88 %	
05/08/2024	2024R-05695	13-109-018-01	HUBBELL CHRISTOPHER L & JANET	MCGHEE SCOTT & WHITNEY	No	WD	C	178,500	625,000	625,000	28.56 %	
05/23/2024	2024R-06395	13-003-023-22	GRAVIS SANDRA	OLIVER MARK & ASHLEY	No	WD	C	31,000	126,000	126,000	24.60 %	
06/04/2024	2024R-07359	13-002-001-45	MC ELHENY JAMES R & RENEE	BRUNER BRIAN & BRENDA	No	WD	C	98,200	270,000	270,000	36.37 %	
06/07/2024	2024R-07037	13-127-023-41	STARK RYAN	HERSHBERGER JOSHUA & KELLY	No	WD	C	184,900	415,000	415,000	44.55 %	
06/21/2024	2024R-08112	13-340-040-00	TURN KEY RENOVATIONS LLC	REES PAUL & MARTHA	No	WD	C	151,900	429,900	429,900	35.33 %	NO SALE PRICE ON DEED
06/25/2024	2024R-07858	13-730-005-00	TOMASIK MARK & KRISTINA	BURKLAND KRISTINA A TRUST	No	WD	C	1,181,500	2,595,000	2,595,000	45.53 %	
06/28/2024	2024R-07957	13-128-005-10	KROGEL GRACE	CRAM RICHARD & CATHERINE	No	WD	C	98,500	318,000	318,000	30.97 %	
06/28/2024	2024R-08316	13-332-005-00	CHOUINARD JULIE & BRIAN	PRO BUILDERS INC	No	WD	C	12,000	32,000	32,000	37.50 %	
07/11/2024	2024R-08665	13-600-001-00	WALTERS SUSAN M TRUST	CF CAMPBELL ENTERPRISES LLC	No	WD	C	134,000	345,000	345,000	38.84 %	
07/15/2024	2024R-08893	13-121-016-06	MC COLLEY LEWIS A	WILSON JONATHAN & KAYLA	No	WD	C	21,700	70,000	70,000	31.00 %	
07/25/2024	2024R-09319	13-109-021-10	MERCHANT STEVEN & SADIE J	TRUDELL MICHAEL & PATRICIA	No	WD	C	263,100	820,000	820,000	32.09 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/30/2024	2024R-09641	13-124-018-00	BURKHEAD DOUGLAS TRUST	MALEC MATHEW	No	WD	C	61,300	350,000	350,000	17.51 %	
08/09/2024	2024R-10096	13-136-002-09	FOSTER JACOB	FORREST SHIRLEY	No	WD	C	81,100	235,000	235,000	34.51 %	
08/26/2024	2024R-10441	13-340-031-00	JABLONSKI DONALD	COLE CHRISTINA & ANDREW	No	WD	C	39,400	115,000	115,000	34.26 %	
08/28/2024	2024R-10855	13-128-001-93	SIMPSON RICHARD B & DIANE M	DEBOER BRIAN	No	WD	C	314,000	812,500	812,500	38.65 %	
09/12/2024	2024R-11711	13-003-019-40	OSTROM STEPHANIE & GUERNSEY BENJAMI	SEND ISAIAH & SWIFT KEEGAN	No	WD	C	145,900	350,000	350,000	41.69 %	JTFRS
09/13/2024	2024R-11647	13-136-002-05	FOSTER JACOB	ROGER HAWORTH LLC	No	WD	C	22,600	50,000	50,000	45.20 %	
09/23/2024	2024R-12363	13-600-004-00	DOW JAMES N JR (ELE)	SCHMIDT RONALD & IRENE	No	WD	C	122,000	310,000	310,000	39.35 %	NO SALE PRICE - NEED PTA
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES		21		**SALES PERIOD TOTAL**				4,196,700	10,653,400	10,653,400		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/11/2024	2024R-12509	13-003-027-00	GRAVIS SANDRA	BRUNER BENJAMIN & MAPES AMANDA	No	WD	C	146,500	380,000	380,000	38.55 %	
10/15/2024	2024R-12757	13-332-020-00	SAVAGE MIKE	PRO BUILDERS INC	No	WD	C	12,000	30,000	30,000	40.00 %	
10/15/2024	2024R-12769	13-600-014-00	IDE MICHELLE M TRUST	SEIP BARRY & BETHAL CAROLYN	No	WD	C	161,000	415,000	415,000	38.80 %	
10/18/2024	2024R-13021	13-136-002-08	FOSTER JACOB	ZEBOLSKY TAMARA & MICHAEL	No	WD	C	38,500	160,000	160,000	24.06 %	
10/18/2024	2024R-13027	13-340-017-00	BALLEW ROBIN & BALLEW ERIN	DIONNE JESSE & LISA	No	WD	C	199,600	615,000	615,000	32.46 %	
11/05/2024	2024R-13628	13-004-033-00	OLSEN DANIEL E	RUSHFELDT STEPHEN & BRITTANY	No	WD	C	127,600	361,200	361,200	35.33 %	
11/08/2024	2024R-13867	13-630-015-00	MILLER JACQUELYN Y TRUSTEE	KOSIOREK ROMAN	No	WD	C	14,500	42,000	42,000	34.52 %	
11/13/2024	2024R-14347	13-750-015-00	VOLK NICHOLAS	CHANDA GAURAV & ADRIENNE	No	WD	C	402,800	880,000	880,000	45.77 %	
11/22/2024	2024R-14456	13-002-022-11	COPELAND CRAIG A & MICHELLE L	SCULLY MICHELLE & ROBERT	No	WD	C	337,800	760,000	760,000	44.45 %	
11/22/2024	2024R-14462	13-800-042-00	SMALL KIRK	FRIEDLINE FAMILY TRUST	No	WD	C	45,500	129,000	129,000	35.27 %	
11/27/2024	2024R-14974	13-103-019-01	CAPONE ANTONIO JR	MALESSOVAS T SUZANNE TTEE	No	WD	C	1,323,800	2,700,000	2,700,000	49.03 %	
11/29/2024	2024R-15057	13-350-002-00	BIG ROO VENTURES LLC	SCHADE STEVEN & BEVERLY	No	WD	C	390,000	965,000	965,000	40.41 %	
12/02/2024	2024R-15342	13-136-008-30	GALE JEFFREY & DEBORAH	LEAHY MICHAEL & SANDRA	No	WD	C	295,900	600,000	600,000	49.32 %	
01/03/2025	2025R-00169	13-350-005-00	GAMBOA IGNACIO JR & TRACEY A	OBRIEN TOM & WENDY	No	WD	C	510,000	1,018,000	1,018,000	50.10 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Whitewater Township	☒ Township ☐ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/29/2025	2025R-01268	13-550-008-00	PEARSON TRUST	SCHULTZ FAMILY TRUST	No	WD	C	105,000	320,000	320,000	32.81 %	
02/20/2025	2025R-02252	13-800-027-00	HAYDEN BARRY & RENEE	GRENCHIK AARON & JILL	No	WD	C	34,800	45,000	45,000	77.33 %	
02/26/2025	2025R-02265	13-004-034-00	MOORE-PEARSON LAURA L	SASS STEPHEN	No	WD	C	116,600	295,000	295,000	39.53 %	
03/06/2025	2025R-02634	13-004-015-55	SAUNDERS TERRANCE R	GRAFF REX	No	WD	C	132,900	347,000	347,000	38.30 %	
03/07/2025	2025R-02738	13-010-004-00	MUSSER LAWRENCE J & SUSAN	SCHAUB PHILLIP & KAREN	No	WD	C	82,000	120,000	120,000	68.33 %	
03/07/2025	2025R-02800	13-675-002-00	SOLOKIS STANLEY J & ELLEN	LATTIG DERRIK & HUNTER	No	WD	C	14,100	45,000	45,000	31.33 %	H & W
03/14/2025	2025R-03242	13-004-052-00	BERLE TRUST AGREEMENT	LIND WAYNE	No	WD	C	7,500	23,000	23,000	32.61 %	
03/17/2025	2025R-03149	13-002-010-00	GRACE RALPH H & JOY M	ECKERDT MELISSA & CHRISTOPHER	No	WD	C	33,900	80,000	80,000	42.38 %	
03/24/2025	2025R-03675	13-600-023-00	COX ANDREA L TRUST	VANDEN BOOM SUSAN & MARK	No	WD	C	170,000	430,000	430,000	39.53 %	
03/31/2025	2025R-03710	13-134-009-40	COSTELLO JOSHUA & STIER BROOKE	CAR DINO & POLLARI CHELSEY	No	WD	C	99,900	315,000	315,000	31.71 %	
											%	
											%	
											%	
											%	
TOTAL SALES	24			**SALES PERIOD TOTAL**				4,802,200	11,075,200	11,075,200		
				24 MONTH TOTAL				17,886,000	46,960,388	46,960,388		

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Traverse City
Classification of Property (Ag, Com, Res, etc.) COMMERCIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 205 ..... 1. 718,758,112
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 203 ..... 2. 645,305,426
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1138

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 205 ..... 4. 721,097,700
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 203 ..... 5. 699,098,550
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.0315

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.1489

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)
2023	04/2023-09/2023	11	3,756,100	1.1489	4,315,383	9,230,546	46.75%
2023	10/2023-03/2024	6	2,263,200	1.1489	2,600,190	5,523,350	47.08%
12 Month Total Sales		17		12 Month Total Sales	6,915,573	14,753,896	46.87%
2024	04/2024-09/2024	16	7,687,700	1.0315	7,929,863	17,268,700	45.92%
2024	10/2024-03/2025	13	4,719,600	1.0315	4,868,267	11,668,038	41.72%
12 Month Total Sales		29		12 Month Total Sales	12,798,130	28,936,738	44.23%
24 Month Total Sales		46		**24 Month Total Sales**	19,713,703	43,690,634	
					***24 Month Mean Adjusted Ratio**		45.55%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	13	4,719,600	1.0315	4,868,267	11,668,038	41.72%
2025	04/2025-09/2025	7	3,955,300	1.0000	3,955,300	7,640,000	51.77%
12 Month Total Sales		20		**12 Month Total Sales**	8,823,567	19,308,038	
					**** 12 Month Aggregate Adjusted Ratio**		45.70%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2023 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.***

2024 ***March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.***

2025 ***March Board of Review valuations are compared with sales transacted during April through September of 2025.***

2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Grand Traverse County	City or Township Name: Traverse City
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 ..... 1. 1,385,066,670
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 ..... 2. 1,182,217,200
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 ..... 3. 1.1716

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 ..... 4. 1,535,317,400
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 ..... 5. 1,407,891,900
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 ..... 6. 1.0905

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 ..... 7. 1.2776

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)
2023	04/2023-09/2023	147	28,641,800	1.2776	36,592,764	73,677,335	49.67%
2023	10/2023-03/2024	108	19,279,100	1.2776	24,630,978	49,773,941	49.49%
12 Month Total Sales		255		12 Month Total Sales	61,223,742	123,451,276	49.59%
2024	04/2024-09/2024	174	40,199,400	1.0905	43,837,446	93,320,893	46.97%
2024	10/2024-03/2025	147	28,458,800	1.0905	31,034,321	65,206,519	47.59%
12 Month Total Sales		321		12 Month Total Sales	74,871,767	158,527,412	47.23%
24 Month Total Sales		576		**24 Month Total Sales**	136,095,509	281,978,688	
					***24 Month Mean Adjusted Ratio**		48.41%

*** Important:**
For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study

L-4047

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-03/2025	147	28,458,800	1.0905	31,034,321	65,206,519	47.59%
2025	04/2025-09/2025	120	25,870,500	1.0000	25,870,500	60,107,600	43.04%
12 Month Total Sales		267		**12 Month Total Sales**	56,904,821	125,314,119	
					**** 12 Month Aggregate Adjusted Ratio**		45.41%

**** Important:**
For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

***2023** March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*

***2024** March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*

***2025** March Board of Review valuations are compared with sales transacted during April through September of 2025.*

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015
12/22/2025 10:48AM

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/21/2023	2023R-04725	51-866-011-00	TWO LAKES HOLDINGS LLC	BUTTLEMAN PROPERTIES LLC	No	WD	C	220,700	599,000	599,000	36.84 %	
05/05/2023	2023R-05470	51-654-022-00	VISIO CLARA LLC	TEMPLETON FAMILY TRUST	No	WD	C	279,900	600,000	600,000	46.65 %	
05/31/2023	2023R-06444	51-582-091-00	DUIMSTRA HARLEY J & CONSTANZA D	CORRIGAN RICHARD B	No	MLC	CR	785,700	2,300,000	2,300,000	34.16 %	
06/07/2023	2023R-06741	51-794-007-00	NCFRP-2022206 LLC &	TAILWINDS ENTERPRISES LLC	No	WD	C	333,900	1,400,000	1,400,000	23.85 %	
06/15/2023	2023R-07219	51-629-003-02	ACQUA LLC	SLABHOUSE LLC	No	WD	C	191,900	510,696	510,696	37.58 %	
06/16/2023	2023R-07618	51-634-029-00	D SOCKS MANAGEMENT LLC	MAC'N BANC HOLDINGS LLC	No	WD	C	197,500	265,000	265,000	74.53 %	
06/22/2023	2023R-07619	51-634-030-00	D SOCKS MANAGEMENT LLC	MACPHERSON MATT & ALICIA	No	WD	C	173,100	400,000	400,000	43.28 %	
07/07/2023	2023R-08186	51-112-014-50	KELLCO LLC	707 PARSONS TC LLC	No	WD	C	468,500	1,075,000	1,075,000	43.58 %	
07/14/2023	2023R-08323	51-786-001-00	LEGATO ENTERPRISES INC	GRAY PROPERTIES LLC	No	WD	C	263,300	495,000	495,000	53.19 %	
07/21/2023	2023R-08702	51-798-009-00	440 EAST FRONT STREET LLC	ECEK HOLDINGS LLC	No	WD	C	448,200	1,150,000	1,150,000	38.97 %	
09/12/2023	2023R-11205	51-594-005-00	SPRUCE STREET PARTNERS LLC	SB 540 SPRUCE LLC	No	WD	C	393,400	805,000	805,000	48.87 %	
											%	
											%	
											%	
TOTAL SALES		11						**SALES PERIOD TOTAL**	3,756,100	9,599,696	9,599,696	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/20/2023	2023R-13018	51-558-007-00	PROUT RENTAL #1 LLC	PHOEBE J MOORE PROPERTIES LLC	No	WD	C	180,600	456,000	456,000	39.61 %	
10/24/2023	2023R-13255	51-634-024-17	DONBERG WILLIAM R & PHYLLIS A	SNAP REYNOLDS PROPERTIES LLC	No	WD	C	134,000	280,000	280,000	47.86 %	
11/14/2023	2023R-13983	51-360-010-14	GARDEN LEVEL GALAXY LLC	EDH VENTURES LLC	No	WD	C	101,300	247,350	247,350	40.95 %	
01/18/2024	2024R-00930	51-798-145-00	MSKS LLC	BOUNDLESS PROPERTIES LLC	No	WD	C	878,400	2,900,000	2,900,000	30.29 %	
02/02/2024	2024R-01510	51-786-042-00	T AND V LLC	SINGLE MOMM LLC NP	No	WD	C	366,800	700,000	700,000	52.40 %	
03/08/2024	2024R-02845	51-482-052-00	NORTHWOOD BAY PROPERTIES LLC	DUCKS FLY TOGETHER LLC	No	WD	C	602,100	940,000	940,000	64.05 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	6	SALES PERIOD TOTAL	2,263,200	5,523,350	5,523,350

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/18/2024	2024R-04980	51-101-006-30	EAST BAY PARK LLC	NORTHERN MICHIGAN COLLEGE	No	WD	C	1,375,700	3,559,000	3,559,000	38.65 %	
04/18/2024	2024R-05004	51-798-199-00	MURDICK DOUGLAS K (ELE)	C&J PROPERTIES NORTH LLC	No	WD	C	267,100	710,000	710,000	37.62 %	
04/30/2024	2024R-05886	51-630-048-00	FAHEY INVESTMENTS LLC	DMG ENTERPRISES LLC	No	WD	C	418,100	790,000	790,000	52.92 %	
05/13/2024	2024R-05913	51-798-186-00	JES HOLDINGS LLC	OKEDOKE HOLDINGS LLC	No	WD	C	937,500	1,475,700	1,475,700	63.53 %	
06/17/2024	2024R-07491	51-786-153-10	BOON WAREHOUSE LLC	KELSO UNITED LLC	No	WD	C	364,500	565,000	565,000	64.51 %	
07/01/2024	PTA	51-898-036-50	BALL AVIATION LLC	MILLS FAMILY TRUST	No	PTA	C	40,300	166,500	166,500	24.20 %	ASSESSOR INFORMATION
07/11/2024	2024R-08536	51-110-047-01	NEHNMIAH FOUNDATION	MARENTETTE HOLDINGS LLC	No	WD	C	28,000	50,000	50,000	56.00 %	
07/11/2024	2024R-08474	51-888-002-00	JGJ INVESTMENT CO OF GRAND TRAVERSE	SMITH JAMES	No	WD	C	81,900	230,000	230,000	35.61 %	
07/18/2024	2024R-09007	51-658-043-00	WAREHOUSE ONE LLC	JS TRAVERSE CITY LLC	No	WD	C	900,100	2,400,000	2,400,000	37.50 %	
07/22/2024	2024R-09127	51-702-006-00	SHAW INVESTMENT CO	MCCARTHY ANDREW	No	WD	C	497,900	1,350,000	1,350,000	36.88 %	
07/23/2024	2024R-09026	51-482-101-00	SEKOL EDWARD & DARLENE TRUST	EMINAE DESIGN GROUP LLC	No	WD	C	230,000	450,000	450,000	51.11 %	
07/25/2024	2024R-09072	51-650-077-00	JSSA INVESTORS, LLC	D&J TRAVERSE PROPERTIES LLC	No	MLC	CR	426,400	850,000	850,000	50.16 %	
08/29/2024	2024R-11899	51-834-104-00	630 FOURTEENTH ST. LLC	TRUE NORTH CARE REAL ESTATE LLC	No	WD	C	979,900	2,900,000	2,900,000	33.79 %	
09/04/2024	2024R-10794	51-360-010-15	GARDEN LEVEL GALAXY LLC	COTTAGEVIEW DRIVE DR	No	WD	C	261,600	422,500	422,500	61.92 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/26/2024	2024R-11969	51-786-130-00	L&F LAND MANAGEMENT	ANNIKA PLACE II	No	WD	C	687,600	1,000,000	1,000,000	68.76 %	
09/30/2024	2024R-12305	51-480-002-00	GREAT LAKES ADVENTURE REALTY LLC	THORPE ROBERT	No	LC	CR	191,100	350,000	350,000	54.60 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	16	SALES PERIOD TOTAL	7,687,700	17,268,700	17,268,700

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	COMMERCIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/21/2024	2024R-13180	51-674-001-00	FOUR SEASONS STORAGE LLC	LUBANA REAL ESTATE LLC	No	MLC	CR	300,400	950,000	950,000	31.62 %	USED ASSESSOR INFO
11/01/2024	2024R-13551	51-890-003-00	AUXIER & ASSOCIATES LLC	FOSGARD DANE	No	MLC	CR	179,200	300,000	300,000	59.73 %	
11/15/2024	2024R-14195	51-890-005-00	AUXIER & ASSOCIATES LLC	LOST ART YARN AND NEEDLEPOINT SHOP	No	MLC	CR	150,300	250,000	250,000	60.12 %	
11/26/2024	2024R-14663	51-890-006-00	SIMONS BRENT & VIKI	FOSGARD PROPERTIES LLC	No	WD	C	66,300	145,950	145,950	45.43 %	
12/18/2024	2024R-15692	51-794-067-00	JD & SB ENTERPRISES INC	212-214 FRONT STREET LLC	No	WD	C	814,400	2,770,000	2,770,000	29.40 %	
01/02/2025	2025R-00328	51-618-026-00	TRAVERSE CITY DEVELOPMENT LLC	HONOR BANK	No	WD	C	386,100	1,250,000	1,250,000	30.89 %	
01/22/2025	2025R-00867	51-526-003-00	NELSON V & A INC	TAAN PROPERTIES LLC	No	WD	C	271,200	525,000	525,000	51.66 %	
01/31/2025	2025R-01217	51-767-001-01	309 DEVELOPMENT LLC	HALIK GREGORY & CAROL	No	WD	C	330,200	575,000	575,000	57.43 %	
02/04/2025	2025R-01599	51-786-154-00	1237 HASTINGS LLC	ARNOLD MATTHEW & DIANE	No	MLC	CR	416,900	710,000	710,000	58.72 %	
02/05/2025	2025R-01607	51-252-008-00	8TH ST DEVELOPMENT LLC	COURTRIGHT CHRISTOPHER AND ANNA	No	WD	C	171,900	229,000	229,000	75.07 %	
02/21/2025	2025R-02073	51-111-120-10	EAST EIGHTH ST DEVELOPMENT LLC	1018 EAST EIGHTH STREET LLC	No	WD	C	195,300	265,000	265,000	73.70 %	
03/04/2025	2025R-02562	51-798-185-00	DINGEMAN DENINE M	100 PARK PARTNERS LLC	No	WD	C	1,119,500	3,000,000	3,000,000	37.32 %	
03/20/2025	2025R-04191	51-582-093-00	314 MUNSON LLC	WHITNEY RESOURCE DEV LLC	No	WD	C	317,900	698,088	698,088	45.54 %	
											%	

TOTAL SALES	13	SALES PERIOD TOTAL	4,719,600	11,668,038	11,668,038
		24 MONTH TOTAL	18,426,600	44,059,784	44,059,784

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/07/2023	2023R-04242	51-111-060-00	DAVENPORT JUSTIN & TORREY	SOVA BRIDGET & MUNROE WM TYLER	No	WD	C	113,300	309,500	309,500	36.61 %	JTWFRS
04/07/2023	2023R-04417	51-157-001-00	736 BARLOW LLC	STANLEY JAMES	No	WD	C	152,800	289,900	289,900	52.71 %	
04/10/2023	2023R-04224	51-629-002-04	OLESON PROPERTIES LLC	SWAN DAVID & DELLINGER MARYBETH	No	WD	C	234,700	560,000	560,000	41.91 %	H & W
04/12/2023	2023R-04696	51-251-001-10	T45 ACQUISITION CO LLC	KASOTAKIS MIKE & DEMARIS	No	WD	C	130,700	255,000	255,000	51.25 %	
04/13/2023	2023R-04346	51-626-027-10	KUNZE ETHEL L ESTATE	BARBOT JOHN & MARYANN	No	WD	C	165,100	440,000	440,000	37.52 %	
04/13/2023	2023R-04453	51-822-124-00	SEARCH CATHLEEN J (ELE)	DENEUSE NORMAN K	No	WD	C	139,700	339,900	339,900	41.10 %	
04/14/2023	2023R-04423	51-111-104-50	HOGARTH TASHA	ERWIN MICHELLE	No	WD	C	188,100	425,000	425,000	44.26 %	
04/14/2023	2023R-04390	51-678-081-04	BULL SANDRA	ALLERS TRACEY M	No	WD	C	92,300	255,000	255,000	36.20 %	
04/14/2023	2023R-05284	51-836-032-00	EASLEY GEORGE W JR TRUST	WILSON KEATON & BRADEN KEVIN	No	WD	C	186,000	642,500	642,500	28.95 %	
04/14/2023	2023R-04437	51-837-402-00	BIELSKI SUSAN M TRUST	SMITH DUDLEY B III TRUST	No	WD	C	410,900	1,200,000	1,200,000	34.24 %	
04/18/2023	2023R-04583	51-744-002-00	OH KEAN T & DAWN M	MCDONALD ELLEN TRUST	No	WD	C	701,200	1,550,000	1,550,000	45.24 %	
04/20/2023	2023R-04698	51-846-024-20	FITCH JAMES & DIANE	CHERESKIN ALEC & BOEVE JACOB	No	WD	C	299,900	810,000	810,000	37.02 %	
04/21/2023	2023R-04735	51-251-001-13	T45 ACQUISITION CO LLC	BRADLEY JANES JR	No	WD	C	130,400	263,000	263,000	49.58 %	
04/21/2023	2023R-04733	51-826-076-00	LACY MATTHEW W	DOWNING KOREY & MEGAN	No	WD	C	212,400	475,000	475,000	44.72 %	

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/24/2023	2023R-04803	51-826-064-00	SILVASI GUY	RAPSON RICHARD & GAIL M	No	WD	C	126,000	375,000	375,000	33.60 %	
04/27/2023	2023R-05061	51-251-001-08	T45 ACQUISITION CO LLC	ARANA JUAN	No	WD	C	160,200	355,000	355,000	45.13 %	
04/28/2023	2023R-05224	51-494-002-00	FLAHERTY PATRICK J & MARILYN	KELTNER PETER	No	WD	C	154,600	450,000	450,000	34.36 %	
04/28/2023	2023R-05018	51-558-035-00	MALEWITZ FRANK G TRUST	LUPPENLATZ MARK & ANDREA	No	WD	C	165,400	300,000	300,000	55.13 %	
04/28/2023	2023R-05228	51-666-003-00	COVELL KATIE & DAVID	DEGROW THOMAS & LINDA	No	WD	C	131,100	360,000	360,000	36.42 %	
04/28/2023	2023R-07655	51-709-005-05	VIRGIN OLIVES LLC	BRADY BRIAN & DIANE	No	WD	C	273,100	718,200	718,200	38.03 %	
04/28/2023	2023R-05285	51-782-056-00	LAUREUS GUYVENS	MARTELLA KATHLEEN	No	WD	C	163,400	390,000	390,000	41.90 %	
05/02/2023	2023R-05085	51-179-003-00	CITYSIDE LOFTS LLC	NADELLA DEEPTHL & BOYA VINYA	No	WD	C	188,900	379,500	379,500	49.78 %	TIC
05/02/2023	2023R-05047	51-767-036-00	CRYING MOOSE DOG, LLC	SREBINSKI MARK & REBECCA	No	WD	C	162,700	371,000	371,000	43.85 %	
05/03/2023	2023R-05211	51-826-084-00	VANDERPAAS ALAN	PERCIN KEVIN & GUMENRICK HALEY	No	WD	C	120,200	299,900	299,900	40.08 %	JTWFRS
05/05/2023	2023R-05420	51-638-114-00	JARATZ CHARLOTTE A	TOPOLINSKI JOHN & SHARON TRUST	No	WD	C	161,100	395,000	395,000	40.78 %	
05/09/2023	2023R-05591	51-818-107-00	JULIN DON L & JOAN D	FRANKEL BARBARA	No	WD	C	178,200	493,000	493,000	36.15 %	
05/09/2023	2023R-05915	51-837-301-00	MCCONVILLE GENE W & FRANCINE M	BARKER JANET L TRUST	No	WD	C	243,100	430,000	430,000	56.53 %	
05/10/2023	2023R-05594	51-734-029-00	DYKSTRA DAVID & DIANNE L	OLSON DOUGLAS & JACQUELYN	No	WD	C	204,700	490,000	490,000	41.78 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/11/2023	2023R-05690	51-360-002-54	JONES NORMAN & JUDY TRUST	PASQUE RONALD & MARY	No	WD	C	251,900	549,500	549,500	45.84 %	
05/11/2023	2023R-05652	51-778-022-00	STERLING MARK & SHEILA (ELE)	PARSONS MARGARET	No	WD	C	157,600	415,000	415,000	37.98 %	
05/12/2023	2023R-06212	51-758-008-01	WILK KRISTEN & JACEK	TANNIR JUSTIN	No	WD	C	234,200	675,000	675,000	34.70 %	
05/18/2023	2023R-06252	51-200-004-10	MARC & DIANA OBERSCHULTE TRUST	WARREN ADAM & LISA	No	WD	C	112,700	308,000	308,000	36.59 %	
05/18/2023	2023R-05930	51-518-001-00	NAVIN MARLEY ANN	FANA EDRIS & EMMA	No	WD	C	92,700	250,000	250,000	37.08 %	
05/19/2023	2023R-06197	51-476-012-00	BAILEY LYNN H	FOWLER CARLY	No	WD	C	151,300	404,000	404,000	37.45 %	
05/19/2023	2023R-05919	51-618-233-00	BAZLEY PATRICIA L	STAFORD MEAGHAN	No	WD	C	192,400	680,000	680,000	28.29 %	
05/22/2023	2023R-06028	51-790-045-00	COSTIGAN BEVERLY	ELHART GREG & SEVERT JORDYN	No	WD	C	169,100	485,000	485,000	34.87 %	
05/23/2023	2023R-06200	51-826-037-00	STEVENSON MARTIN E & MARY	LINLEY RALPH L	No	WD	C	187,600	450,000	450,000	41.69 %	
05/25/2023	2023R-06156	51-814-016-20	HAASE LUKE	RIOS ZII & CAIRNS SCOTLAND	No	WD	C	63,000	150,000	150,000	42.00 %	-06518 ADDS SCOTLAND
05/26/2023	2023R-06330	51-682-015-01	HOUSEHOLDER K WILLIAM & LINDA	DALLEY EVAN	No	WD	C	328,400	798,500	798,500	41.13 %	
05/26/2023	2023R-06266	51-734-027-00	ALEXANDER BRIAN & HEIDI	BLANKE ELIZABETH A	No	WD	C	260,000	665,000	665,000	39.10 %	
05/30/2023	2023R-06359	51-718-016-00	POWELL GEORGE & DANICA	MAAS ADAM	No	WD	C	189,700	475,000	475,000	39.94 %	
05/31/2023	2023R-06467	51-650-063-10	ALLINDER JOHN F & KINDRA	SCHOLTEN DONALD J II	No	WD	C	336,300	1,070,000	1,070,000	31.43 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/05/2023	2023R-07595	51-534-042-00	HAINS LARRY & HAINS KRISTEN M	WISE JENNY	No	WD	C	124,700	390,000	390,000	31.97 %	
06/05/2023	2023R-06640	51-746-038-00	WATKOSKE GLADYS L TRUST	OWINGS RENEE	No	WD	C	136,800	432,000	432,000	31.67 %	
06/08/2023	2023R-06742	51-479-001-00	EUGENI ROBERT & MELISSA	TIEFENBACH BEN S	No	WD	C	229,000	509,900	509,900	44.91 %	
06/09/2023	2023R-06972	51-594-083-00	SCHLESSMAN HARRIETT K TRUST	KEARNS JOSEPH	No	WD	C	113,300	285,000	285,000	39.75 %	
06/09/2023	2023R-06978	51-846-022-10	KRZEMINSKI RANDY S	SHEPLER MATTHEW & LEAH	No	WD	C	120,100	390,000	390,000	30.79 %	
06/12/2023	2023R-06899	51-598-051-20	SILVERBUSH JEFFREY & SIMONE	FLEDDERMAN ERIC & DEHART ABIGAIL	No	WD	C	325,300	700,000	700,000	46.47 %	
06/12/2023	2023R-07104	51-666-019-10	PENNEY DAVID R & SUSAN E TRUST	BARLOW TWO LLC	No	WD	C	122,700	375,000	375,000	32.72 %	
06/14/2023	2023R-07101	51-638-162-00	FORGIONE MARGARET J TRUST	WILKINSON JOHN & SUSAN	No	WD	C	138,300	306,880	306,880	45.07 %	
06/14/2023	2023R-06983	51-642-037-00	SAFRONOFF HOLLY	LUND ROBERT & PAT	No	WD	C	188,600	350,000	350,000	53.89 %	
06/15/2023	2023R-07622	51-104-010-20	BAINTER KYLE & LINDSEY	HALL ANNE M & KENNETH (ELE)	No	WD	C	116,300	180,000	180,000	64.61 %	-10541 (ELE)
06/15/2023	2023R-07291	51-576-035-00	DYSON JULIE B	DUMAS TODD & MARIE	No	WD	C	76,600	205,000	205,000	37.37 %	
06/15/2023	2023R-07036	51-592-065-00	SNYDER CORY	WALTER KATHLEEN R	No	WD	C	79,300	206,000	206,000	38.50 %	
06/15/2023	2023R-07098	51-763-012-00	WRIGHT CAROL ANN TRUST	DROWN MALLORY & GEORGE K III TRUST	No	WD	C	162,200	450,000	450,000	36.04 %	-07765 INTO TRUST
06/16/2023	2023R-07346	51-778-139-00	ZERAFA RICHARD B	DECKER GRIFFIN & WOHISCHLEGEL JEFF	No	WD	C	109,000	349,900	349,900	31.15 %	JTWFRS

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/19/2023	2023R-08518	51-481-038-00	SEEWALD PROPERTIES LLC	MIYP LLC	No	WD	C	418,900	995,000	995,000	42.10 %	
06/19/2023	2023R-07293	51-506-009-00	STEBBINS SUSAN M (ELE)	WILLIAMS JOHN & CONNIE	No	WD	C	276,800	650,000	650,000	42.58 %	
06/20/2023	2023R-07315	51-156-003-00	SCHULTZ CONSTRUCTION & REMODELING	DALTON JACOB M	No	WD	C	137,500	279,000	279,000	49.28 %	
06/20/2023	2023R-09158	51-177-006-00	MORRISON LUKAS & RICHARDS JENELL	LAVIGNE DAVID W	No	WD	C	138,400	420,000	420,000	32.95 %	
06/23/2023	2023R-07351	51-360-002-35	RADTKE FAMILY TRUST	CHOUINARD BRETT & KASPER BRENDA	No	WD	C	142,200	365,000	365,000	38.96 %	JTWFRS
06/23/2023	2023R-07605	51-576-023-00	CAMPBELL RONALD C & DIAZ GLORIA E	COURTRIGHT RHOBIN	No	WD	C	76,600	197,000	197,000	38.88 %	
06/23/2023	2023R-07766	51-638-002-00	KOFFMAN MAURICE ABRAHAM	BUSH PETER	No	WD	C	154,700	440,000	440,000	35.16 %	
06/23/2023	2023R-08163	51-834-031-00	JORKASKY KATHLEEN	KRUGER AUBREY & PETERS JOHN	No	WD	C	85,000	255,000	255,000	33.33 %	JTWFRS
06/26/2023	2023R-07617	51-552-001-00	MAXWELL BRUCE & LAURA A.	KEBLER MICHAEL & SARAH	No	WD	C	244,900	675,000	675,000	36.28 %	
06/26/2023	2023R-07620	51-860-004-00	WARE PRICILLA & DAVID ROB	SHORELINE CHERT LLC	No	WD	C	341,900	880,000	880,000	38.85 %	
06/27/2023	2023R-07661	51-110-010-00	GWISDALLA EDWARD F	PENA LISA & MARRISON GABRIELLA	No	WD	C	100,300	300,000	300,000	33.43 %	
06/29/2023	2023R-07681	51-626-030-20	MCGUIRE JOSEPH & BENJAMIN	VOUZIERS ANDREW & MEAGAN	No	WD	C	304,500	775,000	775,000	39.29 %	
06/29/2023	2023R-08174	51-837-501-00	BORCHERT ELIZABETH R	SCHINKAI JEFF & THERESA	No	WD	C	211,200	460,000	460,000	45.91 %	
06/30/2023	2023R-08162	51-251-001-07	BULLOUGH RILEY	COSTELLO MELENA	No	WD	C	130,700	285,000	285,000	45.86 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/30/2023	2023R-07794	51-251-003-11	EVANS CATHERINE E	CONTRERAS RICARDO & DEBRA	No	WD	C	122,300	285,000	285,000	42.91 %	
06/30/2023	2023R-07722	51-834-080-00	MAPES SEAN & DANIELLE	BOBBITT ABIGAIL	No	WD	C	134,500	405,000	405,000	33.21 %	
07/06/2023	2023R-07976	51-478-101-00	RAUPP ADAM H	DEVRIES MARGARET	No	WD	C	109,800	265,000	265,000	41.43 %	
07/06/2023	2023R-07931	51-638-083-00	HEARNE JANE TRUST	MAAS ALBERT & ELLEN	No	WD	C	191,600	665,000	665,000	28.81 %	
07/07/2023	2023R-08357	51-642-189-00	DAMMAN LARRY II	ELLIS PATRICK & AMY	No	WD	C	208,400	650,000	650,000	32.06 %	
07/07/2023	2023R-08032	51-650-130-36	MCGUIRE TRUST	MOORE DONNA	No	WD	C	265,000	569,000	569,000	46.57 %	
07/07/2023	2023R-08048	51-822-127-00	MCEWEN KIMBERLY & CHRISTOPHER	RANKIN WILLIAM & LOUISA	No	WD	C	273,200	755,000	755,000	36.19 %	
07/10/2023	2023R-08169	51-746-034-00	HEIMBURGER DAVID & LESLIE C	SPD HOLDINGS LLC	No	WD	C	102,200	450,000	450,000	22.71 %	
07/10/2023	2023R-08543	51-876-011-00	BRADLEY TONYA & JOHN	PESCOCK ERIC & DAWN	No	WD	C	156,100	415,000	415,000	37.61 %	
07/12/2023	2023R-08271	51-490-041-00	BLACK MARY ANN	ANDERSON SONIA G &	No	WD	C	507,900	1,250,000	1,250,000	40.63 %	
07/13/2023	2023R-08509	51-466-017-00	FABISZAK JANET	MYERS BRAD L	No	WD	C	119,700	290,000	290,000	41.28 %	
07/13/2023	2023R-08372	51-778-089-00	POWELL RANDY ESTATE	FOX IAN & NANCY	No	WD	C	112,100	315,000	315,000	35.59 %	
07/14/2023	2023R-08417	51-709-003-00	ACKERMAN RICK & AMY	BRADY DIANE M TRUST	No	WD	C	695,200	1,415,250	1,415,250	49.12 %	
07/17/2023	2023R-08419	51-709-001-00	PEPLINSKI TRUST	BARGER DAVID J TRUST	No	WD	C	834,800	2,085,000	2,085,000	40.04 %	-09567 INTO TRUST

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/20/2023	2023R-08537	51-618-195-10	CORNERSTONE AFFORDABLE HOMES LLC	MARESCA CARLOTTA	No	WD	C	218,500	770,000	770,000	28.38 %	
07/20/2023	2023R-11221	51-476-019-20	TCRE LLC	WOLFE GREGORY	No	MLC	CR	54,400	150,000	150,000	36.27 %	
07/21/2023	2023R-08641	51-577-005-00	KUDWA BARBARA J	MCMORROW GREGORY & ANNE	No	WD	C	272,900	617,000	617,000	44.23 %	
07/21/2023	2023R-08728	51-642-152-00	CHAPMAN RANDALL K TRUST	ROSE JACK D	No	WD	C	139,700	475,000	475,000	29.41 %	
07/21/2023	2023R-08751	51-830-032-00	AIKEN JEANA R	FULMER BETH & BAHRUTH FOREST	No	WD	C	158,900	300,000	300,000	52.97 %	W & H
07/21/2023	2023R-09170	51-837-305-00	141 RIVERS EDGE LLC	BERRY MARILYN	No	WD	C	315,300	720,000	720,000	43.79 %	
07/24/2023	2023R-08922	51-582-116-10	HALEK NICOLAS	CARTER CODY C	No	WD	C	129,500	330,000	330,000	39.24 %	
07/25/2023	2023R-08804	51-490-027-10	MILLROSS MARY K TRUST	HOLDEN KATELYN & NICHOLAS	No	WD	C	323,700	915,000	915,000	35.38 %	
07/28/2023	2023R-08977	51-550-006-00	DENOYER BRENDA (ELE)	SMITH ALEXANDER & KAUFMAN ABBEY	No	WD	C	170,600	335,000	335,000	50.93 %	H & W
07/28/2023	2023R-08920	51-703-015-00	BOEVE LAYTON R	MOOCK PHILLPPE B & PATRICIA	No	WD	C	164,500	455,000	455,000	36.15 %	
07/31/2023	2023R-09100	51-251-002-05	T45 ACQUISITION CO LLC	TURNBULL JAMES & SAUR RACHAL	No	WD	C	119,800	218,500	218,500	54.83 %	JTWFRS
07/31/2023	2023R-09129	51-488-202-00	MCLEOD DAVID & MAUREEN	BARRETT JUDY & WALTERS ROBERT	No	WD	C	81,600	181,000	181,000	45.08 %	
08/02/2023	2023R-09374	51-790-069-00	STEVENS RONALD J & NANCY J	CALL ANDRIENNE & KROGULECKI KEVIN	No	WD	C	179,600	510,000	510,000	35.22 %	W & H
08/04/2023	2023R-09311	51-594-025-00	IORIO GRETCHEN J TRUST	ROBINSON ROBERT L TRUST	No	WD	C	249,300	710,500	710,500	35.09 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/08/2023	2023R-09441	51-161-004-04	COCHRUN LYNDSEY & JOSHUA	VANDERBRITT HOLDINGS LLC	No	WD	C	192,200	600,000	600,000	32.03 %	
08/08/2023	2023R-09670	51-530-006-00	VANRIPER GLENN L & ELIZABETH TRUST	STROIK LOUISE &	No	WD	C	126,800	369,000	369,000	34.36 %	
08/08/2023	2023R-09771	51-782-088-10	BOUDRY VALICA M	HANSON DANIEL & PLFUGHOEFT LAUREN	No	WD	C	168,400	440,000	440,000	38.27 %	
08/09/2023	2023R-09746	51-710-026-00	SCHOPIERAY TRUST	BRADY JENNIFER & BRENNEN TRACY	No	WD	C	166,200	460,000	460,000	36.13 %	W & H
08/09/2023	2023R-09525	51-878-002-00	RASMUSSEN WILLIAM T TRUST	SMITH THEODORE & BAUGHMAN KAREN	No	LC	CR	142,000	410,000	410,000	34.63 %	
08/10/2023	2023R-09517	51-156-002-00	SCHULTZ CONSTRUCTION & REMODELING	TEEK LLC	No	WD	C	137,300	276,500	276,500	49.66 %	
08/10/2023	2023R-09686	51-598-070-00	BRZAK CYNTHIA H	ARMSTRONG BRITTANY R	No	WD	C	179,200	565,000	565,000	31.72 %	
08/11/2023	2023R-09883	51-101-074-00	LOEDING RICHARD TRUST	MOORE CASEY & MARISSA	No	WD	C	902,400	2,100,000	2,100,000	42.97 %	
08/11/2023	2023R-10182	51-734-061-00	FISHER SUSAN & BORKE VICKI & DAVID	MCKEEHAN MICHAEL & SILVA KATY	No	WD	C	203,700	608,150	608,150	33.50 %	10696 ADD JTWFRS
08/11/2023	2023R-09631	51-778-065-00	SIGSBEY BEULAH	HABERMAN TYLER & RAIMOND AURORA	No	WD	C	151,200	305,000	305,000	49.57 %	JTWFRS
08/11/2023	2023R-10189	51-858-017-00	WILLIAMS DAVID H & LEE L	WELCH ERITH & HAMMINGA MIKE	No	WD	C	124,200	300,000	300,000	41.40 %	
08/14/2023	2023R-10184	51-878-055-00	KOOLMAR ULLE	HUNTER KEVIN & JEAN	No	WD	C	161,100	360,123	360,123	44.73 %	
08/16/2023	2023R-10507	51-629-001-06	JOHNSON LISA B TRUST	MATTSON TATIANA & BRAD	No	WD	C	134,300	340,000	340,000	39.50 %	
08/17/2023	2023R-09910	51-177-003-00	BROSCHART REBECCA & RONALD	DUNN FAMILY TRUST	No	WD	C	138,400	415,000	415,000	33.35 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/17/2023	2023R-10040	51-577-021-10	BOWES TRUST	MEINDERTSMA MIKE & BRENDA	No	WD	C	243,000	530,000	530,000	45.85 %	
08/18/2023	2023R-09920	51-534-005-00	SLINGERLAND MICHAEL C & LAURA M	PROUT DENNIS & JILL	No	WD	C	138,700	515,000	515,000	26.93 %	
08/23/2023	2023R-10073	51-778-137-00	BROWN JEFFREY & SMITH AUTUMN	GAGNON KRIS	No	WD	C	91,500	225,000	225,000	40.67 %	
08/24/2023	2023R-10522	51-790-070-02	HOFFMAN BARBARA J	OTTMAN CARLETTE & STEPHEN	No	WD	C	236,300	600,000	600,000	39.38 %	
08/25/2023	2023R-10197	51-478-088-00	BOERMA CHRISTINE A	GODIN ANDREW & MICHELLE	No	WD	C	77,200	225,000	225,000	34.31 %	
08/28/2023	2023R-10264	51-481-001-14	CARROLL FREDERICK & STRAND CAROL	MATUSZAK CATHY J	No	WD	C	180,300	395,000	395,000	45.65 %	
08/28/2023	2023R-10342	51-778-033-00	WILSON SUSAN E	BONHAM ERIN	No	WD	C	137,000	440,000	440,000	31.14 %	
08/29/2023	2023R-10558	51-554-002-00	TYNAN MARILYN & DANIEL	NORMAN SCOTT & DOYLE LINDSAY	No	WD	C	150,800	520,000	520,000	29.00 %	H & W
08/30/2023	2023R-10920	51-650-079-00	LANGSCHWAGER HANS R	RUNSCHKE JURGEN G	No	WD	C	161,800	400,000	400,000	40.45 %	
08/31/2023	2023R-10517	51-466-001-00	NEAL MONTY	CLARK DARCY & VICTOR & WHITE CHARYL	No	WD	C	111,000	345,000	345,000	32.17 %	JTWFRS -10519 ADDED VICTOR
08/31/2023	2023R-10583	51-546-008-00	WILSON PETER & MELANI	SPURLOCK ANDREW & RICHARDSON JOHN	No	WD	C	246,500	950,000	950,000	25.95 %	
08/31/2023	2023R-10575	51-650-111-00	JOHNSON DAVID V	FOX HEATHER	No	WD	C	187,300	550,000	550,000	34.05 %	
08/31/2023	2023R-10585	51-666-011-00	RECTOR REX ALLAN	BC MANAGEMENT LLC	No	WD	C	102,300	234,000	234,000	43.72 %	
08/31/2023	2023R-10579	51-714-008-00	JOHN W BAILEY III TRUST	ARNOLD REMMIE IV & HRADSKY KELLY	No	WD	C	302,400	799,000	799,000	37.85 %	H & W

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/05/2023	2023R-10693	51-754-019-00	KRAEMER WILLIAM & MCKENNA	MACARTHUR CURT & GRETCHEN	No	WD	C	141,800	405,000	405,000	35.01 %	10695 ADDED SPOUSE
09/05/2023	2023R-11026	51-778-059-00	SOURLOCK ANDREW & RICHARDSON JOHN	STEWART ZACHARY	No	WD	C	196,400	550,000	550,000	35.71 %	
09/05/2023	2023R-10884	51-778-154-00	KELLER ERIC & TRISHA	JACKSON DAMON	No	WD	C	153,000	445,500	445,500	34.34 %	
09/06/2023	2023R-10893	51-462-018-00	COLE CALVIN A & BETTY M ESTATE	JONES SOPHIE &	No	WD	C	188,500	447,000	447,000	42.17 %	JTWFRS
09/06/2023	2023R-10914	51-618-086-08	MCVEY LAURA (ELE)	EFFENDI OMAR & BEVERLY	No	WD	C	336,100	619,000	619,000	54.30 %	
09/07/2023	2023R-10854	51-629-002-03	ROEHRICH TED & MARCIA	GALL JAMES & MELINDA	No	WD	C	227,700	590,000	590,000	38.59 %	
09/08/2023	2023R-11165	51-642-072-00	WILLMAN DONALD E	FRONT & OAK LLC	No	WD	C	167,100	380,000	380,000	43.97 %	
09/12/2023	2023R-11234	51-638-037-00	ADAMS ANDREW & LAURA	RENZI LUCY & VANESSA	No	WD	C	355,600	970,000	970,000	36.66 %	
09/14/2023	2023R-11648	51-250-001-04	TEEPLE PEYTON ALAINA	LANTOS BELA & KATHLEEN	No	WD	C	84,200	225,000	225,000	37.42 %	11853 ADD SPOUSE
09/14/2023	2023R-11661	51-250-002-06	LANTOS BEIA & KATHLEEN	ASCIONE JANICE	No	WD	C	80,100	210,000	210,000	38.14 %	
09/14/2023	2023R-11226	51-678-060-10	MURRAY KATHRYN	1202 CLINCH STREET LLC	No	WD	C	132,500	350,000	350,000	37.86 %	
09/14/2023	2023R-11425	51-782-016-00	MIRASOLA MICHELLE & WERLY SCOTT	DEVEREUX RICHARD & NICOLETTE	No	WD	C	135,200	429,000	429,000	31.52 %	
09/14/2023	2023R-12401	51-814-011-00	ASHLEY HARRY L & GLORIA J	COUTURIER BRANDON M	No	WD	C	218,600	519,000	519,000	42.12 %	
09/15/2023	2023R-11531	51-582-135-00	AUGENSTEIN KIMBERLY B	ZOUTENDYK PETER & THOMPSON LIZ	No	WD	C	73,700	215,000	215,000	34.28 %	H & W

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2023 - 09/30/2023

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/15/2023	2023R-11546	51-622-041-00	GREENE GERALDINE D	CRUICKSHANK KATHERINE & BEN	No	WD	C	186,700	547,500	547,500	34.10 %	
09/19/2023	2023R-11530	51-481-001-31	BANDUCCI JULIA & JONATHAN	SUTHERLAND STEPHEN & CHRISTIE	No	WD	C	189,400	565,000	565,000	33.52 %	
09/19/2023	2023R-11525	51-895-005-00	TORBET PROPERTIES LLC	AW TRAVERSE RENTAL MNGT LLC	No	WD	C	126,000	340,000	340,000	37.06 %	
09/27/2023	2023R-11906	51-810-011-00	MOORE CASEY & MARISSA	KINNEY MICHAEL & MEGHAN	No	WD	C	278,000	791,000	791,000	35.15 %	
09/28/2023	2023R-11905	51-522-021-00	BROWN FAYE	MILES JOSEPH & SALLY	No	WD	C	169,700	400,000	400,000	42.42 %	
09/29/2023	2023R-12733	51-650-136-00	SCHOLLARD ROBERT J	SCHINDERLE JACK	No	WD	C	148,300	395,000	395,000	37.54 %	
09/29/2023	2023R-12138	51-751-202-00	GULLEKSON LINDSEY	FORINTOS SUSAN & DARRYL	No	WD	C	225,700	459,000	459,000	49.17 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL SALES	147			**SALES PERIOD TOTAL**				28,641,800	73,732,103	73,732,103		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/02/2023	2023R-12146	51-178-003-00	SLDT LLC	HUGHES SCOTT & STACI	No	WD	C	153,300	395,000	395,000	38.81 %	
10/02/2023	2023R-12483	51-482-007-00	BETHLEHEM LUTHERAN CHURCH OF TC	TEMPLETON DEAN FAMILY TRUST	No	WD	C	133,800	325,500	325,500	41.11 %	
10/02/2023	2023R-12119	51-522-017-00	PICKMAN JARED & NOLA	MCLAIN KRISTINA	No	WD	C	296,800	825,000	825,000	35.98 %	
10/03/2023	2023R-12484	51-892-002-00	LIN HUA & LONG	WEATHERUP THOMAS & KIM	No	WD	C	128,400	328,000	328,000	39.15 %	
10/05/2023	2023R-12337	51-575-010-00	BULLOCK QUENTIN	WILLIAMS COLIN P	No	WD	C	76,000	199,000	199,000	38.19 %	
10/06/2023	2023R-12323	51-747-002-16	HILDEN SHERLYN R	MANIKAS COSTANTINE &	No	WD	C	119,200	325,000	325,000	36.68 %	H & W
10/09/2023	2023R-12489	51-598-114-10	BECK STEVE & ELIZABETH	BOYER JACQUELINE TRUST	No	WD	C	279,700	898,000	898,000	31.15 %	
10/10/2023	2023R-12605	51-749-004-01	MILOCK DIANA L TRUST	FIEGEL JACQUELINE	No	WD	C	237,500	565,000	565,000	42.04 %	
10/12/2023	2023R-12627	51-642-066-00	HOLMES KEVIN & YUKI	LOW ERIC & LISA TRUST	No	WD	C	309,100	800,000	800,000	38.64 %	
10/12/2023	2023R-12611	51-748-001-01	DEAN ROBERT A TRUST	AAIC PROPERTIES LLC	No	WD	C	276,200	740,000	740,000	37.32 %	
10/13/2023	2023R-13368	51-481-001-20	BAY PARK LLC	LUNDQUIST RYAN & DEVOS CHELSEA	No	WD	C	196,300	540,000	540,000	36.35 %	JTWFRS
10/16/2023	2023R-13114	51-510-014-00	ALDRICH LYNDA & DAVID	RAY LARRY & CAREN	No	WD	C	120,100	337,000	337,000	35.64 %	
10/20/2023	2023R-13017	51-750-035-00	HOGAN ARTHUR V	WAGNER DEREK & ANDREA	No	WD	C	96,000	252,700	252,700	37.99 %	
10/23/2023	2023R-13262	51-690-018-00	HOLMES GREGORY A TRUST	MATTISON JASON	No	WD	C	301,600	625,000	625,000	48.26 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/25/2023	2023R-13339	51-634-006-00	SMITH EAMON & LYDIA	W AND J RENTALS LLC	No	WD	C	167,100	358,500	358,500	46.61 %	
10/26/2023	2023R-13753	51-360-002-24	DELP FAMILY TRUST	DILORENZO ANGELA & DEVEREUX RICH	No	WD	C	85,700	245,000	245,000	34.98 %	JTWFRS
10/26/2023	2023R-13215	51-747-005-05	BRADEN PETER	HAPPEL CORTLAND & TAMMY	No	WD	C	117,800	329,000	329,000	35.81 %	
10/27/2023	2023R-14054	51-734-041-00	RANDALL HARRY & LILLIAN	LAPERRIERE JAMES & MELANIE &	No	WD	C	180,300	502,000	502,000	35.92 %	
10/27/2023	2023R-13248	51-878-001-00	CAUGHELL BRIAN M	HEERINGA GLORIA	No	WD	C	122,600	315,000	315,000	38.92 %	
10/30/2023	2023R-13376	51-136-008-00	KANG JENNIFER S	LUSIK WILLIAM	No	WD	C	271,800	539,000	539,000	50.43 %	
10/31/2023	2023R-13500	51-654-086-00	COLLINGS-GABOR ROBIN TRUST	GASS ROBERT & JUDITH	No	WD	C	352,300	1,400,000	1,400,000	25.16 %	
11/03/2023	2023R-14218	51-650-039-00	NOVAK FAMILY TRUST	STRAEBEL MOLLY S	No	WD	C	173,000	420,000	420,000	41.19 %	
11/03/2023	2023R-13553	51-703-010-00	HAYES LORI & TIMOTHY	MENDIOLA DAVID & KELLY	No	WD	C	161,500	395,000	395,000	40.89 %	13627 FOR LLC
11/07/2023	2023R-14051	51-622-101-00	SEDELMAIER TRUST	LEHMAN DAVID & TEICHNER LAUREN	No	WD	C	121,600	210,000	210,000	57.90 %	JTWFRS
11/07/2023	2023R-13660	51-638-158-00	EHRENBERGER ROBERT	KURNICK SUSAN M TRUST	No	WD	C	219,800	325,000	325,000	67.63 %	
11/08/2023	2023R-13729	51-814-016-10	PEELE MARK ALLAN & ANNE LOUISE	ADAM TRUCKEY PROPERTIES LLC	No	WD	C	137,300	325,000	325,000	42.25 %	
11/10/2023	2023R-13790	51-522-015-00	MCLAIN KRISTINA L	MCPHAIL JUSTIN & LAREN	No	WD	C	181,500	425,000	425,000	42.71 %	
11/15/2023	2023R-13993	51-592-010-00	KORSON ANDREW TRUST	SZAFRANSKI LINDSAY A	No	WD	C	70,900	235,000	235,000	30.17 %	

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/16/2023	2023R-14175	51-754-009-00	BURNS DANIEL & MICHELE TRUST	HEIDEMANN HELMUT & VICTORIA	No	WD	C	284,400	1,100,000	1,100,000	25.85 %	
11/17/2023	2023R-14271	51-582-036-00	WALKER OLIVIA & STACIA	HETSEL LYNNE M	No	WD	C	202,100	535,000	535,000	37.78 %	
11/17/2023	2023R-14154	51-650-018-00	LIHOU KENNETH D ESTATE	PATEL AMIT & ANNAMARIE	No	WD	C	146,000	279,000	279,000	52.33 %	
11/17/2023	2023R-14381	51-710-023-00	TOSIELLO CLAIDIA SPECIAL NEEDS TRUS	JANSEN CATHARINA & ELIZABETH	No	WD	C	229,000	595,000	595,000	38.49 %	
11/17/2023	2023R-14179	51-750-027-00	HEIDEMANN HELMUT & VICTORIA	DEVREE GERRIT & TERRI &	No	WD	C	129,800	425,000	425,000	30.54 %	
11/20/2023	2023R-14191	51-650-134-00	TUCKER PETER & CHRISTINA	SWENOR AFTON H	No	WD	C	145,800	405,000	405,000	36.00 %	
11/21/2023	2023R-14397	51-747-003-15	RAIMI CANDACE D	PAGE ROBERTA	No	WD	C	131,800	325,000	325,000	40.55 %	
11/22/2023	2023R-14247	51-156-005-00	SCHULTZ CONSTRUCTION & REMODELING	CONNOLY JOSEPH & ANDREA	No	WD	C	137,300	255,000	255,000	53.84 %	
11/27/2023	2023R-15458	51-782-105-17	962 WALNUT STREET LLC	DOUBLE BAY PROERTIES LLC	No	WD	C	165,700	525,000	525,000	31.56 %	
11/28/2023	2023R-14701	51-634-026-00	WHITE MICHAEL & RACHEL	MCCARTHY BEN & CHLOE	No	WD	C	180,900	390,000	390,000	46.38 %	
11/30/2023	2023R-14505	51-576-028-00	TREON ADAM S	METIVA MARILYN	No	WD	C	76,800	182,000	182,000	42.20 %	
11/30/2023	2023R-14586	51-618-086-05	ERNST RUTH & MELICK RANDOLPH	ALLE NORTH LLC	No	WD	C	323,700	575,000	575,000	56.30 %	
11/30/2023	2023R-14500	51-622-120-00	ROWLEY BRIAN D & LAURA	EVANS KYLE & ELIZABETH	No	WD	C	166,200	400,000	400,000	41.55 %	
12/01/2023	2024R-00391	51-654-059-00	VISIT231 LLC	SOLOMON JAMES & PAGEL ROB & SARA	No	WD	C	272,900	681,000	681,000	40.07 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/04/2023	2023R-14720	51-767-050-00	TEKLINSKI ANDREW & ELIZABETH	HOYT PATRICIA M	No	WD	C	356,800	520,000	520,000	68.62 %	
12/05/2023	2023R-14829	51-818-100-00	MAHRLE MARY ANN	WILLS LINDSAY	No	WD	C	171,800	452,000	452,000	38.01 %	
12/07/2023	2023R-15040	51-470-010-00	CHAMPAGNE CASSIE	PUCELIK MASON & O'LEARY EMILY	No	WD	C	128,400	280,000	280,000	45.86 %	JTWFRS
12/07/2023	2023R-15012	51-470-043-00	BROWN SCOTT & MARGARET	HINNERS JOHN & LAURIE	No	WD	C	104,800	335,500	335,500	31.24 %	
12/08/2023	2023R-14928	51-251-003-06	T45 ACQUISITION CO LLC	FOSTER KEVIN & CHERYL	No	WD	C	155,600	315,000	315,000	49.40 %	
12/12/2023	2023R-15072	51-638-117-00	KIRSCHKE BRIAN & MARK &	COMPAGNER HEATHER & REID	No	WD	C	291,500	825,515	825,515	35.31 %	
12/18/2023	2024R-00311	51-642-083-00	GRIFFEN RAYMOND C	COLLINS CLAIRE & TREVOR REED	No	WD	C	105,100	319,000	319,000	32.95 %	H & W
12/18/2023	2023R-15244	51-744-010-00	HEERINGA BRIAN D & GLORIA E	SEBASTIAN MATT	No	WD	C	425,400	850,000	850,000	50.05 %	
12/19/2023	2023R-15456	51-522-018-00	RADER KOURTNI W	LESLIE DAVID M	No	WD	C	201,300	405,000	405,000	49.70 %	
12/20/2023	2023R-15498	51-778-025-00	EHLERS ABBEY & MATHEW &	MCCLELLAN ANGELINA & GUY	No	WD	C	164,500	490,000	490,000	33.57 %	
12/21/2023	2024R-00343	51-610-014-00	SCHOLLARD ROBERT J	TEWERS DANIEL & BALLANTYNE DANIELLE	No	WD	C	163,400	582,000	582,000	28.08 %	JTWFRS
12/22/2023	2023R-15701	51-251-002-06	T45 ACQUISITION CO LLC	NAQVI AMIR	No	WD	C	151,400	319,000	319,000	47.46 %	
12/22/2023	2024R-00046	51-582-088-00	LOHR BRANDON & ULRICH MARIA	BOSTELAAR JEFFREY	No	WD	C	143,000	298,000	298,000	47.99 %	
12/22/2023	2023R-15451	51-892-007-00	MAY DEBRA A & MARTIN MATALIE A	CASSIS STACEY & MORALES ARIANNA	No	WD	C	128,400	345,000	345,000	37.22 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/27/2023	2024R-00178	51-478-015-00	RAZ TRACY	SAXTON SHANE H	No	WD	C	89,600	255,000	255,000	35.14 %	
12/27/2023	2023R-15639	51-650-130-31	PRESTON SHIRLEY M & MARY M TRUST	APSEY TONI & CHARLES	No	WD	C	186,700	510,000	510,000	36.61 %	
12/27/2023	2023R-15712	51-790-102-00	KELLER KAREN	EDWARDS JULIE & LOCKHART DAMIAN	No	WD	C	152,600	399,900	399,900	38.16 %	JTWFRS
12/29/2023	2023R-15715	51-769-002-00	GANS RICHARD & SILVIA	LYSTRA DONALD & DONNA	No	WD	C	142,800	300,000	300,000	47.60 %	
01/01/2024	2024R-07889	51-766-002-00	TURNBULL MARTA	ROOFE KAREN	No	LC	CR	118,600	345,000	345,000	34.38 %	
01/02/2024	2024R-00309	51-666-001-00	FULLERTON MICHAEL J & MARY JO	WICKENDEN NICOLE & MATT	No	WD	C	65,200	199,900	199,900	32.62 %	
01/03/2024	2024R-00128	51-622-033-00	VANDERLEEK THOMAS R & SHANN (ELE)	MADISON CASSIE	No	WD	C	128,300	317,000	317,000	40.47 %	
01/08/2024	2024R-00354	51-482-031-10	BARRY JILLIAN	FITZPATRICK KELLY	No	WD	C	107,400	279,000	279,000	38.49 %	
01/10/2024	2024R-00550	51-251-002-16	T45 ACQUISITION CO LLC	FLORIDA LISA & TAYLOR ADAM	No	WD	C	151,400	300,000	300,000	50.47 %	H&W
01/12/2024	2024R-00564	51-790-064-00	TC RENT AND STORE LLC	MADION DANIEL &	No	WD	C	129,800	449,000	449,000	28.91 %	
01/12/2024	2024R-00580	51-822-048-00	MILLER MATTHEW W & LAURA (ELE)	KIRSCH NINA	No	WD	C	170,200	610,000	610,000	27.90 %	
01/13/2024	2024R-01337	51-252-018-00	8TH ST DEVELOPMENT LLC	JEM & SONS LLC	No	WD	C	87,700	275,000	275,000	31.89 %	
01/16/2024	2024R-00658	51-710-048-00	RIDLEY ROBERT ROY TRUST	DECKER RACHEL	No	WD	C	186,100	430,000	430,000	43.28 %	
01/17/2024	2024R-00764	51-576-014-00	DAVIS JOHN E	MILLER MARLENE	No	WD	C	73,100	200,000	200,000	36.55 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/17/2024	2024R-01088	51-654-012-00	COTTER NOELLE	HARRELL RACHAEL	No	WD	C	257,700	650,000	650,000	39.65 %	
01/18/2024	2024R-00765	51-858-006-00	SEIGH WILLIAM R & HEATHER	BERRY JAKE & VAN TREESESARAH	No	WD	C	95,300	250,000	250,000	38.12 %	
01/23/2024	2024R-00962	51-360-010-26	VANDEWEGHE FAMILY TRUST	AUTH BERNARD J	No	WD	C	233,500	625,000	625,000	37.36 %	01284
01/23/2024	2024R-01320	51-749-001-02	CASTLE/BOLDT FAMILY TRUST	SCHELL JENNIFER TRUST	No	WD	C	223,300	547,500	547,500	40.79 %	
01/23/2024	2024R-00985	51-822-081-00	ENGEL JODY S	MCCAULEY MATHIAS & SARA	No	WD	C	271,200	665,000	665,000	40.78 %	
01/31/2024	2024R-01346	51-474-037-00	WILSON MICHAEL & JACALYN	HOOD LEON & JOHNSON LAURA	No	WD	C	113,700	297,000	297,000	38.28 %	
02/06/2024	2024R-01491	51-650-126-00	DUMBRILLE JUNE C	CRAIG LUCAS & ERIN	No	WD	C	137,500	312,000	312,000	44.07 %	
02/09/2024	2024R-01881	51-478-030-00	O'DONNELL TINA	LAUWERS ERIN & STACEY	No	WD	C	85,700	250,000	250,000	34.28 %	
02/09/2024	2024R-01709	51-626-040-00	MULCAHY MICHAEL & TRERESA	BONNAU JODY L	No	MLC	C	137,100	387,000	387,000	35.43 %	
02/15/2024	2024R-01831	51-642-204-00	EVANS MARIANNE	HOLLI JESSICA & BROUSSEAU JUSTIN	No	WD	C	203,700	610,000	610,000	33.39 %	W & H
02/15/2024	2024R-01997	51-834-029-00	STROHSCHEIN VANDEE & KEN	MARS SHANNON M	No	WD	C	176,100	389,900	389,900	45.17 %	
02/16/2024	2024R-02424	51-162-003-01	WITKOWSKI ANGELA & EDWARD	HARMON ANJA & TYLER	No	WD	C	164,600	560,000	560,000	29.39 %	
02/16/2024	2024R-01916	51-769-003-00	CRYING MOOSE DOG LLC	SOUTHERTON BRADLEY	No	WD	C	147,600	280,000	280,000	52.71 %	
02/20/2024	2024R-02309	51-162-004-02	LYCH KEVIN T	MIXON MARK & AMANDA	No	WD	C	165,800	492,500	492,500	33.66 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/22/2024	2024R-02298	51-576-004-00	WALTERS ROBERT & BARRETT JUDY	AUIDEN KAREN	No	WD	C	76,100	249,900	249,900	30.45 %	
02/23/2024	2024R-02093	51-450-018-00	GRAVES MARY (ELE)	GERTZ JENNIFER & ANDREA TRUST	No	WD	C	204,400	476,600	476,600	42.89 %	02095 INTO TRUST
02/23/2024	2024R-02288	51-844-035-13	WINNINGHAM KENT & KERRI	KHAN AMJAD & JAN DURKHANAI	No	WD	C	153,600	335,000	335,000	45.85 %	H & W
02/29/2024	2024R-02353	51-582-108-00	MCPHAIL LAREN & JUSTIN	MAHER BRIAN	No	WD	C	120,200	315,000	315,000	38.16 %	
03/01/2024	2024R-02887	51-593-008-00	ROBERTS MARK C	QUERY MIKE & QUERY KEVIN	No	WD	C	106,200	313,000	313,000	33.93 %	-04540 ADD KEVIN
03/01/2024	2024R-02471	51-658-018-00	UMIOR WES L	QUINNETTE DENISE	No	WD	C	874,500	2,650,000	2,650,000	33.00 %	
03/04/2024	2024R-02516	51-845-001-00	WALKER ALI	FLYNN JEFFREY	No	WD	C	86,300	257,500	257,500	33.51 %	
03/06/2024	2024R-02877	51-747-004-07	MURPHY LESLEY K	NORGAARD BARB & EVAN	No	WD	C	99,400	285,000	285,000	34.88 %	JTWFRS
03/07/2024	2024R-02840	51-251-001-09	T45 ACQUISITION CO LLC	TRACKMAN JULIE	No	WD	C	130,700	224,900	224,900	58.11 %	
03/08/2024	2024R-02847	51-634-011-00	DUGAN KATHLEEN A	SCOUT HOUSE LLC	No	WD	C	236,800	463,500	463,500	51.09 %	
03/11/2024	2024R-03110	51-576-032-00	BROWNLEY PITTMAN IRMA JEAN	WILLIAMS SHERYL	No	WD	C	76,600	189,000	189,000	40.53 %	
03/12/2024	2024R-02935	51-782-059-00	VAN VALIN MARY	SHEEHAN PRISCILLA	No	WD	C	124,900	359,000	359,000	34.79 %	
03/14/2024	2024R-02971	51-628-014-00	SCHIPPERS ANNE H	EVANS FAMILY TRUST	No	WD	C	328,400	755,000	755,000	43.50 %	
03/15/2024	2024R-03217	51-530-013-00	BERIGAN JENNIFER	BLACK MARY	No	WD	C	127,000	395,000	395,000	32.15 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2023 - 03/31/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/15/2024	2024R-03113	51-634-133-26	CHARTIER ANDREW & KIMBERLY	KLESIUS LISA & BRIAN	No	WD	C	203,600	515,000	515,000	39.53 %	
03/15/2024	2024R-03298	51-658-021-00	WITKOWSKI ANGELA & EDWARD	PATTERSON ROBERT & ANGELA	No	WD	C	391,900	1,195,000	1,195,000	32.79 %	
03/15/2024	2024R-03445	51-674-020-00	RICHARDS HUDSON	TURICK KRISTEN	No	WD	C	109,800	285,000	285,000	38.53 %	
03/15/2024	2024R-03028	51-703-005-00	KJ TRUST	NDTCO	No	WD	C	175,100	375,000	375,000	46.69 %	
03/25/2024	2024R-03913	51-618-047-00	GRZEGORCZYK TRENT & ALANA	LAWLESS MATTHEW D	No	WD	C	162,800	572,320	572,320	28.45 %	
03/26/2024	2024R-03515	51-710-022-20	LISTER JOHN & BRITTANY	HINKLEY TIM & DAWN	No	WD	C	303,300	795,000	795,000	38.15 %	
03/28/2024	2024R-03611	51-251-003-05	T45 ACQUISITION CO LLC	MCBRIDE EDWIN & LINDA	No	WD	C	124,000	150,000	150,000	82.67 %	
03/28/2024	2024R-03631	51-790-023-00	DUFORT FAMILY TRUST	VANDEMARK AUBREY & TYLER	No	WD	C	140,400	450,000	450,000	31.20 %	
03/29/2024	2024R-03735	51-546-024-00	LIEBZIET HARRY M & RUTH ANN	ROETERS ABIGAIL	No	WD	C	166,300	399,900	399,900	41.59 %	
03/29/2024	2024R-03617	51-630-023-00	SEPPALA SANDRA K	DAY KENNEDY	No	WD	C	183,500	434,719	434,719	42.21 %	
											%	
											%	
											%	
											%	
TOTAL SALES	108			**SALES PERIOD TOTAL**				19,279,100	49,812,754	49,812,754		

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/01/2024	2024R-05597	51-513-003-01	BUTTLEMAN TROY & MOLLY	HEALS LLC	No	WD	C	361,200	955,000	955,000	37.82 %	
04/01/2024	2024R-03925	51-650-071-00	TEWERS DANIEL	RICE DANIEL L	No	WD	C	172,900	397,250	397,250	43.52 %	
04/01/2024	2024R-04394	51-778-026-00	KERR DIANE & KEVIN	REYNOLDS JEFFREY & JENNIFER	No	WD	C	154,800	382,500	382,500	40.47 %	
04/02/2024	2024R-03753	51-253-002-00	710 CENTRE PROPERTIES LLC	HIGGINS ANDREW D	No	WD	C	129,800	244,000	244,000	53.20 %	
04/02/2024	2024R-04273	51-678-022-00	GEIGER KEVIN E	COVERT ERIC	No	WD	C	162,000	310,000	310,000	52.26 %	
04/03/2024	2024R-03910	51-844-034-14	LIVING THE DREAM TC LLC	BOYD GEORGE & KELLY	No	WD	C	154,400	325,000	325,000	47.51 %	
04/03/2024	2024R-03762	51-782-019-00	CAIN JONATHAN G & CORNELIA	DUSH ERIN	No	MLC	CR	151,000	305,000	305,000	49.51 %	
04/04/2024	2024R-03902	51-844-035-16	SEITZ MICHAEL & LONA L	CHARTIER ANFREW & KIM	No	WD	C	177,100	355,000	355,000	49.89 %	
04/05/2024	2024R-04543	51-101-045-05	WARREN MCKENNA L	TINGLEY KAREN	No	WD	C	160,600	335,000	335,000	47.94 %	
04/05/2024	2024R-04396	51-594-005-20	CRUSE ROBERT & LUANN C	CALCUTT ANDREW	No	WD	C	78,800	220,000	220,000	35.82 %	
04/05/2024	2024R-05624	51-718-001-00	SMITH EAMON & LYDIA	DENTON MORRIS & LAURIE	No	WD	C	404,500	944,000	944,000	42.85 %	
04/08/2024	2024R-04351	51-826-080-00	NELLER BRETT & KAYLA	TIERNEY VINCE & EMMA	No	WD	C	142,200	364,000	364,000	39.07 %	
04/09/2024	2024R-04522	51-629-002-05	ALTA AVENUE PROPERTIES	BAKER MEGAN & BADGER CHRIS	No	WD	C	241,100	465,000	465,000	51.85 %	TIC
04/12/2024	2024R-04556	51-786-023-00	TALBOT TRACY M	THOMPSON MELISSA F	No	WD	C	148,600	315,000	315,000	47.17 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/12/2024	2024R-04694	51-822-061-00	GIBSON THOMAS W & CHRISTINE A TRUST	JENNINGS TRAVIS AND KIMBERLY	No	WD	C	251,900	600,000	600,000	41.98 %	
04/18/2024	2024R-05125	51-140-002-00	FARRUGIA COMPANIES LLC	RADABAUGH JAMES & PAMELA	No	WD	C	248,900	543,900	543,900	45.76 %	
04/19/2024	2024R-05219	51-252-031-00	8TH ST DEVELOPMENT LLC	BONTRAGER JUSTIN	No	WD	C	137,600	270,000	270,000	50.96 %	
04/19/2024	2024R-04845	51-253-004-00	710 CENTRE PROPERTIES LLC	LADIO DIANA	No	WD	C	130,800	249,000	249,000	52.53 %	
04/19/2024	2024R-05438	51-534-004-00	THOMPSON CRAIG G & MANDY	MITCHAEL MARY	No	WD	C	140,600	340,000	340,000	41.35 %	
04/19/2024	2024R-05145	51-650-032-00	KING EDNA M TRUST	HOLMES LAYNE & JESSICA	No	WD	C	200,300	460,000	460,000	43.54 %	
04/19/2024	2024R-04833	51-767-013-00	PWW LLC	RIVERSIDE STOCK HOLDINGS LLC	No	WD	C	413,200	790,000	790,000	52.30 %	
04/19/2024	2024R-05439	51-826-034-00	PATTERSON ROBERT & ANGELA	CHAPMAN ANGELA	No	WD	C	306,200	890,000	890,000	34.40 %	
04/19/2024	2024R-04831	51-836-027-00	NOWAK STEVEN & CHRISTINA	MCNEIL KENT & LINDSAY	No	WD	C	494,600	825,000	825,000	59.95 %	
04/22/2024	2024R-05124	51-140-001-00	FARRUGIA COMPANIES LLC	ALPINE HORIZON LLC	No	WD	C	237,900	499,000	499,000	47.68 %	
04/22/2024	2024R-05035	51-642-127-00	CMB CONSTRUCTION LLC	MILLER LAURA	No	WD	C	187,800	704,000	704,000	26.68 %	
04/22/2024	2024R-05329	51-814-017-00	ERICKSON MOLLY & MORGAN	SALINAS MAXIMO	No	WD	C	205,900	377,000	377,000	54.62 %	
04/23/2024	2024R-04961	51-253-003-00	710 CENTRE PROPERTIES LLC	NUNLEY TAYLOR CHRISTINE	No	WD	C	130,200	239,000	239,000	54.48 %	
04/30/2024	2024R-05295	51-782-090-00	GLOWICKI MARTIN	CASSIDY JOSEPH & CLAIRE	No	WD	C	118,900	252,500	252,500	47.09 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/30/2024	2024R-05226	51-818-030-00	DEGRAEVE JESSE C	MCKILLOP JAY & KIRSTEN	No	WD	C	169,100	695,000	695,000	24.33 %	
05/01/2024	2024R-05288	51-104-094-40	DEMPSEY WILLIAM H REV TRUST	HEIDEL PAUL & CATHY	No	WD	C	155,900	400,000	400,000	38.97 %	
05/03/2024	2024R-05408	51-878-042-00	HAMACHER SHARON L TRUST	MORRIS CHELSEA & MCMULLEN WILLIAM	No	WD	C	166,200	392,000	392,000	42.40 %	
05/06/2024	2024R-05926	51-554-008-00	COLLINS ELIZABETH A TRUST	MUCHA TIMOTHY	No	WD	C	124,400	527,500	527,500	23.58 %	
05/06/2024	2024R-05587	51-778-093-01	CLIMER ERIKA N	GRESENS JENNIFER	No	WD	C	117,500	278,000	278,000	42.27 %	
05/06/2024	2024R-05982	51-782-071-20	DANLY PETER S & CAROL J TRUST	BAIC IVANKA	No	WD	C	157,600	430,000	430,000	36.65 %	
05/06/2024	2024R-06140	51-818-059-00	MCCAULEY SARA & MATHIAS	WILEY LYDIA	No	WD	C	249,000	630,500	630,500	39.49 %	
05/08/2024	2024R-05606	51-478-058-00	HANSON JACOB & ANNEMARIE	SMITH MARGARET	No	WD	C	110,500	325,000	325,000	34.00 %	
05/08/2024	2024R-05568	51-678-061-01	AMERICAN DREAM CONTRACTING LLC	HOLLIS DAVID	No	WD	C	38,900	110,000	110,000	35.36 %	
05/10/2024	2024R-05876	51-634-133-24	DROSTE CASSANDRA L	BLISS BILLIE	No	WD	C	100,500	264,400	264,400	38.01 %	
05/10/2024	PTA	51-830-040-00	TULLER JAMES A & CHERI JO	CAREY ELIZA LUMLEY	No	WD	C	166,900	425,000	425,000	39.27 %	VERIFIED THRU PTA - AS INFO
05/14/2024	2024R-06223	51-710-014-00	SCHOPIERAY EDMUND P TRUST	MURRAY AARON & LINDA	No	WD	C	175,900	410,000	410,000	42.90 %	
05/14/2024	2024R-06347	51-747-004-11	BOUDRIE JAIME & TORI TRUST	BURNHAM CATHERINE & TODD	No	WD	C	122,100	358,000	358,000	34.11 %	
05/15/2024	2024R-06210	51-638-079-00	CONWAY CHLOE R & MATTHEW T	MCCONNELL JOHN	No	WD	C	231,200	561,000	561,000	41.21 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/15/2024	2024R-06450	51-778-210-00	TYSON COLTON & CRAIG	BALLAN EASTON	No	WD	C	112,700	279,900	279,900	40.26 %	
05/15/2024	2024R-06273	51-786-021-00	SHAW KEITH WILLIAM	BRISTOL RUTH	No	WD	C	161,000	280,000	280,000	57.50 %	
05/16/2024	2024R-06095	51-630-047-00	ROSINSKI SAMMUEL	IRISH TWINS INVESTMENTS LLC	No	WD	C	155,900	530,000	530,000	29.42 %	
05/17/2024	2024R-06152	51-592-030-00	HALL JACK	INGOLD ANGELA	No	WD	C	89,200	230,000	230,000	38.78 %	
05/17/2024	2024R-06717	51-634-090-00	624 EAST STATE STREET LLC	KELLY LIVING TRUST	No	WD	C	492,600	802,000	802,000	61.42 %	
05/20/2024	2024R-06264	51-738-011-00	SHAFFRAN GERALD & BOBBIE (ELE)	BROWN KURT	No	WD	C	316,500	695,000	695,000	45.54 %	
05/20/2024	2024R-06636	51-844-034-13	LIVING THE DREAM TC LLC	BURTON JEFFERY & SHALIMAR	No	WD	C	155,400	343,000	343,000	45.31 %	
05/21/2024	2024R-06572	51-818-095-00	THOMAS JESSE & KRISTEN J	CROUCHLEY MARIANNE	No	WD	C	182,700	450,000	450,000	40.60 %	
05/22/2024	2024R-06695	51-594-033-00	NICOLEN RICHARD J & LYNNE MARIE	PAMELA & MATTHEW DODT TRUST	No	WD	C	155,800	387,500	387,500	40.21 %	
05/22/2024	2024R-06325	51-618-160-00	TREAVOR EVAN & KOIVUNIEMI IDA	KOSCH GARRETT & CARTWRIGHT TUCKER	No	WD	C	173,700	437,500	437,500	39.70 %	
05/23/2024	2024R-06391	51-534-017-00	WENDT DIANE	CARSON MARK & MARY	No	WD	C	142,400	410,000	410,000	34.73 %	
05/23/2024	2024R-06390	51-622-129-00	POTGETER ZECH	NICOLAOU DAVID & LEWIS MEGAN	No	WD	C	313,500	719,093	719,093	43.60 %	
05/23/2024	2024R-06647	51-822-015-00	SARANTOS ALEXANDER &	CRAFTS ELISE & LOUD NICK	No	WD	C	205,800	449,000	449,000	45.84 %	
05/24/2024	2024R-06569	51-251-004-08	JAKAVARAM SHAILAJA	DEK TRAILSIDE LLC	No	WD	C	177,100	359,000	359,000	49.33 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/24/2024	2024R-06608	51-598-034-00	GIRARD CLIFFORD & SUSAN (ELE)	FARLEY BRIANNE & TIMM JONATHAN TIMM	No	WD	C	230,700	580,000	580,000	39.78 %	H&W
05/24/2024	2024R-06448	51-798-137-00	KEMLING MICHELLE	TIMOTHY & KATHLEEN HYLAND TRUST	No	WD	C	298,100	995,000	995,000	29.96 %	
05/28/2024	2024R-07105	51-622-044-00	PARADIS JOSEPHINE	HEALY BRETT & LISA	No	WD	C	152,600	400,000	400,000	38.15 %	
05/30/2024	2024R-06657	51-577-017-00	JACKSON DALE & GOOD KRISTIN	MADION MARK & SCHILKEY EMMA	No	WD	C	322,200	662,500	662,500	48.63 %	JTFRS
05/31/2024	2024R-06848	51-708-001-52	CAFFEY GROUP LLC	EASTBAY INVESTMENTS LLC	No	WD	C	656,500	1,225,000	1,225,000	53.59 %	
05/31/2024	2024R-06970	51-790-088-00	DURSUM WILLIAM	ROTHGERY STEPHEN	No	WD	C	222,300	470,000	470,000	47.30 %	
05/31/2024	2024R-07151	51-818-050-00	HINES BETH & CHRISTOPHER	JASINSKI RUTH ANN & STEPHEN D	No	WD	C	162,000	460,000	460,000	35.22 %	
06/03/2024	2024R-06866	51-630-069-00	DETTMANN JOSEPH & ANNA &	CONWAY MATTHEW & CHLOE	No	WD	C	297,000	983,500	983,500	30.20 %	
06/04/2024	2024R-07422	51-747-002-13	LEJEUNE KEVIN	VILLAGE COCONUT LLC	No	WD	C	125,400	300,000	300,000	41.80 %	
06/06/2024	2024R-08181	51-629-003-03	ACQUA LLC	TRAVERS SKY LLC	No	WD	C	280,100	520,000	520,000	53.87 %	
06/06/2024	2024R-07149	51-650-099-00	SHAPIRO ELLEN	LAWLESS CARLY	No	WD	C	150,400	375,000	375,000	40.11 %	
06/07/2024	2024R-07688	51-251-003-01	PAUL RICHARD ALLEN	MITCHELL JAMES & SALLY	No	WD	C	187,900	339,900	339,900	55.28 %	
06/07/2024	2024R-07134	51-251-003-02	DELTA RENTAL MANAGEMENT LLC	LEBOURDAIS JILL	No	WD	C	187,900	372,000	372,000	50.51 %	
06/10/2024	2024R-07909	51-628-013-00	HINKLEY TIMOTHY & DAWN	HARBACH PEGGY	No	WD	C	339,400	675,000	675,000	50.28 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/10/2024	2024R-07098	51-836-026-00	GREY ANTHONY J	EATON KEITH WESLEY	No	WD	C	399,500	839,000	839,000	47.62 %	
06/11/2024	2024R-07178	51-136-005-00	LAWLESS MATTHEW D	COSGROVE FOUNDATION & THOMAS COSGRO	No	WD	C	283,000	515,000	515,000	54.95 %	TIC
06/11/2024	2024R-07493	51-562-006-00	MORRISON MONAY	STEINORTH MARK & JENNIFER	No	WD	C	157,700	282,000	282,000	55.92 %	TIC
06/12/2024	2024R-07538	51-162-004-04	FRANZ JASON	WYTB GILLIS LLC	No	WD	C	207,300	593,000	593,000	34.96 %	
06/14/2024	2024R-07421	51-822-094-00	HOLTMANN MMICHAEL & NORRIS ABIGAIL	JOHN LOMBARDI TRUST	No	WD	C	299,500	695,000	695,000	43.09 %	
06/17/2024	2024R-07487	51-250-002-04	MOLLOY JANET E	LAUBACH GREGORY & NANCY	No	WD	C	101,300	264,000	264,000	38.37 %	
06/20/2024	2024R-07542	51-751-207-00	O'GRADY KEVIN & VICKI	TCOS LLC	No	WD	C	430,400	949,000	949,000	45.35 %	
06/21/2024	2024R-07918	51-618-076-00	SCHNACK STEVEN & JANE	HOLLI JACLYN & ELLIS DAVID	No	WD	C	185,300	645,000	645,000	28.73 %	H&W
06/21/2024	2024R-08662	51-618-217-00	ALEXANDER ETHAN M & MAURA A (ELE) &	FEDER SEAN	No	WD	C	146,900	330,000	330,000	44.52 %	
06/21/2024	2024R-08096	51-642-239-00	GLAZE TYLER J & KENDAL	JASON KAYLA & ANDREW	No	WD	C	172,200	600,000	600,000	28.70 %	
06/21/2024	2024R-09324	51-822-022-00	HUELLER CAROLL A TRUST	WARREN BEAU & JENNIFER	No	WD	C	221,700	460,000	460,000	48.20 %	
06/24/2024	2024R-08097	51-622-034-00	LOUD NICHOLAS P	HOSLEY LARRY & CARVAJAL YENORY	No	WD	C	172,800	396,700	396,700	43.56 %	H&W
06/26/2024	2024R-07854	51-834-047-00	KEMP EDWARD G III (ELE)	CLARK CHRISTOPHER & AMANDA	No	WD	C	227,000	599,000	599,000	37.90 %	
06/26/2024	2024R-08129	51-488-202-00	BARRETT JUDY & WALTERS ROBERT	TAYLOR CARTER	No	MLC	CR	87,200	180,000	180,000	48.44 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/27/2024	2024R-08211	51-252-015-00	8TH ST DEVELOPMENT LLC	FRITZ PETER & TIFFANY	No	WD	C	137,600	258,000	258,000	53.33 %	
06/27/2024	2024R-08040	51-577-004-00	MINERVINI RAYMOND & CHRISTAANE	TEIXEIRA MICHAEL & ALICHA	No	WD	C	279,400	675,000	675,000	41.39 %	
06/27/2024	2024R-08126	51-598-037-00	ANDERSON LORAINE TRUST	GILBERT DAVID	No	WD	C	230,000	450,000	450,000	51.11 %	
06/27/2024	2024R-08144	51-782-105-18	WALNUT HOLDINGS LLC	FIREHOUSE I LLC	No	WD	C	198,500	550,000	550,000	36.09 %	
06/28/2024	2024R-08509	51-250-002-05	WOLD BENJAMIN C JR & CAROL J	WESTMAN MATTHEW & LORI	No	WD	C	96,300	200,000	200,000	48.15 %	
06/28/2024	2024R-08064	51-594-074-00	THOMAS MATTHEW A	ENOKSEN JANE TRUST	No	WD	C	200,200	450,000	450,000	44.49 %	
06/28/2024	2024R-08358	51-747-005-16	SCARBROUGH JOHN A	CRAIG TREVOR	No	WD	C	141,500	300,000	300,000	47.17 %	
07/02/2024	2024R-08170	51-638-123-00	SIMPSON REID E	MILLAR JAMES & LAURA	No	WD	C	510,500	1,575,000	1,575,000	32.41 %	
07/03/2024	2024R-08256	51-822-145-00	BARONE STEVEN & LAURA	TRUJILLO JOHN & LAURA	No	WD	C	235,400	690,000	690,000	34.12 %	
07/08/2024	2024R-08539	51-101-022-00	SREEVATSAN SRINAND & ANJALI	CORE CARLEY & RICHARD	No	WD	C	212,200	510,000	510,000	41.61 %	
07/08/2024	2024R-08291	51-749-005-01	SHARP JASON & JENNIE	OLIVER SUSAN & PAUL	No	WD	C	277,800	560,000	560,000	49.61 %	
07/10/2024	2024R-08391	51-360-002-57	TC COTTAGEVIEW LLC	PETERS MARK & KARIN	No	WD	C	311,200	835,000	835,000	37.27 %	
07/12/2024	2024R-08772	51-582-054-01	CAIN JONATHAN G & COMELIA	GRIFFIN MARY	No	WD	C	150,700	330,000	330,000	45.67 %	
07/12/2024	2024R-08922	51-686-004-00	THIEL BENJAMIN T	BRIGGSON KATHERINE	No	WD	C	102,100	250,000	250,000	40.84 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/12/2024	2024R-10633	51-700-504-00	JACOBS TRUST	COSGROVE THOMAS	No	WD	C	1,143,800	1,700,000	1,700,000	67.28 %	
07/15/2024	2024R-08722	51-835-011-00	RACINE PETER & CHIEKO TRUST	DUNN ADAM & MELISSA	No	WD	C	420,700	932,500	932,500	45.12 %	
07/16/2024	2024R-08670	51-252-026-00	8TH ST DEVELOPMENT LLC	SCHUGARS ERIC & CARISSA	No	WD	C	137,600	249,000	249,000	55.26 %	
07/17/2024	2024R-09249	51-360-002-33	LEAVENWORTH DAVID S & MARGARET TR	SOLOMONSON BARBARA & DORAN JAN	No	WD	C	340,700	885,000	885,000	38.50 %	JT
07/18/2024	2024R-08951	51-747-004-09	EORY DAWN M & MICHAEL	KNUE RYAN	No	WD	C	128,200	376,000	376,000	34.10 %	
07/18/2024	2024R-08835	51-822-086-00	FISHER DANIEL	TRUDGEON RAYMOND & HOLLY	No	WD	C	188,100	460,000	460,000	40.89 %	
07/19/2024	2024R-08978	51-703-011-00	BARGHAHN PAUL & MARY TRUST (ELE)\	RENAUD GEORGE	No	WD	C	183,500	375,000	375,000	48.93 %	
07/22/2024	2024R-09387	51-598-010-00	KELLY DANIEL J & JAN M	STONE ANNA & ROBERT	No	WD	C	533,900	1,888,000	1,888,000	28.28 %	
07/24/2024	2024R-09051	51-177-008-00	URBAN NINE DEVELOPMENT LLC	BORGSMILLER FRANK & EVELYN	No	WD	C	153,400	462,000	462,000	33.20 %	
07/24/2024	2024R-09079	51-252-037-00	8TH ST DEVELOPMENT LLC	ELZA GARY & LEANNE	No	WD	C	180,000	379,000	379,000	47.49 %	
07/26/2024	2024R-09301	51-252-042-00	8TH ST DEVELOPMENT LLC	DEVROU DAVID S & DAVID C	No	WD	C	228,000	499,000	499,000	45.69 %	NO SALE PRICE ON DEED
07/26/2024	2024R-09293	51-478-039-00	SCOTT TYLER & BOOMER MARY	RICHARDS BIANCA	No	WD	C	161,800	385,000	385,000	42.03 %	
07/29/2024	2024R-10318	51-101-045-12	LEACH JASON & KELLY	PATRICK DONAHUE BUILDERS INC	No	WD	C	166,000	350,000	350,000	47.43 %	
07/29/2024	2024R-09394	51-104-034-00	BROWN LISA	BENNETT	No	WD	C	221,900	437,000	437,000	50.78 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/30/2024	2024R-09238	51-709-004-00	HL3057 LLC	GALEANA CARL	No	WD	C	1,008,100	2,540,000	2,540,000	39.69 %	INCLUDES 2 PARKING PLACES
07/31/2024	2024R-09363	51-252-027-00	8TH ST DEVELOPMENT LLC	MINTO JAMIE	No	WD	C	137,600	249,000	249,000	55.26 %	
07/31/2024	2024R-09283	51-575-023-00	LAGUIRE DAVID & DEBORAH	RENGUSO ROBERT & KIMBERLY	No	WD	C	88,100	209,000	209,000	42.15 %	
08/01/2024	2024R-09366	51-104-004-00	STONE ANNA & ROBERT	KELLY SAMUEL & PAIGE	No	WD	C	376,000	770,000	770,000	48.83 %	
08/02/2024	2024R-09849	51-251-002-19	AW TRAVERSE RENTAL MANAGEMENT LLC	CALOIA JOHN & LORI	No	WD	C	179,200	365,000	365,000	49.10 %	
08/02/2024	2024R-09460	51-638-147-00	POTGETER MARK	BARNWELL ROMAN & JAMIE	No	WD	C	426,000	1,300,000	1,300,000	32.77 %	
08/02/2024	2024R-10337	51-786-064-00	SCHLACK KARL F & MARILEE C TRUST	MCMULLEN DEREK	No	WD	C	153,000	300,000	300,000	51.00 %	
08/05/2024	2024R-09502	51-104-047-00	STANTON ANNE TRUST	BALESTRERO ROBERT & COLLEEN	No	WD	C	349,000	840,000	840,000	41.55 %	
08/05/2024	2024R-10018	51-162-001-02	GREENE THOMAS & CARISON DENISE	CRAPROTTA FRED	No	WD	C	204,600	515,000	515,000	39.73 %	
08/05/2024	2024R-09459	51-830-008-00	ADAMS JANIS L TRUST	BARNAS JAMES E TRUST	No	WD	C	208,100	584,025	584,025	35.63 %	
08/08/2024	2024R-09690	51-252-014-00	8TH ST DEVELOPMENT LLC	HARDESTY JAMES & JAMIE	No	WD	C	137,600	249,000	249,000	55.26 %	
08/09/2024	2024R-09845	51-778-182-00	WILLOBEE MARSHALL	BAARSTAD NELSON	No	WD	C	119,900	300,000	300,000	39.97 %	
08/12/2024	2024R-10330	51-513-002-01	GOERGE -SANCHEZ TRUST	KANTARIAN KELLEY & ANDREW	No	WD	C	334,100	795,000	795,000	42.03 %	
08/12/2024	2024R-10088	51-642-191-01	SCHOTANUS JANE	ERWIN CLAIRE & ODENA MAXWELL	No	WD	C	304,400	560,000	560,000	54.36 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/13/2024	2024R-10559	51-481-001-23	FELTON ARTHUR C	BERG VINCENT & BETHANY	No	WD	C	203,700	463,125	463,125	43.98 %	
08/14/2024	2024R-10182	51-252-004-00	8TH ST DEVELOPMENT LLC	BLEVINS JOSIAH & MILES EVEAN	No	WD	C	137,600	249,000	249,000	55.26 %	
08/14/2024	2024R-09911	51-570-006-10	GOLDBEG LEE & AMY	1320 TVC LLC	No	WD	C	353,800	1,000,000	1,000,000	35.38 %	
08/14/2024	2024R-10324	51-744-011-00	HOLLINGTON STEVEN & REBECCA TRUST	SANDS NANCY TRUST	No	WD	C	432,800	1,000,000	1,000,000	43.28 %	
08/16/2024	2024R-10668	51-111-012-20	TIMM JONATHAN	SERRANO GUILLERMO & ELIZABETH	No	WD	C	158,700	420,000	420,000	37.79 %	
08/16/2024	2024R-10249	51-178-009-00	MUSSER SCOTT & STACEY	CHINNI DANTE & LANZITO CHRISTINA	No	WD	C	179,900	415,000	415,000	43.35 %	
08/16/2024	2024R-10053	51-580-003-13	WARNER PAUL & JOAN	FUSI JANICE	No	WD	C	166,600	415,000	415,000	40.14 %	
08/20/2024	2024R-10862	51-179-005-00	WELCH FORREST M (ELE)	PARENTE WAGNER & HEATHER	No	WD	C	200,900	323,000	323,000	62.20 %	
08/21/2024	2024R-10831	51-577-023-10	LAKRITZ TRUST	JESSICK TRUST	No	WD	C	287,000	720,000	720,000	39.86 %	
08/21/2024	2024R-11188	51-778-172-00	WILDER DOROTHY L	BROEK GRAHAM	No	WD	C	186,100	362,000	362,000	51.41 %	
08/21/2024	2024R-10867	51-794-001-65	HUNT URIAH Z & AMY	DEMBECK TOMAS & TERRI	No	WD	C	356,200	799,000	799,000	44.58 %	
08/22/2024	2024R-10467	51-466-014-00	MANIAN STEVE (ELE)	DEDENBACH ANGELA	No	WD	C	151,400	360,000	360,000	42.06 %	
08/22/2024	2024R-10515	51-778-074-00	LEBLANC KRISTIN & DEBRA	BENNETT JENNIFER & WILEY JONATHAN	No	WD	C	120,200	270,000	270,000	44.52 %	
08/23/2024	2024R-10495	51-252-021-00	8TH ST DEVELOPMENT LLC	JCC HOLDINGS LLC	No	WD	C	218,300	385,000	385,000	56.70 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/23/2024	2024R-10646	51-794-001-64	LILLY RONALD E	GRACE DAVID & RENA	No	WD	C	441,500	990,300	990,300	44.58 %	
08/23/2024	2024R-10647	51-794-001-68	STANKOWSKI JOHN	LATHROP WENDY & FREDRIC	No	WD	C	379,000	772,000	772,000	49.09 %	
08/27/2024	2024R-10872	51-249-007-00	619 BOARDMAN FLATS LLC	PASS PENNY WHITFORD LIVING TRUST	No	WD	C	81,900	179,000	179,000	45.75 %	
08/28/2024	2024R-10557	51-738-001-00	LEINBACH PAULA	ZEVALKINK JESSICA	No	WD	C	245,500	495,000	495,000	49.60 %	
08/28/2024	2024R-10841	51-834-030-00	SCHLACK KARL F & MARILEE C TRUST	SCOUT HOUSE LLC	No	WD	C	186,900	280,000	280,000	66.75 %	
08/28/2024	2024R-10653	51-837-402-00	SMITH DUDLEY B III TRUST	RINGSMUTH BUTLER TRUST	No	WD	C	435,000	1,025,000	1,025,000	42.44 %	
08/29/2024	2024R-10850	51-104-022-00	CHAMBERLAIN FRANCES	MORGAN KEEF	No	WD	C	462,100	650,000	650,000	71.09 %	NEEDS REVIEW
08/29/2024	2024R-10671	51-682-015-05	SMITH KELLY E	WALL DAVID & JILL	No	WD	C	399,300	860,000	860,000	46.43 %	
08/30/2024	2024R-10829	51-577-022-01	SCHIMP NANCY	PAQUET SEAN & GRIBI ALI	No	WD	C	254,100	575,000	575,000	44.19 %	
08/30/2024	2024R-10985	51-580-003-15	TUSCANO NANCY	EBERHARD SARAH	No	WD	C	171,900	470,000	470,000	36.57 %	
09/03/2024	2024R-10806	51-105-006-00	SCHREIER MARK & MARGARET	ALLEN MICHAEL & BEELER SUSAN	No	WD	C	494,900	1,012,000	1,012,000	48.90 %	NO SALE PRICE ON DEED
09/04/2024	2024R-10853	51-582-110-00	J FRANCIS PROPERTIES LLC	CHABAD OF TRAVERSE CITY	No	WD	C	174,600	420,000	420,000	41.57 %	
09/05/2024	2024R-11202	51-251-004-12	GOLDEN SHAMROCK LLC	BISHOP ANN & LINDA	No	WD	C	142,000	255,000	255,000	55.69 %	
09/05/2024	2024R-10827	51-592-054-00	QUERY KEVIN	HOLDEN JILL	No	WD	C	91,700	269,000	269,000	34.09 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/05/2024	2024R-10995	51-782-084-10	OGRADY KYLE & KEVIN	PERAMPLE ATHENA	No	WD	C	225,700	565,000	565,000	39.95 %	
09/06/2024	2024R-11093	51-751-040-00	OGRADY KEVIN	RECCHIA DINO	No	WD	C	16,300	37,500	37,500	43.47 %	
09/06/2024	2024R-12232	51-754-011-00	PEARSALL DENNIS E & JOANN M	RASMUSSEN RANDALL & CHRISTINA TRUST	No	WD	C	507,000	1,510,000	1,510,000	33.58 %	NO SALE PRICE - NEED PTA
09/09/2024	2024R-11367	51-582-132-00	OLSON HANNAH	IBBOTSON BLAKE	No	WD	C	116,100	270,000	270,000	43.00 %	
09/10/2024	2024R-11493	51-110-093-00	KUHLMAN ROBERT & BEVERLY	BRAMER DAVID & CRISTI	No	WD	C	171,200	350,000	350,000	48.91 %	
09/10/2024	2024R-11470	51-598-043-00	ATTWOOD ERIN & MCCLURE DOUGLAS	RIGGS SUSAN	No	WD	C	186,500	573,000	573,000	32.55 %	
09/12/2024	2024R-11241	51-104-006-20	TUCKER SARA J LIVING TRUST	CALT ROBERT & MCGUE CHRISTIE	No	WD	C	393,800	799,500	799,500	49.26 %	
09/12/2024	2024R-11366	51-534-007-00	WALBRIDGE THOMAS C III	MCBRIDE ANGELA & BERGIN ALEX	No	WD	C	173,200	522,000	522,000	33.18 %	JTFRS
09/12/2024	2024R-12005	51-534-045-00	CARROLL DANIEL T (ELE)	MAXWELL PATRICK	No	WD	C	176,100	515,000	515,000	34.19 %	
09/13/2024	2024R-11706	51-622-097-00	HOLLIS DAVID C TRUST	MAAS WENDY	No	WD	C	172,400	495,000	495,000	34.83 %	
09/17/2024	2024R-11488	51-252-038-00	8TH ST DEVELOPMENT LLC	LEHMAN NICHOLAS & KELLY	No	WD	C	137,600	249,000	249,000	55.26 %	
09/18/2024	2024R-14953	51-582-101-00	OCKERT JUDY K	SEIBERNICK JOAN & PETER	No	WD	C	123,000	305,000	305,000	40.33 %	
09/20/2024	2024R-11574	51-876-015-00	VENDITTO MICHAEL & FISHER MARY	BROHL LOUANN	No	WD	C	197,200	485,000	485,000	40.66 %	
09/23/2024	2024R-11805	51-745-009-00	RLH COTTAGES LLC	STRATA TRUST COMPANY	No	WD	C	399,200	760,000	760,000	52.53 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 04/01/2024 - 09/30/2024

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
09/23/2024	2024R-11726	51-844-034-07	KIELLA PATRICK & MARY	WILLIAMS DAVID	No	WD	C	158,700	315,000	315,000	50.38 %	
09/24/2024	2024R-11833	51-730-017-00	DOMPIERRE JOSEPH R & CHRISTIE L	MILLER PATRICK & JESSICA	No	WD	C	257,300	580,000	580,000	44.36 %	
09/27/2024	2024R-12000	51-582-021-00	D'ARCHANGEL AMY & MORIARTY DREW	KENAGY JOHN & VALTAIR JACI	No	WD	C	254,300	395,000	395,000	64.38 %	
09/27/2024	2024R-11893	51-582-095-01	HOLDEN NICHOLAS & KATELYN	DEMPSEY WILLIAM	No	WD	C	180,800	449,900	449,900	40.19 %	
09/27/2024	2024R-11897	51-798-116-00	TRAEGER JOSHUA R & MARGARET E	PARSONS EMILY & APPEL RAPHAEL	No	WD	C	308,900	910,000	910,000	33.95 %	
09/30/2024	2024R-12553	51-787-004-02	SWARTZ ROBERT & ANITA	RUNDIO JEFFERY & JENNIFER	No	WD	C	165,700	374,900	374,900	44.20 %	JTFRS
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	174	SALES PERIOD TOTAL	40,199,400	93,320,893	93,320,893

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/01/2024	2024R-12230	51-798-129-00	RIEHL DAN & MICHELLE	TRAEGER JOSHUA & MARGARET	No	MLC	CR	420,200	1,560,000	1,560,000	26.94 %	
10/02/2024	2024R-12128	51-104-055-00	DORAN JAN & SOLOMONSON BARBARA	STONESTORM DAVID & FELICE	No	WD	C	259,600	700,000	700,000	37.09 %	
10/02/2024	2024R-12193	51-790-052-00	EGELSKI RENEE & KYLE	WILEY TIMOTHY & KATHIE	No	WD	C	258,000	620,000	620,000	41.61 %	
10/10/2024	2024R-12539	51-534-039-00	DYER RICHARD C II & ALISON M	LINTS NOAH & ANDREA	No	WD	C	170,700	375,000	375,000	45.52 %	
10/10/2024	2024R-12956	51-638-137-00	MODRALL IV JAMES & SILVA LUDMILA	REITER SCOTT & VOSTRIZANSKY DAVID	No	WD	C	241,300	720,000	720,000	33.51 %	
10/11/2024	2024R-12507	51-570-002-00	GROVER ZEBULON & KATHLEEN E	MARCO KAREN	No	WD	C	94,800	310,000	310,000	30.58 %	
10/11/2024	2024R-12512	51-598-087-00	RICHARDSON EDWARD D & BELL TIM	ULICNY MAREK	No	WD	C	244,800	424,500	424,500	57.67 %	
10/14/2024	2024R-13082	51-642-124-00	BOVEN DEREK M & SARA J	DANN HAILEY & SCHULDT RACHEL	No	WD	C	188,100	460,687	460,687	40.83 %	MARRIED COUPLE
10/15/2024	2024R-12576	51-670-046-00	D SOCKS MANAGEMENT LLC	SANOK JOSEPH	No	WD	C	266,800	595,000	595,000	44.84 %	
10/16/2024	2024R-13298	51-249-014-00	619 BOARDMAN FLATS LLC	MORRIS MICHELE	No	WD	C	95,200	194,900	194,900	48.85 %	
10/16/2024	2024R-12768	51-592-040-00	THOMAS THERESA M TRUST	KRAMER MICHAEL	No	WD	C	89,200	250,000	250,000	35.68 %	
10/17/2024	2024R-12799	51-753-001-00	WEST BOARDMAN SHORES LLC	WIELAND WILLIAM TRUST	No	WD	C	371,400	640,000	640,000	58.03 %	
10/18/2024	2024R-13296	51-249-005-00	619 BOARDMAN FLATS LLC	LUKITSCH DIANE	No	WD	C	81,900	176,000	176,000	46.53 %	
10/18/2024	2024R-13287	51-882-004-00	BROWN KAY D (ELE)	AJA ALEC & MAMIE	No	WD	C	105,000	280,000	280,000	37.50 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/21/2024	2024R-13037	51-506-013-00	GERBER DAVID D	BAILEY JOHN & SHEILA	No	WD	C	252,300	540,000	540,000	46.72 %	
10/21/2024	2024R-13084	51-582-078-00	CORMIER RYAN	GODFREY BENJAMIN	No	WD	C	186,700	370,000	370,000	50.46 %	
10/22/2024	2024R-13415	51-678-057-20	45 DEGREE NORTH 2.0 LLC	NAREA EDWARD & BOYLE MEGAN	No	WD	C	153,000	430,000	430,000	35.58 %	H & W
10/22/2024	2024R-12988	51-757-003-33	HORN JAMES W & MARY K	MAGOUN ANNE	No	WD	C	196,400	520,000	520,000	37.77 %	
10/23/2024	2024R-13634	51-530-022-00	GOKEY PETER N & LINDA	ZIEGLER TARA	No	WD	C	208,600	399,000	399,000	52.28 %	
10/23/2024	2024R-13041	51-757-001-03	LEE LUVIMINDA R & RENATO S (ELE)	NEUMANN MICHAEL & LAURA	No	WD	C	218,600	540,000	540,000	40.48 %	
10/24/2024	2024R-13289	51-876-021-00	BRADLEY JOHN & TONYA	NAPOLITAN CYNTHIA & JOSEPH	No	WD	C	188,100	519,000	519,000	36.24 %	
10/25/2024	2024R-13153	51-882-003-00	GASTON KEVIN	TORNGA JONATHON & ROTHERMEL KELSEY	No	WD	C	97,300	315,000	315,000	30.89 %	
10/29/2024	2024R-13636	51-478-012-00	KOHLER AMY TRUST	ACCARDO SHIRLEY & SCHACHER MELVIN	No	WD	C	162,100	290,000	290,000	55.90 %	
10/29/2024	2024R-13777	51-490-011-00	BALL JILL H TRUST	THOMPSON MADISON & WALKER	No	WD	C	328,200	525,000	525,000	62.51 %	
10/30/2024	2024R-13500	51-006-022-00	SCHMUCKAL PAUL M TRUST	PREHEIM COLLEEN & TODD	No	WD	C	352,000	1,200,000	1,200,000	29.33 %	
10/30/2024	2024R-13426	51-249-009-00	619 BOARDMAN FLATS LLC	NICHOLS ANDREW & CLACK ANDREA	No	WD	C	81,900	179,000	179,000	45.75 %	H & W
10/30/2024	2024R-13376	51-642-093-00	NESS ANDREWJ & LINDSEY	HURLBERT PAUL	No	WD	C	228,500	725,000	725,000	31.52 %	
10/31/2024	2024R-13796	51-822-118-00	SCHWARTZ LUKE & ANNE (ELE)	MCCLAFFERTY ANTHONY	No	WD	C	240,900	715,000	715,000	33.69 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/01/2024	2024R-13577	51-156-010-00	SCHULTZ CONSTRUCTION & REMODELING	HALBERT SETH & MINDY	No	WD	C	128,000	245,000	245,000	52.24 %	
11/04/2024	2024R-14096	51-630-062-00	HANEL ROBERT & ALEXA	GRIFFEN SAMUEL & PEACHY LAUREN	No	WD	C	212,900	589,000	589,000	36.15 %	
11/04/2024	2024R-13977	51-758-012-00	BARNWELL ROMAN & BARNWELL JAMIE(ELE	RICHARDSON PAULA	No	WD	C	268,100	578,000	578,000	46.38 %	
11/05/2024	2024R-13655	51-822-126-00	SCOTT DANIEL C & SANDRA K (ELE)	HERMAN MAXWELL	No	WD	C	250,700	454,000	454,000	55.22 %	
11/06/2024	2025R-00420	51-834-052-00	MORGAN BRANDON &	EDGLEY ALEXANDER TRUST	No	WD	C	288,600	749,000	749,000	38.53 %	
11/07/2024	2024R-13896	51-158-001-00	EAST EIGHTH ST DEVELOPMENT LLC	HILLARD PAUL & ANGELA	No	WD	C	241,900	449,000	449,000	53.88 %	
11/07/2024	2024R-13753	51-734-028-00	VANDERPAAS ALAN	RIGHTMEYER LEE & CARYN	No	WD	C	280,300	690,000	690,000	40.62 %	
11/07/2024	2024R-13789	51-767-035-00	WICK ROBERT A & JODIE L TRUST	JANOWIAK GABRIEL	No	WD	C	174,100	380,000	380,000	45.82 %	
11/08/2024	2024R-13870	51-105-005-00	DUTMERS CHAD & MACAIRE	LISABETH VICTOR & NANCY	No	WD	C	113,700	210,000	210,000	54.14 %	
11/08/2024	2024R-14671	51-479-015-00	PETERSON HARLAN W TRUST	RICE ROBERT & SARA	No	WD	C	233,700	450,000	450,000	51.93 %	
11/08/2024	2024R-14198	51-574-012-00	SULLIVAN MARY E & SCHROEDER TRUST	BUEKER MICHELE	No	WD	C	106,600	359,000	359,000	29.69 %	
11/08/2024	2024R-13871	51-582-120-00	THOMPSON WALKER	EVANS KATRINA & DAVE	No	WD	C	158,800	385,000	385,000	41.25 %	
11/13/2024	2024R-13995	51-846-003-00	WOODS PATRICIA M TRUST	WHITE RICHARD & AMY	No	WD	C	163,800	557,000	557,000	29.41 %	
11/14/2024	2024R-14206	51-638-113-00	WILSON KATHRYN TRUST	FISHMAN PENNIE & PETER	No	WD	C	271,700	1,344,500	1,344,500	20.21 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/15/2024	2024R-14520	51-111-051-10	WILSON EMILY	BRINKS DEREK	No	WD	C	114,000	303,000	303,000	37.62 %	
11/15/2024	2024R-14172	51-476-010-00	OBRIEN ARLENE T TRUST	REMUS HAZEN & MULDER HANNAH	No	WD	C	210,300	390,000	390,000	53.92 %	
11/15/2024	2024R-14417	51-642-091-00	SABINS MARGARET A	ZETYE LAUREN	No	WD	C	187,500	375,375	375,375	49.95 %	
11/19/2024	2024R-14536	51-764-019-00	GATES ALICE E TRUST	WINSLOW ROBERT & ELAINE	No	WD	C	172,900	384,900	384,900	44.92 %	
11/20/2024	2024R-15667	51-575-014-00	BECKER SHARON H	GLOUDEMANS DAVID	No	WD	C	88,100	210,000	210,000	41.95 %	
11/22/2024	2024R-14743	51-650-130-32	BROWN DAWN	BUCHANAN SALLY & DAVID TRUST	No	WD	C	238,900	585,000	585,000	40.84 %	
11/25/2024	2024R-15666	51-630-022-00	ELSENHEIMER TODD	FLEMING MARK & STEPHANIE	No	WD	C	210,400	650,000	650,000	32.37 %	
11/27/2024	2024R-15397	51-177-007-00	GAHM TROY J	FERGUSON ABBEY	No	WD	C	155,800	390,000	390,000	39.95 %	
11/27/2024	2024R-14846	51-678-086-00	STRUBLE SHIRLEY & MCMANUS GLORIA &	THREE PILLAR HOLDINGS LLC	No	WD	C	141,000	241,500	241,500	58.39 %	
11/27/2024	2024R-14727	51-767-047-00	ZEIGER JOHN T & B LYNN	EDGLEY CLAIRE TRUST	No	WD	C	356,800	510,000	510,000	69.96 %	
12/02/2024	2024R-15148	51-502-008-00	SITEK MATTHEW & SHAMANSKI MAREDITH	SPENCER DANIEL & JENNIFER	No	WD	C	301,300	595,000	595,000	50.64 %	
12/02/2024	2024R-15250	51-747-004-01	EORY ANDREA H	BRANNEN JANET	No	WD	C	103,600	290,000	290,000	35.72 %	
12/02/2024	2024R-14823	51-830-023-00	BLUE12 LLC	SADLER MAXWELL	No	WD	C	135,900	360,000	360,000	37.75 %	
12/02/2024	2024R-15047	51-844-024-00	KIELLA PATRICK & MARY	CAPRI PROPERTY LLC	No	WD	C	168,800	295,000	295,000	57.22 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)		Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
Grand Traverse County	Traverse City	☐ Township ☒ City	2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/09/2024	2024R-15402	51-618-086-07	COBB ROBERT L & SUSAN C	PALMER STEPHEN & RAENETTE	No	MLC	CR	307,700	549,900	549,900	55.96 %	
12/11/2024	2024R-15526	51-836-037-00	STAFFORD IAN P & MAGGIE R	GLASS LINDA TRUST	No	WD	C	339,900	625,000	625,000	54.38 %	
12/12/2024	2024R-15398	51-251-002-02	VAN MAELE RUSSELL	TATHAVADEKAR PARIMAL & PALLAVI	No	WD	C	183,500	345,000	345,000	53.19 %	
12/12/2024	2024R-15525	51-478-065-00	REHAHN JASON & CHRISTINA	SAXON ANGELA & DEANS ROYCE	No	WD	C	112,400	337,000	337,000	33.35 %	JTFRS
12/12/2024	2024R-15892	51-574-020-00	CARBONEAU ELEANOR M TRUST	GRIGGS PROPERTIES LLC	No	WD	C	159,900	285,000	285,000	56.11 %	
12/12/2024	2024R-15347	51-826-081-00	MOORE KATHLEEN	FRONING LISA	No	WD	C	135,200	360,000	360,000	37.56 %	
12/13/2024	2024R-15926	51-834-044-00	FLANNERY HEATHER (ELE)	MCCAIN JENNIFER	No	WD	C	213,200	340,000	340,000	62.71 %	
12/16/2024	2025R-00415	51-622-005-00	CHIODINI JAMES & PAM	FISH JOHN & ELIZABETH	No	WD	C	77,500	320,000	320,000	24.22 %	
12/19/2024	2024R-15655	51-753-010-00	WEST BOARDMAN SHORES LLC	BUCZKOWSKI JAMES & ANGELA	No	WD	C	234,600	480,000	480,000	48.88 %	
12/20/2024	2024R-15773	51-570-044-00	MCCARTY EDWARD	MALONEY TIMOTHY & KERRY	No	WD	C	251,300	580,000	580,000	43.33 %	
12/23/2024	2025R-00119	51-249-001-00	619 BOARDMAN FLATS LLC	BENJAMIN TERRY & SARAH	No	WD	C	137,300	259,000	259,000	53.01 %	
12/23/2024	2024R-15889	51-546-029-00	ROHE TRUST	PRINS JONATHAN & SHELBY	No	WD	C	224,900	460,000	460,000	48.89 %	
12/27/2024	2024R-15962	51-534-027-00	WILEY KATHLEEN M	TALBOT HAYDEN & JOELLE	No	WD	C	143,500	305,000	305,000	47.05 %	
12/27/2024	2025R-00037	51-818-038-00	FOSTER RAMONA W	WIEDEL VICTORIA & SEAN	No	WD	C	196,600	435,000	435,000	45.20 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
12/27/2024	2025R-00313	51-830-030-02	KABANA JILL TRUST	NELSON ADANNA	No	WD	C	289,800	745,000	745,000	38.90 %	
12/30/2024	2025R-00098	51-252-032-00	8TH ST DEVELOPMENT LLC	SAME GERMS LLC	No	WD	C	180,000	350,000	350,000	51.43 %	
12/30/2024	2024R-15997	51-870-028-00	COURSON WILLIAM R JR (ELE)	FORNEK DAVID	No	WD	C	173,400	397,500	397,500	43.62 %	
12/31/2024	2025R-00366	51-634-045-00	LOOYENGA NATHTAN	ZOUTENDYK PAUL & ELIZABETH TRUST	No	WD	C	103,600	335,000	335,000	30.93 %	
12/31/2024	2025R-00352	51-844-003-00	ARNOLD MATTHEW & DIANE	CHAMP ROBIN & MILLER DAVID	No	WD	C	143,900	260,000	260,000	55.35 %	
01/02/2025	2025R-00110	51-252-013-00	8TH ST DEVELOPMENT LLC	DETAR WESTON	No	WD	C	138,000	229,000	229,000	60.26 %	
01/03/2025	2025R-00173	51-534-035-00	WILEY TIMOTHY R	MAY ARK & YOUNG MARIN	No	WD	C	146,200	309,000	309,000	47.31 %	
01/03/2025	2025R-02208	51-757-002-18	SCHMITT JOHN R & NANCY C	GARBIN CARLA TRUST	No	WD	C	218,200	580,000	580,000	37.62 %	
01/07/2025	2025R-00362	51-252-029-00	8TH ST DEVELOPMENT LLC	NELSON MELANIE TRUST	No	WD	C	180,000	355,000	355,000	50.70 %	
01/07/2025	2025R-00392	51-252-046-00	8TH ST DEVELOPMENT LLC	MUSIKAVANHU HERBERT & WALSH CHRISTO	No	WD	C	180,000	365,000	365,000	49.32 %	
01/08/2025	2025R-00610	51-757-002-16	EASTERDAY JEANINE MARIE	ROSE DOROTHY DEL	No	WD	C	204,100	575,000	575,000	35.50 %	
01/08/2025	2025R-00435	51-834-041-00	MCCLELLAN BRADLEY J	ADVENTURE CAPITAL LLC	No	WD	C	212,900	325,000	325,000	65.51 %	
01/09/2025	2025R-00405	51-629-002-08	OLESON PAULA TRUST	HOLTROP PAUL & TERESA	No	WD	C	268,200	499,000	499,000	53.75 %	
01/10/2025	2025R-00491	51-252-002-00	8TH ST DEVELOPMENT LLC	HEALEY LILLIAN	No	WD	C	137,600	229,000	229,000	60.09 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/10/2025	2025R-00767	51-629-001-15	D'ALESSANDRO ANGELA &	HEALEY LILLIAN	No	WD	C	159,500	299,000	299,000	53.34 %	
01/12/2025	2025R-01758	51-650-106-10	WALTERS EMILY	WHITE JARED & FREEBY MEREDITH	No	WD	C	156,500	405,000	405,000	38.64 %	TIC
01/14/2025	2025R-00614	51-622-035-00	NEWHOUSE CALLEE	BOLTON ANTHONY & TILLI OLIVIA	No	WD	C	167,600	305,000	305,000	54.95 %	
01/17/2025	2025R-00855	51-556-002-00	ZRIMEC TODD A & JULIE L	SMITH LUKE & SMITH SHAWN	No	WD	C	261,800	546,000	546,000	47.95 %	
01/17/2025	2025R-00900	51-558-033-00	LAGGERBOTTOMS LLC	NYSON DANA & ANYA FIONN	No	WD	C	281,000	683,000	683,000	41.14 %	
01/19/2025	2025R-01339	51-478-105-01	TRUMBULL RACHEL	BRUCE CONNIE & TRENTON	No	WD	C	154,300	311,000	311,000	49.61 %	
01/21/2025	2025R-01233	51-249-006-00	619 BOARDMAN FLATS LLC	BORGERSON ZACHARY	No	WD	C	81,900	179,720	179,720	45.57 %	
01/27/2025	2025R-01231	51-162-005-02	MACKSOOD MATTHEW T	NORTH65 LLC	No	WD	C	207,400	499,000	499,000	41.56 %	
01/27/2025	2025R-01006	51-778-222-00	MAC BRIAN E & NANCY JO	DECKER MARSHALL & GERHARD RACHELL	No	MLC	CR	98,700	210,000	210,000	47.00 %	
01/28/2025	2025R-01958	51-622-010-00	RYAN JILL M	RANDAZZO ANTHONY&MITCHELL	No	WD	C	164,400	610,000	610,000	26.95 %	
01/28/2025	2025R-01115	51-678-091-00	BURDEN LEWIS E	ROOST NICHOLE	No	WD	C	159,900	320,000	320,000	49.97 %	
01/28/2025	2025R-01232	51-786-053-00	GAREISS BENJAMIN J	ARLT JONATHAN & SHIRLEY	No	WD	C	142,100	400,000	400,000	35.53 %	
01/28/2025	2025R-01338	51-870-011-00	HALBERT SETH C	APEX ENGINEERING	No	WD	C	154,900	300,000	300,000	51.63 %	
01/29/2025	2025R-01171	51-618-084-00	LAKEWOOD PROPERTIES MGT LLC	MIMNAUGH SARAH	No	WD	C	195,300	388,000	388,000	50.34 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
01/29/2025	2025R-01371	51-650-078-00	DUMBRILLE FAMILY TRUST	HOLTROP MELANIE & TENNEY WILSON	No	WD	C	281,800	512,000	512,000	55.04 %	
01/29/2025	2025R-01469	51-747-003-14	PUROL NICOLE	OLESON MARTHA	No	WD	C	130,600	319,000	319,000	40.94 %	
01/30/2025	2025R-01258	51-251-004-06	GAVIN CONNIE AND MICHAEL	OLSON SOPHIE	No	WD	C	142,000	231,000	231,000	61.47 %	
01/30/2025	2025R-01188	51-336-001-10	MCLOUGHLIN SEAN & MARK	THOMAS FAMILY TRUST	No	WD	C	347,000	750,000	750,000	46.27 %	
01/30/2025	2025R-01261	51-854-004-00	SCHROCK SHIRLEY A	STROEBE SUSAN	No	WD	C	122,100	335,000	335,000	36.45 %	
01/31/2025	2025R-01297	51-252-033-00	8TH ST DEVELOPMENT LLC	SUMMERFIELD PROPERTY INVESTMENTS	No	WD	C	180,000	350,000	350,000	51.43 %	
01/31/2025	2025R-01537	51-678-053-10	DEKKER KATRINA V	BOEHMER LANCE	No	WD	C	121,000	320,000	320,000	37.81 %	
02/03/2025	2025R-01482	51-478-014-01	TERZANO JOSEPH A	VANNATTER ABIGAIL	No	WD	C	141,500	360,000	360,000	39.31 %	
02/03/2025	2025R-01478	51-570-039-00	YOUNG LEROY G & GEORGIA M	AKERS BRADLEY & SAMANTHA	No	WD	C	175,100	330,000	330,000	53.06 %	
02/03/2025	2025R-01381	51-577-012-01	WEIGEL RAYMOND &	TERZANO CASYEY & JOSEPH	No	WD	C	381,300	550,000	550,000	69.33 %	
02/03/2025	2025R-01344	51-618-066-00	HARRELL RACHAEL	LEWIS MATTHEW	No	WD	C	213,200	450,000	450,000	47.38 %	
02/04/2025	2025R-01423	51-558-014-00	CLOUS ANNA	EAGLESON DAVID & LAURA	No	WD	C	129,500	275,000	275,000	47.09 %	
02/04/2025	2025R-01474	51-592-070-00	LACH WALTER W JR & LACH WALTER SR	525 GEORGETOWN LLC	No	WD	C	89,200	210,000	210,000	42.48 %	
02/04/2025	2025R-01375	51-634-107-00	THE ROCK STOP STUDIOS LLC	4 BLIND MICE LLC	No	WD	C	443,000	1,100,000	1,100,000	40.27 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/04/2025	2025R-01391	51-650-035-00	MAXWELL MELANIE	MANVEL NICHOLAS	No	WD	C	197,100	435,000	435,000	45.31 %	
02/06/2025	2025R-01588	51-650-127-00	APSEY CHARLES & TONI	WALLACE JAMES & MARGARET	No	WD	C	172,000	345,000	345,000	49.86 %	
02/07/2025	2025R-01957	51-161-004-01	ORLEY PROPERTIES LLC	UNSALTED VENTURES TWO LLC	No	WD	C	214,200	595,000	595,000	36.00 %	
02/07/2025	2025R-01488	51-252-003-00	8TH ST DEVELOPMENT LLC	KAPOOR BIPAN	No	WD	C	180,000	340,000	340,000	52.94 %	
02/12/2025	2025R-02011	51-250-002-03	DEISS BENJAMIN & JESSIE	BRZAK CYNTHIA	No	WD	C	88,300	189,500	189,500	46.60 %	
02/12/2025	2025R-01677	51-778-169-10	DEMEUSE KYLE	BAYNE STEVEN & KEATING LAURA	No	WD	C	163,200	400,000	400,000	40.80 %	
02/14/2025	2025R-01831	51-634-036-00	PEZZETTI STACEY & PALISIN SUSAN &	PARSONS NANCY	No	WD	C	187,200	350,000	350,000	53.49 %	
02/20/2025	2025R-02024	51-634-133-25	MANVILLE NICOLE E	MITCHELL BRIAN	No	WD	C	100,500	264,400	264,400	38.01 %	
02/20/2025	2025R-02568	51-778-162-00	GLASS GEOFREY JR & LINDA	WILBURN KELLY	No	WD	C	133,900	330,000	330,000	40.58 %	
02/26/2025	2025R-04390	51-252-012-00	8TH ST DEVELOPMENT LLC	HOLTSLANDER ALISSA & ALEX	No	WD	C	180,000	346,125	346,125	52.00 %	
02/26/2025	2025R-02313	51-594-082-00	DIVER BRITTON & GRETCHEN (ELE)	POULIN ROBERT & CATHERINE	No	WD	C	616,700	1,860,000	1,860,000	33.16 %	
03/04/2025	2025R-02498	51-252-001-00	8TH ST DEVELOPMENT LLC	ESCOTT STEVE & ANDREA	No	WD	C	141,600	223,000	223,000	63.50 %	
03/05/2025	2025R-03485	51-249-008-00	619 BOARDMAN FLATS LLC	THOMPSON COLLEEN & JEFFREY	No	WD	C	120,900	259,000	259,000	46.68 %	
03/06/2025	2025R-02977	51-762-012-00	ROGERS JOEL & ANGELA	BATSAKIS NICHOLAS	No	WD	C	106,200	310,000	310,000	34.26 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/07/2025	2025R-03490	51-200-006-20	WITTBOLD MARY	PETERS ERIN	No	WD	C	174,000	399,900	399,900	43.51 %	
03/10/2025	2025R-02900	51-670-015-00	MELLO JAMES & ERMIONI	STEIRO HANK & CIARKOWSKI RACHEL	No	WD	C	167,200	405,196	405,196	41.26 %	
03/11/2025	2025R-02798	51-111-023-00	LAWSON BETTY L	ZAGUNIS EDWARD & JOYCE	No	WD	C	103,300	208,000	208,000	49.66 %	
03/11/2025	2025R-02908	51-629-001-08	CYPRESS8 LLC	BATES LAUREN	No	WD	C	159,300	307,000	307,000	51.89 %	
03/12/2025	2025R-02888	51-158-002-00	EAST EIGHTH ST DEVELOPMENT LLC	LUCKY K PROPERTY MGT LLC	No	WD	C	154,700	649,000	649,000	23.84 %	
03/13/2025	2025R-03224	51-629-002-06	NASH JENNIFER & ALEX & PAKSI RODNEY	QUENON SUZANNE & NEIL	No	WD	C	239,600	500,000	500,000	47.92 %	
03/14/2025	2025R-03049	51-844-022-00	HORGER BRETT & MONICA	BRAINARD MELISSA	No	WD	C	168,100	345,000	345,000	48.72 %	
03/17/2025	2025R-03189	51-252-022-00	WEST MICHIGAN REV EXCH CO LLC	WOLFFIS TIMOTHY & ALYSSA	No	CD	C	180,000	350,000	350,000	51.43 %	
03/17/2025	2025R-04326	51-818-067-00	TASCH KEVIN A	NEWMAN MICHAEL & LEFEBVRE CHANTAL	No	WD	C	153,900	330,000	330,000	46.64 %	
03/19/2025	2025R-03337	51-111-031-00	LAWRENCE FAMILY TRUST	SENFF ERIC & HAGEN HOLLY	No	WD	C	169,200	321,600	321,600	52.61 %	
03/19/2025	2025R-03493	51-745-007-00	BOLTON MATTHEW & MEGAN	JEFFRIES LISBETH & EDWARD	No	WD	C	387,200	760,000	760,000	50.95 %	
03/19/2025	2025R-03479	51-822-096-00	SPICE BRENT	DAO ANH & HOUY MONICA	No	WD	C	195,800	355,000	355,000	55.15 %	RETVA FILED - NEET PTA
03/21/2025	2025R-03259	51-747-002-09	OSTER JENNILYN R	NOOMIE EDWARD & KAREN & NICHOLAS	No	WD	C	128,200	370,000	370,000	34.65 %	
03/21/2025	2025R-03316	51-749-004-03	STECKROAT PAMELA S	BURGARD CAROLE TRUST	No	WD	C	262,600	550,000	550,000	47.75 %	

Michigan Department of Treasury
4618 (Rev. 04-18)

L-4015

Sales Study List

Issued under authority of Public Act 206 of 1893.

Sales Period: 10/01/2024 - 03/31/2025

County	City/Township Name (check appropriate box)	
Grand Traverse County	Traverse City	☐ Township ☒ City

Sales Study Year	Classification	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used
2025	RESIDENTIAL	☐ S1 ☒ S2

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/24/2025	2025R-03576	51-618-119-00	D SOCKS MANAGEMENT LLC	KING TYSON & YASMINE	No	WD	C	263,200	575,250	575,250	45.75 %	
03/26/2025	2025R-03570	51-670-014-00	KING RICHARD D II & GRACE I TRUST	TWIN BAY HOLDINGS LLC	No	WD	C	189,300	260,000	260,000	72.81 %	
03/26/2025	2025R-03443	51-782-105-15	958 WALNUT STREET LLC	MASSON SCOTT	No	WD	C	191,700	530,000	530,000	36.17 %	
03/27/2025	2025R-03446	51-822-135-00	THE ALEXANDER EDGLEY TRUST	AMMERMAN MAXWELL & WILLIAM	No	WD	C	196,800	485,000	485,000	40.58 %	
03/28/2025	2025R-04420	51-754-020-00	VLACH MARILYN & JAN	FREEMAN EMILY	No	WD	C	167,900	455,000	455,000	36.90 %	
03/31/2025	2025R-03641	51-618-087-07	CAVAZOS INVERSTMENT LLC	GU XUJUN	No	WD	C	165,000	270,000	270,000	61.11 %	
03/31/2025	2025R-04310	51-757-001-05	PETERSON WARREN V & CATHERINE M TR	MOORE SARAH	No	WD	C	204,200	585,000	585,000	34.91 %	
											%	
											%	
											%	
											%	
											%	
											%	
											%	

TOTAL SALES	147	SALES PERIOD TOTAL	28,458,800	65,632,453	65,632,453
		24 MONTH TOTAL	116,579,100	282,498,203	282,498,203