

2022 Appraisal Study  
Bruce Township  
Commercial ECF

LV:TV Ratio	Parcel Number	Liber Page	Sale Date	Sale Price	occupancy	Comments	Personal Property	Land Value	Site Imprv	Building Residual	Building Dep Cost @ sale	2021 Building Dep Cost	Indicated ECF Factor
<i>Overall Factor - all sales from 2021 analysis</i>						<i>10 Sales</i>		<i>2000 Commercial</i>					
						<i>confidential included</i>							
0.03	002-057-002-50	1312.313	11/18/19	\$500,000	warehouse/office	7151 S M129	\$0	\$13,125		\$486,875	\$329,242	\$358,874	1.3567
0.25	002-700-001-00	1298.592	3/13/19	\$65,000	repair/utility	17247 (17244) S Scenic Dr	\$0	\$16,500		\$48,500	\$96,288	\$104,954	0.4621
0.32	012-022-023-50	1313.1311	1/15/19	\$55,000	maintenance Building	3451 S Riverside Dr	\$0	\$17,500	\$169	\$37,331	\$38,851	\$42,348	0.8815
0.63	002-560-007-00	1258.117	6/16/17	\$87,500	WF resort rental	15886 (17111) S Scenic Dr	\$0	\$55,000		\$32,500	\$73,184	\$79,771	0.4074
0.67	002-072-003-00	1245.974	12/15/16	\$37,200	grocery/convenience	9016 S Riverside Dr	\$0	\$24,750		\$12,450	\$48,064	\$52,390	0.2376
0.34	004-127-036-00	1243.138	10/28/16	\$66,000	Brow Crushing	10971 S Mackinac Tr	\$0	\$22,150	\$0	\$43,850	\$62,096	\$67,685	0.6479
0.06	002-057-008-60+	1239.879	9/29/16	\$210,000	mini Storage units	7445 S M129	\$0	\$12,258	\$5,000	\$192,742	\$263,143	\$286,826	0.6720
0.40	002-224-002-00	1237.18	8/17/16	\$64,900	rental units	15024 S M129	\$0	\$26,250		\$38,650	\$47,681	\$51,972	0.7437
0.61	002-480-012-00	1230.162	5/11/16	\$165,000	WF resort rental	16725 S Scenic Drive	\$0	\$100,000	\$14,850	\$50,150	\$77,079	\$84,016	0.5969
0.18	004-122-042-00	1225.350	12/23/15	\$85,000		9851 S Mackinac Trail	\$0	\$15,000		\$70,000	\$87,203	\$95,051	0.7364
										\$1,013,048	\$1,223,886	<b>0.8277</b>	
										range .2376 to 1.3567		<b>200 overall</b>	<b>0.8300</b>