

2022 Appraisal Study
Bruce Township - Residential ECF

Sales Study Range: April 1, 2019 to March 31, 2021

Age/ Depr	Parcel Number	Liber Page	Sale Date	Sale Price	Const Class	Property Address	Personal Property	Land Value @ sale	Site Impr @ sale	Building Residual	2022 Building Dep Cost	Indicated ECF Factor	Comments
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confidential included

Overall Factor		40 sales			22RR/4000 Inland									
-/15	002-201-010-00	1340/934	3/9/21	\$112,000	C	696 W 13 Mile Rd	\$0	16,150	7,500	88,350	68,870	1.283		
-/43	002-212-015-00	1339/541	2/19/21	\$79,900	D	13960 S M129	\$0	2,750	7,500	69,650	56,476	1.233		
18/15	002-052-022-50	1334/52	11/20/20	\$335,000	C	6610 S Nicolet	0	31,896	7,500	295,604	308,293	0.959		
21/20	002-069-001-50	1332/815	11/2/20	\$320,000	C	9525 S McKnight	0	65,920	7,500	246,580	192,183	1.283		
80/26	002-085-015-00	1332/722	10/30/20	\$110,000	CD	4533 E 12 Mile Rd	0	9,360	7,500	93,140	89,734	1.038	church to res	
19/19	002-061-012-00	1332/584	10/28/20	\$116,000	CD	4866 E 7 1/2 Mile	0	15,000	7,500	93,500	111,325	0.840		
100/58	002-018-007-00	1332/161	10/16/20	\$179,000	D	14337 S M129	0	32,300	7,500	139,200	79,406	1.753		
-/50	002-035-005-00	1328-742	9/4/20	\$45,000	D	17495 S Riverside	0	14,075	7,500	23,425	42,116	0.556		
-/22	002-069-003-85	1327-932	9/1/20	\$235,000	C	9143 S M129	0	19,380	7,500	208,120	189,455	1.099		
24/23	002-014-002-00	1327-280	8/24/20	\$243,000	C	4638 E 14 Mile	0	32,037	7,500	203,463	258,064	0.788	+ Pcls 002-011-014-00	
-/42	002-027-007-00	1326-853	8/18/20	\$219,000	C	16832 S Riverside	0	22,500	7,500	189,000	117,030	1.615		
14/17	002-081-002-60	1326-312	8/12/20	\$115,000	D	606 E 11 Mile	0	16,150	7,500	91,350	117,482	0.778		
17/15	002-076-006-75	1324-652	6/29/20	\$185,500	C	10107 S Riverside	0	16,990	7,500	161,010	166,352	0.968		
32/10	002-061-017-00	1322-278	6/12/20	\$209,000	C	7710 S Lower Hay Lake	0	16,150	7,500	185,350	192,460	0.963		
-/63	002-068-015-00	1320/1036	5/21/20	\$89,000	D	8583 S M129	0	10,395	7,500	71,105	50,675	1.403		
17/15	002-014-001-00	1319/255	4/20/20	\$216,000	C	4986 E 14 Mile Rd	0	12,600	7,500	195,900	177,685	1.103		
65/39	002-052-004-00	1316/1170	2/28/20	\$130,000	D	4750 E 6 Mile	0	9,000	7,500	113,500	85,258	1.331		
							<i>Subtotal</i>				2,468,247	2,302,864		

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confidential included

Overall Factor		40 sales				22RR/4000 Inland								
24/70	002-006-013-00	1312.721	11/20/19	\$170,000	C	741 E 13 Mile Rd	\$0	5,100	7,425	157,475	173,702	0.907		
42/69	002-224-003-00	1311.1066	11/7/19	\$155,000	C	211 W 15 Mile Rd	\$0	6,720	7,425	140,855	181,994	0.774		
---/88	002-181-004-50	1311.191	10/25/19	\$124,900	D	6577 E 12 Mile Rd	\$0	15,500	7,425	101,975	132,616	0.769		
58/64	002-053-003-00	1308.1280	9/18/19	\$175,000	CD	1816 Chestnut	\$0	12,444	9,107	153,449	120,154	1.277		
--/63	002-013-016-00	1308.879	9/12/19	\$69,900	D	5863 E 15 Mile Rd	\$0	7,200	7,425	55,275	70,694	0.782		
4/97	002-059-011-00	1308.533	9/9/19	\$295,000	BC	7729 S Shunk Rd	\$0	15,500	7,500	272,000	305,373	0.891		
24/88	002-181-004-20	1307.929	8/29/19	\$87,000	D	6271 12 Mile Rd	\$0	15,512	7,425	64,063	104,956	0.610		
---/66	002-224-009-00	1307.1178	8/29/19	\$183,000	C	521 W 15 Mile Rd	\$0	44,000	7,425	131,575	121,516	1.083		
---/68	002-076-006-65	1308.128	8/28/19	\$224,400	C	10175 S Riverside Dr	\$0	16,163	7,425	200,812	178,581	1.124		
---/85	002-129-010-00	1306.446	7/30/19	\$190,000	C	16532 S Scenic Dr	\$0	44,000	7,500	138,500	221,198	0.626		
38/68	002-019-009-00	1304.1164	7/8/19	\$169,000	C	96 E 15 Mile Rd	\$0	5,478	7,425	156,097	126,848	1.231		
18/84	002-068-009-00	1303.1073	6/21/19	\$263,000	C	189 W 8 Mile	\$0	15,500	9,217	238,283	232,967	1.023		
35/68	002-052-009-00	1303.323	6/7/19	\$85,000	D	6265 S Nicolet	\$0	6,875	7,425	70,700	66,643	1.061		
--/83	002-082-007-50	1302.797	6/3/19	\$222,000	C	1044 E 11 Mile Rd	\$0	18,000	7,425	196,575	208,056	0.945		
41/78	002-031-012-00	1306.138	5/29/19	\$106,000	CD	17731 S M129	\$0	7,280	7,601	91,119	80,047	1.138		
43/78	002-064-008-00	1300.575	4/18/19	\$62,500	D	4379 S M-129	\$0	3,600	11,174	47,726	79,290	0.602		
--/73	002-069-008-50	1300.345	4/16/19	\$135,000	D	9386 S M129	\$0	17,375	8,233	109,392	121,177	0.903		
24/75	002-015-001-00	1300.89	3/28/19	\$135,000	C	3938 E 14 Mile Rd	\$0	14,000	7,500	113,500	136,503	0.831		
41/44	002-052-008-00	1298.869	3/18/19	\$137,000	D	6395 S Nicolet Rd	\$0	9,603	11,888	115,509	102,378	1.128		
26/64	002-286-001-25	1298.574	3/12/19	\$141,000	CD	331 W 11 Mile Rd	\$0	14,000	9,882	117,118	95,938	1.221		
17/87	002-001-007-00	1298.757	3/11/19	\$275,000	CD	5205 E 13 Mile Rd	\$0	144,000	8,333	122,667	101,832	1.205		
25/75	002-007-007-00	1297.800	2/13/19	\$115,000	CD	13723 S M129	\$0	14,000	10,466	90,534	118,751	0.762		
27/73	002-212-012-00	1283.132	6/25/18	\$152,000	C	13914 S M129	\$0	9,895	7,500	134,605	113,393	1.187		
										<i>Subtotal</i>	3,019,804	3,194,607		
										<i>Subtotal pg 1</i>	2,468,247	2,302,864		
										<i>Total</i>	5,488,051	5,497,471	0.998	
												2022 ECF	1.00	

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confidential included

<i>Waterfront Homes</i>						<i>8 sales</i>		<i>4300 St Marys River</i>					
	002-330-028-00+	1316.1256	2/26/20	\$185,000	CD	13120 S Cottage Rd	\$0	30,000	7,500	116,580	137,129	0.850	
---/74	002-380-001-00	1310/534	10/15/19	\$174,000	C	6477 S Scenic Dr	\$0	55,000	7,425	111,575	88,966	1.254	
	002-640-072-00	1308.352	9/3/19	\$106,000	D	18037 S Scenic Dr	\$0	20,000	7,659	78,341	90,151	0.869	
---/68	002-620-010-00	1307.822	8/22/19	\$159,500	C	8836 E Sawmill Pt Rd	\$0	55,000	7,425	97,075	168,644	0.576	
--/45	002-320-018-50	1303.1084	6/20/19	\$125,000	D	13671 S Cottage Rd	\$0	50,000	7,425	67,575	38,791	1.742	
--/62	002-380-023-00	1300.225	4/12/19	\$170,000	D	6065 S Scenic Drive	\$0	55,000	7,500	107,500	75,075	1.432	
88/57	002-063-016-00	1293.24	11/5/18	\$112,000	C+10 WF	8079 S Lower Hay Lk	\$0	6,600	7,500	97,900	105,292	0.930	
49/73	002-320-003-00	1286.564	8/9/18	\$50,000	D	13961 S Cottage Rd	\$0	25,000	3,750	21,250	40,138	0.529	
										697,796	744,186	0.938	
												2022 ECF	0.95

<i>Mobile Homes</i>						<i>9 sales</i>		<i>4010 Mobile Home</i>					
-/22	002-201-012-50	1336/2	12/23/20	\$75,000	MHF	244 W 13 Mile Rd	0	6,000	7,500	61,500	38,120	1.613	
-/18	002-075-003-00	1333/921	11/16/20	\$35,000	MHL	10027 S Lower Hay Lake Rd	0	14,075	7,500	13,425	13,978	0.960	
-/35	002-064-011-00	1333/385	11/11/20	\$40,000	MHL	8474 S Lower Hay Lake	0	32,300	7,500	200	15,063	0.013	
	002-275-009-00	1331/320	10/1/20	\$32,000	MHA	10978 S M129	0	11,250	7,500	13,250	41,140	0.322	
35/22	002-061-007-00	1320-1034	5/21/20	\$30,000	MHA	7476 S Nicolet	0	9,282	7,500	13,218	32,148	0.411	
---/35	002-055-009-40	1314.247	12/27/19	\$60,000	MH-L	1305 E 7 Mile Rd	\$0	15,565	7,425	37,010	34,073	1.086	
33/51	002-024-013-50	1313.783	12/6/19	\$40,000	MH-G	5090 E 15 Mile Rd	\$0	15,500	7,350	17,150	35,349	0.485	
43/51	002-019-012-00	1311.1092	11/8/19	\$39,900	MH-A	15265 S M129	\$0	7,032	7,350	25,518	33,091	0.771	
63/35	002-064-001-00+	1304.1193	7/9/19	\$41,000	MH-L	8020 S Lower Hay Lake Rd	\$0	11,800	7,671	21,529	39,716	0.542	
										202,800	282,678	0.717	
												2022 ECF	0.70