

Bruce Township
2023 ECF Study
Residential (400) Class

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Personal Property	Land Value @sale	Site impr value @ sale	Building Residual	Site Imp Acc Bldgs	2022 Bldg Dep Cost	Total Bdg Dep Cost	2022 Co Multiplier	2023 Bldg Dep Cost	Indicated Factor	comments	
Overall Residential Rate 20 sales																			
002-072-007-00	1366.280	3/30/22	239,000	3488 E 9 Mile Rd	23MRR	unk	BC		\$0	\$19,695	\$7,500	\$211,805	\$0	\$192,812	\$192,812	1.00	\$192,812	1.0985	
002-212-015-00	1365.980	3/21/22	85,000	13960 S M129	23SP	1970r	CD/35		\$0	\$4,500	\$7,500	\$73,000	\$0	\$65,231	\$65,231	1.00	\$65,231	1.1191	
002-066-001-35	1365.315	3/15/22	315,000	8313 S Ridge Rd	23MRR	2015	BC/7		\$0	\$16,564	\$7,500	\$290,936	\$0	\$262,621	\$262,621	1.00	\$262,621	1.1078	
002-065-009-80	1362.311	1/18/22	93,500	8948 S Riverside Dr	23MRR	2009r	D/34		\$0	\$16,250	\$9,078	\$68,172	\$0	\$60,583	\$60,583	1.00	\$60,583	1.1253	no garage
002-072-002-00	1355.1018	10/18/21	191,550	3936 E 9 Mile Rd	23SP	1975/08r	D/25		\$0	\$14,850	\$7,500	\$169,200	\$0	\$149,214	\$149,214	1.00	\$149,214	1.1339	1 garage
002-018-013-50	1359.867	11/29/21	295,000	14229 S M129	23SP	1994	C/35		\$0	\$42,720	\$11,248	\$241,032	\$0	\$242,499	\$242,499	1.00	\$242,499	0.9940	
002-069-018-00	1343.1159	4/21/21	138,000	865 E 10 Mile Rd	23MRR	2003	CD/24		\$0	\$33,231	\$7,500	\$97,269	\$0	\$120,332	\$120,332	1.00	\$120,332	0.8083	FB/crawl
002-201-010-00	1340.934	3/9/21	112,000	696 W 13 Mile Rd		2007r	C/15		\$0	\$16,150	\$7,500	\$88,350	\$0	\$68,870	\$68,870	1.19	\$81,955	1.0780	
002-212-015-00	1339.541	2/19/21	79,900	13960 S M129		1970r	CD		\$0	\$2,750	\$7,500	\$69,650	\$0	\$56,476	\$56,476	1.19	\$67,206	1.0364	
002-052-022-50	1334.52	11/20/20	335,000	6610 S Nicolet		2002	C15/15		\$0	\$31,896	\$7,500	\$295,604	\$0	\$308,293	\$308,293	1.19	\$366,869	0.8057	
002-085-015-00	1332.722	10/30/20	110,000	4533 E 12 Mile Rd		1940/00r	CD/26		\$0	\$9,360	\$7,500	\$93,140	\$0	\$89,734	\$89,734	1.19	\$106,783	0.8722	
002-061-012-00	1332.584	10/28/20	116,000	4866 E 7 1/2 Mile Rd		2001	CD/19		\$0	\$15,000	\$7,500	\$93,500	\$0	\$111,325	\$111,325	1.19	\$132,477	0.7058	
002-069-003-85	1327.932	9/1/20	235,000	9143 S M129		unk	C/22		\$0	\$19,380	\$7,500	\$208,120	\$0	\$189,455	\$189,455	1.19	\$225,451	0.9231	
002-014-002-00	1327.280	8/24/20	243,000	4638 E 14 Mile Rd		1997	C-5/23		\$0	\$32,037	\$7,500	\$203,463	\$0	\$258,064	\$258,064	1.19	\$307,096	0.6625	
002-081-002-60	1326.312	8/12/20	115,000	606 E 11 Mile Rd		2006	D/17		\$0	\$16,150	\$7,500	\$91,350	\$0	\$117,482	\$117,482	1.19	\$139,804	0.6534	
002-076-006-75	1324.652	6/29/20	185,500	10107 S Riverside Dr		2003	C/15		\$0	\$16,990	\$7,500	\$161,010	\$0	\$166,352	\$166,352	1.19	\$197,959	0.8134	
002-061-017-00	1322.278	6/12/20	209,000	7710 S Lower Hay Lake Rd		1988/20r	C/90		\$0	\$16,150	\$7,500	\$185,350	\$0	\$192,460	\$192,460	1.19	\$229,027	0.8093	
002-014-001-00	1319.255	4/20/20	216,000	4986 E 14 Mile Rd		2004	C/15		\$0	\$12,600	\$7,500	\$195,900	\$0	\$177,685	\$177,685	1.19	\$211,445	0.9265	
002-068-015-00	1320.1036	5/21/20	89,000	8583 S M129		unk	D-20/63		\$0	\$10,395	\$7,500	\$71,105	\$0	\$68,316	\$68,316	1.19	\$81,296	0.8746	
002-052-004-00	1316.1170	2/28/20	130,000	4750 E 6 Mile Rd		1955/65r	D/39		\$0	\$9,000	\$7,500	\$113,500	\$0	\$85,258	\$85,258	1.19	\$101,457	1.1187	
													\$3,021,456		\$3,342,118	0.9041	range: .6534 - 1.1339		
														Mean	0.9041				
														Median	0.9248				
															0.92	23RRO			

Class B and BC Construction 3 sales does not include WF or Ag parcels																			
002-072-007-00	1366.280	3/30/22	239,000	3488 E 9 Mile Rd	23MRR	unk	BC		\$0	\$19,695	\$7,500	\$211,805	\$0	\$192,812	\$192,812	1.00	\$192,812	1.0985	
002-011-012-50	1362.1182	1/31/22	305,000	4263 E 14 Mile Rd	23MRR	1995	BC/35		\$0	\$32,500	\$7,500	\$265,000	\$6,325	\$225,083	\$231,408	1.00	\$231,408	1.1452	ag bldgs flat value
022-066-001-35	1365.315	3/15/22	315,000	8313 S Ridge Rd	23MRR	2015	BC/7		\$0	\$16,564	\$7,500	\$290,936	\$0	\$262,621	\$262,621	1.00	\$262,621	1.1078	
													\$767,741		\$686,841	1.1178	range: .109 - 1.14		
														Mean	1.1178				
														Median	1.1078				
														rounded to:	1.10	23R1			

WF St Mary's River 7 Sales																			
012-395-001-00	1357.940	11/16/21	225,000	5506 Cedar Drive	23MWF	1993	C/29		\$0	\$29,750	\$5,987	\$189,263	\$0	\$157,882	\$157,882	1.00	\$157,882	1.1988	Sault West
002-120-006-00	1357.710	11/10/21	178,000	15441 S Scenic Dr	23WF	unk	D/47		\$0	\$135,500	\$3,750	\$38,750	\$0	\$36,597	\$36,597	1.00	\$36,597	1.0588	development
012-022-039-00	1353.878	9/2/21	165,000	3541 S Riverside Dr	23MWF	1960	C/65		\$0	\$44,805	\$5,209	\$114,986	\$1,844	\$98,351	\$100,195	1.00	\$100,195	1.1476	
012-026-038-00	1352.122	8/23/21	475,000	4741 S Nicolet Rd	23MWF	1997	B		\$0	\$101,800	\$17,454	\$355,746	\$0	\$374,078	\$374,078	1.00	\$374,078	0.9510	2 res gar
012-022-015-00	1334.881	5/4/21	250,000	3037 Riverside	23MWF	1920/1980	CD/30		\$0	\$99,550	\$12,455	\$137,995	\$0	\$126,639	\$126,639	1.00	\$126,639	1.0897	SMR
012-022-033-00	1327.702	8/27/20	295,000	3335 S Riverside Dr	WF1	1976	C		\$0	\$99,450	\$18,450	\$177,100	\$1,211	\$168,295	\$169,506	1.19	\$201,712	1.0448	
012-550-001-00	1307.250	8/14/19	235,000	3989 S Nicolet Rd	WF1	1957	C		\$0	\$93,500	\$6,659	\$134,841	\$1,642	\$131,355	\$132,997	1.19	\$158,266	1.0139	
													\$1,148,681		\$1,155,370		range: .9510 - 1.1988		
														Mean	0.9942				
														Median	1.0588				
														rounded to:	1.05	23RWF			

Bruce Township
2023 ECF Study
Residential (400) Class

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Personal Property	Land Value @sale	Site impr value @ sale	Building Residual	Site Imp Acc Bldgs	2022 Bldg Dep Cost	Total Bdg Dep Cost	2022 Co Multiplier	2023 Bldg Dep Cost	Indicated Factor	comments
002-325-040-00	1363.162	2/3/22	54,500	13840 S Cottage Rd	23SP	unk	MHF/24	\$0	\$9,000	\$8,626	\$36,874	\$0	\$42,908	\$42,908	1.00	\$42,908	0.8594	
012-020-037-00	1326.1072	8/20/20	72,000	1240 E 3 Mile	IN1	1971	MH-A	\$0	\$33,750	\$10,359	\$27,891	\$1,122	\$45,690	\$46,812	1.19	\$55,706	0.5007	
012-072-023-50	1325.164	7/27/20	57,000	3524 S Baker Side	IN1	2004	MH-A	\$0	\$12,000	\$4,000	\$41,000	\$874	\$58,613	\$59,487	1.19	\$70,790	0.5792	

\$105,765

\$169,404 0.6243 range: .5007 - .8594

Mean 0.6243
Median 0.5792
rounded to: **0.60 23RMH**

**Bruce Township
Rural Residential ECF Analysis**

Single Family Indicated 400 ECF	BSA Code	Residential Analysis - range	Final
Overall Rate - all sales	23RRO	.6534 - 1.1339	0.92
Class B and BC construction	23R1	.1.09 - 1.14	1.10
Waterfront -St Marys River	23 WF	.9510 - 1.1988	1.05
Class HUD, Single, Double Wide	23RMH	.5007 - .8594	0.60

County Multipliers 400			
17			
	2021	2022	Adjust
Masonry	1.05	1.22	0.17
Frame/Siding	1.04	1.23	0.19
Brick Veneer	1.09	1.23	0.14
Farm	1.04	1.27	0.23