

2023 Assessment Roll  
Bruce Township  
Commercial/Industrial ECF

Depreciation Rates	Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	Occupancy	Business Status	Personal Property	Land Value	Site Imp @ sale	Building Residual	2023 Building Dep Cost	Indicated ECF Factor
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*confidential included*

*Overall Factor*

*11 sales*

<i>shed-eq;4% D/S class</i>	002-133-016-50	1352.789	8/27/21	\$185,000	17968 S Scenic Dr	Storage Bldg	o		\$0	\$13,095	\$0	\$171,905	\$121,989	1.4092
<i>restaurant B/2.5%</i>	002-290-002-00	1344.1104	5/7/21	\$483,728	6800 E 15 MileRd	restaurant/bar/wf	o		\$0	\$70,040	\$0	\$413,688	\$491,001	0.8425
<i>resort 1%/res</i>	002-480-005-00	1354.816	9/28/21	\$240,000	16829 S Scenic Dr	resort/wf	o		\$0	\$90,125	\$0	\$149,875	\$175,678	0.8531
<i>retail/LQ mx use 2.5%</i>	49-052-220-015-00	900.47	12/7/20	\$150,000	20 N State	retail	o/s		\$0	\$51,475	\$0	\$98,525	\$119,649	0.8235
<i>retail 2.5%</i>	49-052-220-017-00	899.550	11/18/20	\$135,000	44 N State	retail	o		\$0	\$43,200	\$3,093	\$88,707	\$111,591	0.7949
<i>retail 2.25%</i>	49-052-200-032-00	879.207	1/6/20	\$153,000	322 N State St	retail	o/s		\$0	\$22,535	\$7,153	\$123,312	\$210,757	0.5851
	002-560-015-00	1334.250	11/23/20	\$325,000	17247 S Scenic Dr	retail	o		\$0	\$77,250	\$15,000	\$232,750	\$209,812	1.1093
<i>0.18</i>	004-118-016-00		1/15/19	\$506,000	5018 W M28	Truck Depot			\$0	\$92,707	\$0	\$413,293	\$706,019	0.5854
<i>0.32</i>	012-022-023-50	1313.1311	1/15/19	\$55,000	3451 S Riverside Dr	Maintenance Bldg			\$0	\$17,500	\$169	\$37,331	\$47,274	0.7897
<i>0.19</i>	012-019-038-25	1285.615	7/31/18	\$180,000	263 W 3 Mile Rd	Storage Bldg			\$0	\$33,465	\$1,141	\$145,394	\$149,615	0.9718
<i>medical clinic</i>	49-007-101-009-10	851.475	6/5/18	\$135,000	M-129	Pickford Medical	o		\$0	\$18,000	\$0	\$117,000	\$169,155	0.6917
											\$1,991,780	\$2,512,540	0.7927	
											<b>23COM</b>		<b>79.0000</b>	

*Convenience Market/Gas Station Sales*

*3 sales*

<i>0.09</i>	008-029-001-25		1/15/19	\$1,085,000	4416 W M80				\$0	\$93,920	\$0	\$991,080	\$270,828	4.2815
<i>0.48</i>	008-075-030-00		10/25/16	\$345,000	6737 W M80				\$0	\$165,098	\$0	\$179,902	\$164,111	1.2826
<i>0.09</i>	011-240-020-00		11/1/16	\$790,000	18870 S Mackinac Tr				\$0	\$68,476	\$0	\$721,524	\$516,144	1.6356
											\$1,892,506	\$951,084	1.9898	
											<b>23GC</b>		<b>1.9500</b>	

The 2023 study to develop a commercial/industrial economic factor includes property sales that are being used for commercial/industrial use at the time of sale and commercial /industrial use will continue after sale. In some case the use is changed (i.e. veterinary clinic to medical clinic). Sales occurring between April 1, 2020 and March 31, 2022 are given priority in the analysis. It is necessary to use historical sales to support current market prices and improve the credibility (reliability or face validity) of the analysis. Sales are used from other geographic commercial neighborhoods to increase the number of sales used in the analysis. The analysis strives to use sales that reflect the predominant rural nature of most commercial/industrial operations. When possible, sales of a specific commercial use may be used to generate an ECF - note the ECF for Convenience Market/Gas Station sales. The wide range of indicated economic condition factors is due to the lack of verification of data -potential leases, personal property included in sale, sale terms, etc. The mean of the group is used as the best indicator of an ECF, and will be refined as data verification obtained or more sales occur. Other specific commercial/industrial uses are annually under review to further analyze sale data and refine land value rates and economic condition factors.