

2024 Assessment Roll
Bruce Township
Commercial/Industrial ECF

| Parcel Number | Liber Page | Sale Date | Sale Price | Property Address | Occupancy | Personal Property | Land Value | Site Imprv | Building Residual | 2024 Building Dep Cost | Indicated ECF Factor |
|---------------|------------|-----------|------------|------------------|-----------|-------------------|------------|------------|-------------------|------------------------|----------------------|
|---------------|------------|-----------|------------|------------------|-----------|-------------------|------------|------------|-------------------|------------------------|----------------------|

Overall Factor - all sales from 2023 analysis

5 sales

| | | | | | | | | | | | |
|----------------|-----------|---------|-----------|-----------------------|---------------------------|-----|-----------|---------|-----------|-----------|--------|
| 012-074-031-00 | 1365.1285 | 3/25/22 | \$250,000 | 3757 S Mackinac Trail | Repair Shop/Str blg/MH | \$0 | \$104,400 | \$0 | \$145,600 | \$171,330 | 0.8498 |
| 002-290-002-00 | 1344.1104 | 5/27/21 | \$483,728 | 6800 E 15 Mile Rd | Bar restaurant/WF | \$0 | \$71,400 | \$0 | \$412,328 | \$525,006 | 0.7854 |
| 002-480-005-00 | 1354.816 | 9/28/21 | \$240,000 | 16829 S Scenic Dr | WF resort/seasonal cabins | \$0 | \$91,875 | \$0 | \$148,125 | \$187,473 | 0.7901 |
| 012-022-023-50 | 1313.1311 | 1/15/19 | \$55,000 | 3451 S Riverside Dr | Maintenance Bldg | \$0 | \$17,500 | \$169 | \$37,331 | \$50,574 | 0.7381 |
| 012-019-038-25 | 1285.615 | 7/31/18 | \$180,000 | 263 W 3 Mile Rd | Storage Building | \$0 | \$33,465 | \$1,484 | \$145,051 | \$160,087 | 0.9061 |

\$888,435 \$1,094,470 0.8117
Median: .79011 Mean: .8117

200 Overall 0.8100
24 CM1

Convenience Market/Gas Station Sales

3 sales

| | | | | | | | | | | | |
|----------------|----------|---------|-------------|------------------------|-------------------------|-----|----------|-----|-----------|-----------|--------|
| 002-700-002-00 | 1344.816 | 5/5/21 | \$100,000 | 17244 S Scenic Dr | Garage/service station | \$0 | \$22,700 | \$0 | \$77,300 | \$42,462 | 1.8205 |
| 008-029-001-25 | | 1/15/19 | \$1,085,000 | 4416 W M80 | | \$0 | \$93,920 | \$0 | \$991,080 | \$295,582 | 3.3530 |
| 011-240-020-00 | 1243.200 | 11/1/16 | \$790,000 | 18896 S Mackinac Trail | convenience/gas station | \$0 | \$68,476 | \$0 | \$721,524 | \$563,320 | 1.2808 |

\$1,789,904 \$901,364 1.9858
Median: 1.8205 Mean: 1.9858

Service/Convenience 1.9500
24 CGS

Bruce Township has no central shopping district. Commercial parcels are small owner-operated business or home businesses. Barbeau is a small settlement along the St Mary's River - the commercial activity includes restaurants, resorts, convenience stores and marina storage or repair business. M-129 is a state highway connecting Sault Sainte Marie, Kincheloe, Pickford and Cedarville located along the west end of the township. Several businesses are located on M-129 including contractors, fuel suppliers and vehicle repair shops.

Data selected to develop an economic condition factor include businesses similar to those in the township. *Relevant characteristics* of the comparables selected are rural location, owner-operated (no franchise), service or tourist related enterprise. Businesses that serve the local community. Sales included in the analysis are from Bruce, Soo, Kinross and Rudyard Townships. It is necessary to expand the search for comparables to a wider geographic area, but also include older historical sales to increase the reliability of the analysis.

Two ECF factors are developed - an overall commercial factor (**24 CM1**) - this is applied to the calculations of all township businesses with the exception of Convenience Market/Gas Station parcels. A number of sales have occurred in Chippewa/Mackinac County of market/gas stations allowing for the development of a separate Service/Convenience ECF (**24 CGS**)