

Bruce Township  
2024 ECF Study  
Residential (400) Class

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Land Value @sale	Site impr value @ sale	Building Residual	Site Imp Acc Bldgs	2024 Bldg Dep Cost	Indicated Factor
<i>Overall Residential Rate</i>		<i>20 sales</i>											
002-076-006-25	1385.994	3/30/23	379,400	10503 S Riverside Dr	SP/ER	unk	C/18	\$24,209	\$0	\$355,191	\$0	\$354,878	1.0009
002-022-010-00	1384.1197	3/10/23	150,000	15790 S Riverside Dr	SP/GRFF	39	CD/25	\$7,800	\$0	\$142,200	\$0	\$141,074	1.0080
002-107-016-00	1381.1034	12/21/22	66,900	13501 S Scenic Dr	SP/GRFF	48	C/22	\$8,515	\$0	\$58,385	\$0	\$52,968	1.1023
002-023-002-00	1381.581	12/19/22	149,500	4620 E 15 Mile Rd	SP/ER	75	CD/55	\$20,690	\$0	\$128,810	\$3,923	\$119,446	1.0784
002-024-001-10	1378.94	10/18/22	105,000	5960 E 15 Mile Rd	SP/GRFF	62	CD/17	\$27,555	\$0	\$77,445	\$2,717	\$97,497	0.7943
002-014-001-75	1375.722	9/8/22	289,000	4834 E 14 Mile Rd	MRD</=45A	27	C/72	\$32,500	\$0	\$256,500	\$27,545	\$179,166	1.4316
002-068-015-00	1372.263	7/15/22	125,000	8583 S M 129	SP/GRFF	122	CD/35	\$15,015	\$380	\$109,605	\$0	\$120,930	0.9064
002-056-029-50	1372.520	7/14/22	183,000	6600 S Killackey Rd	MRD</=45A	23	C/20	\$25,740	\$0	\$157,260	\$22,176	\$234,531	0.6705
002-286-002-00	1372.665	7/14/22	130,000	11210 S M 129	SP/GRFF	58	C/35	\$19,500	\$0	\$110,500	\$0	\$148,312	0.7451
002-011-012-00	1372.275	7/13/22	181,000	4432 E 14 Mile Rd	SP/ER	46	CD/22	\$25,166	\$0	\$155,834	\$0	\$187,931	0.8292
002-006-001-50	1371.818	7/6/22	258,850	12172 S Seymour Rd	MRD</=45A	unk	C/25	\$16,250	\$0	\$242,600	\$0	\$191,724	1.2654
002-003-011-00	1369.374	5/25/22	225,000	3847 E 13 Mile Rd	SP/GRFF	46	C/20	\$10,400	\$0	\$214,600	\$0	\$214,118	1.0023
002-083-007-00	1371.661	5/1/22	175,000	11877 S Shunk Rd	SP/GRFF	36	C/25	\$20,439	\$0	\$154,561	\$3,495	\$260,171	0.5941
002-015-001-00	1367.511	4/14/22	209,000	3938 E 14 Mile Rd	MRD</=45A	27	C/Mod/25	\$16,250	\$0	\$192,750	\$5,750	\$174,381	1.1053
002-065-009-75	1367.376	4/12/22	249,000	3805 E 9 Mile Rd	AP/Int	19	C/Mod/20	\$10,000	\$5,402	\$233,598	\$812	\$241,035	0.9691
002-035-004-00	1367.149	4/8/22	188,000	17185 S Riverside Dr	MRR=>10a	29	CD/25	\$44,000	\$0	\$144,000	\$2,689	\$141,792	1.0156
002-072-007-00	1366.280	3/30/22	239,000	3488 E 9 Mile Rd	MRD</=45A	28	C/Mod/28	\$19,695	\$0	\$219,305	\$9,898	\$197,050	1.1129
002-212-015-00	1365.980	3/21/22	85,000	13960 S M129	23SP	unk	CD/35	\$4,500	\$0	\$80,500	\$0	\$74,419	1.0817
002-212-015-00	1365.980	3/21/22	85,000	13960 S M129	23SP	unk	CD/35	\$4,500	\$0	\$80,500	\$0	\$74,419	1.0817
002-011-012-50	1362.1182	1/31/22	305,000	4263 E 14 Mile Rd	MRD</=45A	27	C/27	\$32,500	\$0	\$272,500	\$0	\$295,116	0.9234
002-018-013-50	1359.867	11/29/21	295,000	14229 S M129	23SP	1994	C/35	\$42,720	\$11,248	\$241,032	\$0	\$242,499	0.9940

\$3,627,676	\$3,743,457	0.9691
range: .5941- 1.4316		Mean
		1.0230 Median
		<b>1.00 24RRO</b>

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*Class B and BC Construction 7 sales does not include WF or Ag parcels*

012-380-022-00	1384.302	2/20/23	280,000	1410 W S Charwood	SP-PL	1987	BC/37	\$31,920	\$0	\$248,080	\$45,219	\$265,926	0.9329
002-023-003-00	1376.140	9/16/22	530,000	4602 E 15 Mile Rd	MRR=/>10a	29	BC/20	\$74,019	\$3,095	\$452,886	\$33,284	\$343,280	1.3193
002-066-001-35	1374.52	8/12/22	315,000	8381 S Ridge Rd	MRD</=45A	7	BC/7	\$16,564	\$0	\$298,436	\$0	\$296,502	1.0065
012-380-003-00	1369.181	5/23/22	350,000	1365 W Harwood Rd	SP PL	1981	BC/40	\$17,880	\$0	\$332,120	\$3,746	\$266,917	1.2443
012-400-002-00	1380.1141	12/5/22	275,000	3046 S Riverside Dr	SP PL	1965	BC/30	\$18,225	\$6,485	\$250,290	\$12,457	\$245,109	1.0211
012-450-012-00	1367.968	4/21/22	275,000	745 W Ford Dr	SP PL	1987	BC/25	\$18,000	\$4,510	\$252,490	\$1,984	\$299,346	0.8435
012-075-007-01	1365.623	3/16/22	455,000	810 W 4 1/2 Mile Rd	MRR=/>10a	1987	BC/35	\$16,830	\$0	\$438,170	\$0	\$377,307	1.1613
012-026-060-00	1356.862	10/26/21	225,000	4879 S Nicolet	SP<10aint	1974	BC/30	\$12,150	\$1,903	\$210,947	\$5,982	\$262,153	0.8047

\$2,483,419  
range: .8047 - 1.3193  
1.0538 Mean  
1.0138 Median  
**1.05 24R1**

*St Mary's River Bruce Twp 8 sales*

002-290-004-00	1381.289	12/8/22	190,000	15045 S Scenic Dr	WF/RRD	58	D/45	\$106,090	\$0	\$83,910	\$0	\$42,274	1.9849
002-480-004-00	1378.759	10/26/22	300,000	16855 S Scenic Dr	WF/RRD	unk	C/13	\$51,500	\$0	\$248,500	\$0	\$190,173	1.3067
002-520-012-00	1378.454	10/21/22	350,000	6755 S Scenic Dr	WF/RRD	58	C/37	\$83,875	\$3,802	\$262,323	\$956	\$216,415	1.2121
002-330-028-00	1377.606	10/5/22	309,000	13119 S Cottage Rd	WF/RRD	82	C/20	\$30,250	\$0	\$278,750	\$20,375	\$233,813	1.1922
002-480-016-00	1375.464	8/31/22	309,000	16629 S Scenic Dr	WF/RRD	72	C-10/33	\$51,500	\$0	\$257,500	\$0	\$202,210	1.2734
002-480-008-00	1373.1057	8/3/22	99,500	16823 S Scenic Dr	WF/RRD	72	D-10/48	\$51,500	\$0	\$48,000	\$0	\$72,451	0.6625
002-560-004-00	1367.1018	4/20/22	140,000	17065 S Scenic Dr	WF/RRD	unk	CD/23	\$51,500	\$600	\$87,900	\$2,202	\$101,903	0.8626
012-395-001-00	1357.940	11/16/21	225,000	5506 Cedar Drive	MWF	1993	C/29	\$29,750	\$1,862	\$193,388	\$0	\$163,943	1.1796
002-120-006-00	1357.710	11/10/21	178,000	15441 S Scenic Dr	WF	unk	D/47	\$135,500	\$3,750	\$38,750	\$0	\$47,039	0.8238
012-022-039-00	1353.878	9/2/21	165,000	3541 S Riverside Dr	MWF	1960	C/65	\$44,805	\$1,316	\$118,879	\$2,009	\$113,686	1.0457
012-026-038-00	1352.122	8/23/21	475,000	4741 S Nicolet Rd	MWF	1997	BC/24	\$101,800	\$11,707	\$361,493	\$0	\$368,964	0.9798
012-022-015-00	1334.881	5/4/21	250,000	3037 Riverside	MWF	1920/1980	CD/30	\$99,550	\$9,828	\$140,622	\$0	\$144,698	0.9718

\$2,120,015  
range: .6625 - 1.9849  
1.1172 Mean  
1.1126 Median  
**1.11 24RWF**

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Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Land Value @sale	Site impr value @ sale	Building Residual	Site Imp Acc Bldgs	2024 Bldg Dep Cost	Indicated Factor
<i>Class HUD Single, Double Wide 3 Sales</i>													
002-107-011-00	1385.819	3/24/23	73,000	13411 S Scenic Dr	SP<MU10a	63	D-5/58	\$9,000	\$0	\$64,000	\$0	\$54,553	1.1732
002-077-005-00	1381.607	12/12/22	186,000	10810 S Riverside Dr	MRD</=45A	23	MHL+C/HUD	\$32,576	\$0	\$153,424	\$3,442	\$184,357	0.8322
002-600-015-00	1378.1340	11/2/22	229,000	6156 S ScenicDr	SP/ER	18	CD/HUD/18	\$18,500	\$0	\$210,500	\$0	\$209,672	1.0039
002-061-001-00	1375.1245	9/7/22	150,000	7025 S Nicolet Rd	MRD</=45A	37	CD/HUD/30	\$16,283	\$0	\$133,717	\$14,936	\$191,651	0.6977
002-057-005-40	1375.806	8/30/22	55,000	185 W 7 Mile Rd	MRD</=45A	24	MH/HUD/A 24	\$16,916	\$0	\$38,084	\$0	\$56,965	0.6686
002-290-016-00	1374.1106	8/25/22	168,000	15129 S Scenic Dr	SP/PL	unk	D/7	\$14,866	\$0	\$153,134	\$0	\$145,297	1.0539
002-201-001-00	1373.740	8/3/22	76,500	943 W 12 Mile Rd	SP/GRFF	50	MHA/25	\$14,075	\$1,104	\$61,321	\$1,364	\$56,207	1.0910
002-118-012-00	1369.372	5/23/22	55,000	6111 E 15 Mile Rd	SP/ER	44	MHA/15	\$8,351	\$0	\$46,649	\$0	\$39,712	1.1747
002-420-009-00	1367.480	4/12/22	97,000	6089 S Riverside Dr	SP/GRFF	22	D/HUD/22	\$6,500	\$0	\$90,500	\$1,075	\$120,023	0.7540
002-027-002-00	1362.694	1/20/22	215,000	16332 S Riverside Dr	MRR=/>20a	1968	D/50	\$133,264	\$0	\$81,736	\$0	\$75,813	1.0781
002-065-009-80	1362.311	1/18/22	93,500	8948 S Riverside Dr	MRD</=45A	unk	D/34	\$16,250	\$289	\$76,961	\$2,655	\$98,110	0.7844
002-065-009-80	1362.311	1/18/22	93,500	8948 S Riverside Dr	MRD</=45A	unk	D/34	\$16,250	\$289	\$76,961	\$2,655	\$98,110	0.7844
002-072-002-00	1355.1018	10/18/21	191,550	3936 E 9 Mile Rd	23SP	1975/08r	D/25	\$14,850	\$7,500	\$169,200	\$0	\$149,214	1.1339
002-069-018-00	1343.1159	4/21/21	138,000	865 E 10 Mile Rd	23MRR	2003	CD/HUD/19	\$33,231	\$0	\$104,769	\$0	\$127,797	0.8198
<b>\$1,460,956</b>											\$1,607,481	0.9088	
<i>range: .6686 - 1.1747</i>											0.9088	Mean	
											0.9181	Median	
											<b>0.91</b>	<b>24RMH</b>	

Bruce Township  
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Residential (400) Class

**Bruce Township**  
**Rural Residential ECF Analysis**

Single Family Indicated 400 ECF	BSA Code	Residential Analysis - range	Final	
Overall Rate - all sales	<b>24RRO</b>	range: .5941- 1.4316	<b>1.00</b>	Masonry
Class B and BC construction	<b>24R1</b>	range: .9234 to 1.3193	<b>1.05</b>	Frame/Siding
Waterfront -St Marys River	<b>24WF</b>	.9510 - 1.1988	<b>1.11</b>	Brick Veneer
Class HUD, Single, Double Wide	<b>24RMH</b>	range: .6686 - 1.1747	<b>0.91</b>	Farm

County Multipliers Residential class		
17 Chippewa		
2021	2022	2023
1.05	1.22	0.17
1.04	1.23	0.19
1.09	1.23	0.14
1.04	1.27	0.23

Bruce Township is a rural neighborhood. Platted subdivisions are primarily along the St Mary's River. Density of land development off water is more sparse than along the riverfront. Commercial, agricultural, recreational and residential land use is integrated across the township. The quality, design and utility of residential structures varies considerably, ranging from recreational cabins to custom homes. There are two defined neighborhoods - mainland and waterfront. This mix of housing style is apparent along the waterfront and also on mainland parcels.

The valuation of properties for the assessing process uses a cost manual provided by the State Tax Commission. The same cost manual is used across the State of Michigan, so it is necessary to develop a factor (ECF) to adjust the cost manual building price so it reflects the home prices being paid by buyers and sellers in the local market. Data used to develop the 2024 Economic Condition Factor (ECF) includes sales transacted between April 1, 2021 and March 31, 2023 (the sales study period mandated by the General Property Tax Act). For this analysis, sales of residential properties located in Soo and Bruce Township are used to assemble enough sales to develop credible results. Where necessary, historical sales are used to increase the reliability of the calculated ECF.

A ratio for each property sale is calculated by comparing the building residual value (from the market) and the depreciated building cost (from the cost manual). The indicated ratios are segregated into groups that share similar characteristics. Analyzing the sale data of residential construction, the data results are easily segregated by the following *relevant characteristics*: mainland or waterfront location, construction quality/design, and residential utility (gross living area/room count). An economic condition factor is developed for each group and used in the valuation for similar buildings across the township.

For 2024, the following ECF categories are created after the analysis of home sales: homes on the WF (**24WF**), Custom homes expressing quality construction components and an emphasis on architectural design (**24R1**), and a specific market appeal of factory built units including HUD code structures and mobile homes (**24RMH**). To accommodate the valuation of the remaining residential homes, an overall ECF is developed (**24RRO**).

The **Economic Condition Factor** will change annually as building costs fluctuate and buyers and sellers negotiate housing prices in a variable market conditions. Between 2020 and 2022, the local housing market was significantly influenced by a rapid increase in housing demand and a resulting housing shortage forcing an increase in housing prices. This market event is still evident in sales used for the calculation of the 2024 ECF.