

**Bruce Township
2025 ECF Study
Residential (400) Class**

**Bruce Township
Rural Residential ECF Analysis**

Single Family	Residential		
Indicated 400 ECF	BSA Code	Analysis - range	Final
Overall Rate - all sales	25RRO	<i>range: 1.0175 - 1.9021</i>	1.30
Waterfront -St Marys River	25WF	<i>range: 0673 - 2.150</i>	1.30
Class B and BC construction	25R1	<i>range: .9471 - 1.3394</i>	1.15
Class C, Class C Mod	25R2	<i>range: .603 - 1.660</i>	1.11
Class CD	25R3	<i>range: .8064 -1.9021</i>	1.15
Class HUD Single, Double Wide	25R4	<i>range: 1.0192 - 1.3348</i>	1.16

The study to develop an economic condition factor (ECF) for residential improvements reflects building characteristics as opposed to the location of the parcel. The Eastern Upper Peninsula market is generally rural and residential land development is heterogeneous. There are exceptions - and those areas (mostly platted neighborhoods) developed with similar quality homes have a specific ECF for that neighborhood. All waterfront parcels, regardless of building type, have the same ECF used in the valuation of improvements. The property attribute with the most influence on the parcel appeal is the waterfront location. Building value is subservient to the land (a scarce commodity), easily adapted to the needs of the occupant.

Sales used in the analysis occurred between April 1, 2022 and March 31, 2024, as required by the General Property Tax Act. Historical sales are included to add support as needed (St Mary's waterfront market). The residential market in the Eastern Upper Peninsula experienced a rapid increase in demand in 2020 which has been sustained through March 2024. Market prices increased as the supply of listings was depleted. The **relevant characteristics** for residential improvements are determined to be: construction quality, structural utility (gross living area) and occupancy (yearround or seasonal).

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Residential (400) Class**

3.11.25

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Land Value @sale	Site impr value @ sale	Building Residual	Bldg Dep Cost	Indicated Factor	comments
<i>Overall Residential Rate</i>													
<i>29 sales</i>			<i>4/1/2022 to 3/31/2024</i>										
002-061-001-10	1403.914	3/12/24	275,000	4662 E 7 Mile Rd	MRD</=45	25	C/23	\$16,533	\$0	\$258,467	\$155,732	1.6597	
002-035-003-00	1403.363	2/29/24	345,000	17229 S Riverside Dr	MRR	unk	C/20	\$43,784	\$0	\$301,216	\$285,182	1.0562	
002-006-002-50	1402.332	2/6/24	169,900	550 E 12 Mile Rd	MRD</=45	1950	CD/37	\$16,500	\$0	\$153,400	\$112,031	1.3693	
002-060-017-00	1401.1182	1/30/24	335,500	7736 S Riverside Dr	MRD</=45	2015	BC/3	\$16,500	\$0	\$319,000	\$265,399	1.2020	
002-005-010-00	1401.773	1/22/24	265,000	1831 E 13 Mile Rd	MRR=>/>10a	1999	D/38	\$44,000	\$0	\$221,000	\$134,750	1.6401	
002-075-004-00	1399.425	11/27/23	199,000	10167 S Lower Haylake	SP/GRFF		CD/28	\$12,000	\$0	\$187,000	\$131,938	1.4173	
002-076-001-00	1397.1335	10/26/23	262,000	10040 S Lower Haylake	MRR=>/>20A	2008	C/HUD/11	\$40,000	\$0	\$222,000	\$176,547	1.2575	
002-085-001-00	1397.713	10/16/23	1,165,000	11550 S Lower Haylake	MRD</=45	2022	BC/1	\$303,386	\$0	\$861,614	\$715,497	1.2042	
002-065-005-00	1396.503	9/28/23	169,900	3369 E 9 Mile Rd	SP/GRFF	1977	D/22	\$18,320	\$0	\$151,580	\$118,752	1.2764	
002-025-009-00	1395.1054	9/22/23	875,000	16367 E Kurtis Rd	MRR=>/>20A	1935/ren	C/33	\$546,783	\$2,971	\$325,246	\$254,780	1.2766	
002-007-017-00	1395.928	9/21/23	185,000	529 E 14 Mile Rd	MRD</=45	1991	MHG/5	\$16,698	\$9,037	\$159,265	\$102,761	1.5499	
002-035-009-00	1393.1080	8/23/23	215,000	17887 S Riverside Dr	MRD</=45	2008	D/10	\$33,000	\$0	\$182,000	\$119,041	1.5289	
002-007-004-00	1393.188	8/4/23	392,900	752 E 13 Mile Rd	MRD</=45	1992	C/28	\$46,448	\$0	\$346,452	\$250,048	1.3855	
002-064-004-60	1388.549	5/17/23	350,000	8171 S Riverside Dr	MRD</=45		C/27	\$39,798	\$0	\$310,202	\$200,492	1.5472	064-004-80
002-720-012-00	1387.1023	5/5/23	255,000	5248 E 8 Mile Rd	PL	1996	CD/30	\$11,400	\$0	\$243,600	\$212,460	1.1466	
002-086-002-00	1387.505	4/27/23	379,000	11133 S Lower Haylake Rd	MRD</=45	1984/ren	CD/35	\$62,700	\$0	\$316,300	\$166,290	1.9021	
002-015-001-50	1387.522	4/26/23	178,000	3796 E 14 Mile Rd	MRD</=45	1998	CD/HUD/35	\$16,500	\$0	\$161,500	\$120,990	1.3348	
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	\$53,735	1.1910	
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	\$52,173	1.1191	
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	\$117,654	1.0948	
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	\$338,131	1.3394	30x40PB
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	\$176,479	1.4534	30x40PB
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	\$143,118	1.0700	
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	\$55,364	1.1076	
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	\$188,848	1.2846	
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	\$210,906	1.0175	
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	\$39,116	1.1926	
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	\$171,765	1.1222	
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	\$139,665	1.0310	
										\$6,735,477	\$5,209,644	1.2929	range: 1.0175 - 1.9021
												1.2929	Mean
												1.2765	Median
												1.30	25RRO

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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	Bldg Dep Cost	Indicated Factor	comments
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St Mary's River Bruce Twp 14 sales

002-320-019-50	1403.845	3/11/24	165,000	13661 S Cottage Rd	RWF	1960/ren	CD/25	\$26,250	\$0	\$138,750	\$108,168	1.2827	
002-520-015-01	1402.989	2/20/24	355,000	6683 S Scenic Dr	RWF	1980	CD/25	\$105,000	\$0	\$250,000	\$139,343	1.7941	
002-320-022-00	1400.1010	1/2/24	200,000	13605 S Cottage Rd	RWF	1942/ren	D/35	\$26,250	\$302	\$173,448	\$97,834	1.7729	
002-521-048-00	1398.49	10/31/23	510,000	6857 S Scenic Dr	RWF	2020	C/20	\$66,150	\$8,383	\$435,467	\$241,366	1.8042	520-041-00/ repriced
002-380-017-00	1397.628	10/17/23	400,000	6181 S Scenic Dr	RWF	2000	C/12	\$52,500	\$812	\$346,688	\$295,744	1.1723	
002-320-008-00	1396.85	9/26/23	300,000	13877 S Cottage Rd	RWF	1993	CD/33	\$26,250	\$0	\$273,750	\$127,299	2.1504	
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	\$41,640	2.0151	
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	\$187,320	1.3266	
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	\$213,169	1.2306	520-035 LV6500 :540-008LV 13000
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	\$230,306	1.2103	335-028-00:LV-4500 BV:20375
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	\$199,177	1.2928	
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	\$71,364	0.6726	
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	\$100,374	0.8757	
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	\$46,333	0.8363	developmentt site

\$2,923,736 \$2,099,438 1.3926 range: 0673 - 2.150
 Mean
 1.2880 Median
1.30 25RWF

WF access via easement information only

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	\$54,553	1.1732	WF access/private esmt
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Class B and BC Construction 7 sales does not include WF or Ag parcels

002-060-017-00	1401.1182	1/30/24	335,500	7736 S Riverside Dr	MRD</=45	2015	BC/3	\$16,500	\$0	\$319,000	\$265,399	1.2020	
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	\$261,937	0.9471	380-023-00
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	\$241,432	1.0367	BC PB 1200sf
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	\$338,131	1.3394	30x40PB
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	\$292,054	1.0219	
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	\$262,913	1.2632	
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	\$371,647	1.1790	split from comm

\$2,338,982 \$2,033,515 1.1502 range: .9471 - 1.3394
 Mean
 1.1790 Median
1.15 25R1

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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	Bldg Dep Cost	Indicated Factor	comments
<i>Class C, Class C Mod</i> <i>18 sales</i>													
002-061-001-10	1403.914	3/12/24	275,000	4662 E 7 Mile Rd	MRD</=45	25	C/23	\$16,533	\$0	\$258,467	\$155,732	1.6597	
002-035-003-00	1403.363	2/29/24	345,000	17229 S Riverside Dr	MRR	unk	C/20	\$43,784	\$0	\$301,216	\$285,182	1.0562	
002-076-006-75	1043.51	2/19/24	215,000	10107 S Riverside Dr	MRD</=45	2003	C/15	\$17,358	\$0	\$197,642	\$206,066	0.9591	
002-025-009-00	1395.1054	9/22/23	875,000	16367 E Kurtis Rd	MRR=>20A	1935/ren	C/33	\$546,783	\$2,971	\$325,246	\$254,780	1.2766	
002-007-004-00	1393.188	8/4/23	392,900	752 E 13 Mile Rd	MRD</=45	1992	C/28	\$46,448	\$0	\$346,452	\$250,048	1.3855	
002-064-004-60	1388.549	5/17/23	350,000	8171 S Riverside Dr	MRD</=45		C/27	\$39,798	\$0	\$310,202	\$200,492	1.5472	064-004-80
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	\$349,555	1.0161	Charlotte River
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	\$52,173	1.1191	
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	\$176,479	1.4534	30x40PB
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	\$146,087	0.7564	
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	\$188,848	1.2846	
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	\$210,906	1.0175	
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	\$256,268	0.6031	
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	\$171,765	1.1222	
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	\$237,419	0.9839	
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	\$194,094	1.1299	38x32PB
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	\$290,689	0.9374	
002-018-013-50	1359.867	11/29/21	295,000	14229 S M129	SP	1994	C/35	\$42,720	\$11,248	\$241,032	\$238,862	1.0091	

\$4,290,747 \$3,865,447 1.1100 range: .603 - 1.660

1.1100 Mean

1.0685 Median

1.11 25R2

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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	Bldg Dep Cost	Indicated Factor	comments
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Class CD 13 sales

002-006-002-50	1402.332	2/6/24	169,900	550 E 12 Mile Rd	MRD</=45	1950	CD/37	\$16,500	\$0	\$153,400	\$112,031	1.3693	
002-075-004-00	1399.425	11/27/23	199,000	10167 S Lower Haylake	SP/GRFF	unk	CD/28	\$12,000	\$0	\$187,000	\$131,938	1.4173	
002-018-018-00	1395.226	9/8/23	160,500	14737 S M 129	ER	1957	CD/38	\$16,000	\$75	\$144,425	\$127,393	1.1337	
002-065-006-40	1391.452	6/12/23	178,000	8845 S Ridge Rd	MRD</=45	1992	CD/30	\$32,500	\$0	\$145,500	\$143,822	1.0117	065-006-26
002-720-012-00	1387.1023	5/5/23	255,000	5248 E 8 Mile Rd	PL	1996	CD/30	\$11,400	\$0	\$243,600	\$212,460	1.1466	
002-086-002-00	1387.505	4/27/23	379,000	11133 S Lower Haylake Rd	MRD</=45	1984/ren	CD/35	\$62,700	\$0	\$316,300	\$166,290	1.9021	
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	\$138,958	1.0233	
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	\$117,654	1.0948	
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	\$96,035	0.8064	
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	\$119,116	0.9202	
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	\$185,112	0.8418	
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	\$139,665	1.0310	
002-212-015-00	1365.980	3/21/22	85,000	13960 S M129	23SP	unk	CD/35	\$4,500	\$0	\$80,500	\$73,303	1.0982	

\$2,028,619 \$1,763,775 1.1502 range: .8064 -1.9021
 1.1502 Mean
 1.0948 Median
1.15 25R3

Class HUD Single, Double Wide 6 sales

002-076-001-00	1397.1335	10/26/23	262,000	10040 S Lower Haylake	MRR=/>20A	2008	C/HUD/11	\$40,000	\$0	\$222,000	\$176,547	1.2575	
002-015-001-50	1387.522	4/26/23	178,000	3796 E 14 Mile Rd	MRD</=45	1998	CD/HUD/35	\$16,500	\$0	\$161,500	\$120,990	1.3348	
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	\$206,527	1.0192	052-001-15 LV 6500
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	\$55,364	1.1076	
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	\$39,116	1.1926	
002-027-002-00	1362.694	1/20/22	215,000	16332 S Riverside Dr	MRR=/>20a	1968	D/HUD/50	\$133,264	\$0	\$81,736	\$74,676	1.0945	027-004-00/LV 72,000

\$783,706 \$673,220 1.1641 range: 1.0192 - 1.3348
 1.1641 Mean
 1.1500 Median
1.16 25R4