

**2025 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	2025 Building Dep Cost	Indicated ECF Factor	Comments
---------------	------------	-----------	------------	------------------	-----------	-------------------	------------	------------	-------------------	------------------------	----------------------	----------

Overall Factor

6 sales

002-019-005-85	1396.784	10/5/23	\$150,000	15475 S M 129	Service, storage, office	\$0	\$11,000	\$0	\$139,000	\$128,168	1.0845	
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	\$169,617	0.8584	inc 012-307-002-00
012-074-014-00	1357.1032	11/8/21	\$3,000,000	4281 I75 Bus Spur	Franchise Motel	\$0	\$376,145	\$33,393	\$2,590,462	\$2,759,490	0.9387	
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	\$185,598	0.7981	
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	\$519,756	0.7933	
002-700-002-00	1344.816	5/5/21	\$100,000	17244 S Scenic Dr	Garage/service station	\$0	\$22,700	\$0	\$77,300	\$102,256	0.7559	
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	\$158,486	0.9152	.

\$3,657,866 \$4,023,371 0.9092 range: .7559 - 1.0845
Mean: 0.9092 Median: .8283

200 Overall	0.9100	25 CM1
--------------------	---------------	---------------

The 2025 study develops a commercial/industrial economic factor that is a general representation of the diversity of rural commercial occupancies in Bruce Township. Sales included are properties used for commercial/industrial use at the time of sale and commercial/industrial use will continue after sale. Historical sales are used in the analysis. Few sales occurred between April 1, 2022 and March 31, 2024, the time frame required for the development of 2025 assessments. For the 2025 valuations, commercial sales in Soo and Bruce Township were given preference, best reflecting commercial enterprises frequently occurring in the rural area. The mean factor developed by analysis is used as the best indicator an overall ECF, and will be refined as data is obtained and more sales occur. Sales are annually under review, to refine the analysis and develop economic condition factors that would be specific to commercial occupancies.