

**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
Property Class 101												
14-01-09-400-018	7495 36 MILE ROAD	SCHAPMAN FRANCIS J ET AL SCHAPMAN RICHARD S & CONSTANC	WD	101	R-S	1.75 STORY	2,224	1,900	117.12	06/22/17	450,000.00 450,000.00	304,190 68%
FAMILY SALE other parcels in sale:												
Property Class 102												
14-01-14-200-014	MC KAY ROAD VACANT	BAEDKE WILLIAM & DIANNE TRUSTI HILL GREGORY A & DORINDA I	LC	102	R1		00	00	29.49	12/28/16	126,798.00 126,798.00	0 %
L. C. MEMORANDUM other parcels in sale:												
14-01-31-200-040	33 MILE ROAD VACANT	DI VITO & COUPLAND LLC BRUCE 33 PROPERTIES LLC	LC	102	R1		00	00	52.75	02/03/17	900,000.00 900,000.00	127,630 14%
VACANT LAND SALE other parcels in sale:												
14-01-27-100-043	34 MILE ROAD VACANT	RAWLINGS ROGER S & SANDRA CML OF MACOMB LLC	LC	102	R1A		00	00	32.08	07/14/17	300,000.00 300,000.00	108,440 36%
VACANT LAND SALE other parcels in sale:												
14-01-08-100-004	FISHER ROAD VACANT	TARA MAR LLC CARDAMONE DAVID W	WD	102	R-S		00	00	20.00	06/21/16	185,000.00 185,000.00	80,660 44%
WARRANTY DEED other parcels in sale:												
Property Class 201												
14-01-34-203-001	70945 VAN DYKE	ADAMS CORNER LLC EMMETT COLLIN E	COV	201	C-2		00	00	2.30	06/16/15	215,000.00 215,000.00	490,570 228%
OUT OF FORCLOSURE other parcels in sale:												
14-01-34-203-007	70931 VAN DYKE	ARKOM PRADITHAVAHNIJ JITRASAWAD WATCHAREE	WD	201	C-2		00	00	0.15	05/14/15	65,000.00 65,000.00	56,540 87%
ARMS LENGTH other parcels in sale:												
14-01-14-300-003	75810 VAN DYKE	GROZDANA LLC EBELING ROAD INVESTORS I LLC	LC	201	C-1	1 STORY	1,000	1,920	1.72	11/30/17	275,000.00 106,020.00	55,340 52%
MULTIPLE PARCELS other parcels in sale: 14-01-14-300-002 14-01-14-300-016 3 PARCELS IN SALE												
14-01-03-400-006	79363 VAN DYKE	MUZYCHKA STEPHANIE & ANDREW SRNA INVESTMENTS LLC	PTA	201	R-S		00	00	13.25	12/14/17	550,000.00 284,030.00	138,270 49%
MULTIPLE PARCELS other parcels in sale: 14-01-03-400-007 14-01-03-400-008 MULTIPLE PARCES IN SALE												

02/28/18

101 AG Improved
102 AG Vacant

201 COM Improved
202 COM Vacant

301 IND Improved
302 IND Vacant

401 RES Improved
402 RES Vacant
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408 Res Condo Vacant
414 Res Site Condo Improved
415 Res Site Condo Vacant

50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-26-300-033	71400 VAN DYKE	US BANK NATIONAL ASSOC 55 SUZANNE LLC/DBA SPRINGBROOK	COV	201	MHP		00	00	80.61	01/07/16	6,050,000.00 5,965,300.00 Adj	0 %
OUT OF FORCLOSURE other parcels in sale: 14-01-27-400-009 INCLUDES 2 PARCELS												
14-01-27-400-009	71400 VAN DYKE	US BANK NATIONAL ASSOC 55 SUZANNE LLC/DBA SPRINGBROOK	COV	201	R1A		00	00	5.52	01/07/16	6,050,000.00 84,700.00 Adj	60,850 72%
OUT OF FORCLOSURE other parcels in sale: 14-01-26-300-033 INCLUDES 2 PARCELS												
14-01-25-400-003	15155 33 MILE ROAD	VAN DYKE GAS COMPANY RYE FUEL COMPANY	WD	201	M-1		00	00	4.83	12/01/16	163,420.00 163,420.00 Adj	81,710 50%
ARMS LENGTH other parcels in sale:												
Property Class 202												
14-01-14-300-002	75890 VAN DYKE VACANT	GROZDANA LLC EBELING ROAD INVESTORS I LLC	LC	202	C-1		00	00	0.40	11/30/17	275,000.00 50,750.00 Adj	26,500 52%
MULTIPLE PARCELS other parcels in sale: 14-01-14-300-003 14-01-14-300-016 3 PARCELS IN SALE												
14-01-25-300-027	71149 ORCHARD CROSSING LANE	STRATEGIC BUSINESS PARK, LLC DMK ROMEO LLC	WD	202	M-1		00	00	4.71	06/28/16	565,200.00 565,200.00 Adj	0 %
ARMS LENGTH other parcels in sale:												
14-01-35-101-029	VAN DYKE VACANT	VAN DYKE PROPERTIES LLC MANDO CONSTRUCTION INC	WD	202	C-1		00	00	1.33	12/18/15	95,000.00 40,850.00 Adj	41,500 102%
VACANT LAND SALE other parcels in sale: 14-01-35-101-025 14-01-35-101-035 INCLUDES 3 PARCELS												
14-01-35-101-025	VAN DYKE VACANT	VAN DYKE PROPERTIES LLC MANDO CONSTRUCTION, INC	WD	202	R1B		00	00	1.98	12/18/15	95,000.00 21,850.00 Adj	22,470 103%
VACANT LAND SALE other parcels in sale: 14-01-35-101-029 14-01-35-101-035 INCL 3 PARCELS												
Property Class 301												
14-01-36-100-023	14140 33 MILE ROAD	BRUCE PROPERTIES LLC RAU PROPERTIES LLC	WD	301	M-1		00	00	25.48	08/22/17	600,000.00 600,000.00 Adj	0 %
ARMS LENGTH other parcels in sale:												
14-01-36-200-024	14684 33 MILE ROAD	PAT & JAN PROPERTIES LLC 33 MILE PROPERTIES LLC	LC	301	M-1		00	00	1.62	04/29/16	580,000.00 319,000.00 Adj	223,640 70%
MULTIPLE PARCELS other parcels in sale: 14-01-36-200-036 INCLUDES 2 PARCELS												

Property Class 302

02/28/18	101 AG Improved 102 AG Vacant	201 COM Improved 202 COM Vacant	301 IND Improved 302 IND Vacant	401 RES Improved 402 RES Vacant 407 RES Condo Improved 408 Res Condo Vacant 414 Res Site Condo Improved 415 Res Site Condo Vacant	50190 Romeo Schools 50050 Armada Schools 44020 Almont Schools	2 Page
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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-36-200-036	14594 33 MILE ROAD VACANT	PAT & JAN PROPERTIES LLC 33 MILE PROPERTIES LLC	LC	302	M-1		00	00	4.38	04/29/16	580,000.00 216,000.00 Adj	179,190 83%
<p style="text-align: center;">MULTIPLE PARCELS other parcels in sale: 14-01-36-200-024</p> <p style="text-align: right;">INCLUDES 2 PARCELS</p>												
Property Class 401												
14-01-01-100-011	80081 SCOTCH SETTLEMENT	1ST CHOISE BUILDING & MAINTENA LACROIX JOSEPH C	WD	401	R-S	1 STORY	1,730	1,953	10.10	09/06/17	215,500.00 215,500.00 Adj	109,690 51%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												
14-01-33-400-045	7330 GATES STREET	7330 WEST GATES LLC TEPES BENJAMIN EMANUEL	WD	401	R1	2 STORY	3,026	1,980	10.01	11/18/16	320,000.00 320,000.00 Adj	189,690 59%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												
14-01-27-278-001	72175 VAN DYKE	ADAMS GEORGE SR & GLORIA TRUS FOWLER BRANDI M	WD	401	R1A	1 STORY	1,253	1,957	1.30	09/06/16	139,500.00 139,500.00 Adj	66,770 48%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												
14-01-34-351-012	8025 32 MILE ROAD	AL-HACHIM AMAR SHIER KELLY & LORI	WD	401	R1	1 STORY	2,698	1,952	0.77	06/09/15	190,000.00 190,000.00 Adj	88,280 46%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												
14-01-35-176-007	70462 MELLEN STREET	ALBERT HEATHER S ORLANDO JENNIFER	WD	401	R1C	1.75 STORY	1,567	1,993	0.29	04/11/16	216,000.00 216,000.00 Adj	80,670 37%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												
14-01-33-276-011	7633 GATES STREET	ALLEN KERRY J & RACHEL A EY TANITA S	WD	401	R1	1 STORY	1,528	1,953	2.42	10/02/15	251,000.00 251,000.00 Adj	93,160 37%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												
14-01-35-251-004	12856 BOARDWALK DRIVE	ALLMACHER DANIEL S JR & SANDRA MILES BRIAN & JODEE M	PTA	401	R1B	1 STORY	1,754	1,996	0.74	01/31/18	289,900.00 289,900.00 Adj	142,230 49%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												
14-01-34-176-012	70239 ROMEO ORCHARD	AM/PM CORPORATION MEIJER LAYLA	WD	401	R1A	TRI-LEVEL	2,919	1,976	0.86	06/17/15	272,500.00 272,500.00 Adj	134,710 49%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												
14-01-34-351-019	8400 PIPPEN DRIVE	ANGELI GIUSEPPE & YOLANDA BUNKER JOSEPH B & VICTORIA H	WD	401	R1	1 STORY	2,791	1,972	2.38	03/18/16	315,000.00 315,000.00 Adj	147,170 47%
<p style="text-align: center;">ARMS LENGTH other parcels in sale:</p>												

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102 AG Vacant

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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

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14-01-35-202-010	13014 EXCALIBUR LANE	BACCI LAWRENCE M & YVONNE L MAURER LAURA & HITZELBURGER M	PTA	401	R1B	1.25 STORY	2,047	1,995	0.45	01/08/16	272,000.00 272,000.00 Adj	124,420 46%
			ARMS LENGTH other parcels in sale:									
14-01-14-101-003	11814 ELISA LANE	BAKER LESLIE WINTERS JACOB	WD	401	R1A	1 STORY	1,764	1,994	0.92	04/01/15	260,000.00 260,000.00 Adj	135,490 52%
			ARMS LENGTH other parcels in sale:									
14-01-35-151-033	12000 KAEDING STREET	BANK OF AMERICA NA PRIME ACQUISITIONS LLC	COV	401	R1B	TRI-LEVEL	3,558	1,961	1.01	02/29/16	109,000.00 109,000.00 Adj	116,260 107%
			OUT OF FORCLOSURE other parcels in sale:									
14-01-09-400-002	77715 HIPPO ROAD	BANK OF NEW YORK NAM SERVICES INC	COV	401	R-S	1 STORY	1,980	1,989	2.50	09/13/16	104,000.00 104,000.00 Adj	87,280 84%
			OUT OF FORCLOSURE other parcels in sale:									
14-01-14-326-003	75773 ELK HORN DRIVE	BEAUBIEN KATRINA DZIECIOLOWSKI KENNETH/FORD GL	WD	401	R1	2 STORY	3,103	2,014	0.73	06/14/16	390,000.00 390,000.00 Adj	176,530 45%
			ARMS LENGTH other parcels in sale:									
14-01-35-128-008	12352 FRANK DRIVE	BEAUVAIS RITA P MURCHISON GRANT & BETSY	WD	401	R1B	1 STORY	1,936	1,999	0.47	07/02/15	279,000.00 279,000.00 Adj	129,350 46%
			ARMS LENGTH other parcels in sale:									
14-01-33-300-019	6960 GATES STREET	BECKWITH STEPHAN & TERESA SECORD MATHEW	WD	401	R1	1.5 STORY	4,800	2,000	5.01	09/16/16	580,000.00 580,000.00 Adj	312,580 54%
			ARMS LENGTH other parcels in sale:									
14-01-34-176-020	8711 GATES STREET	BELISLE DARREN S & DESNYDER RC BECK TAMMY M	WD	401	R1A	1.75 STORY	3,306	1,973	0.81	08/30/16	105,000.00 105,000.00 Adj	146,090 139%
			FAMILY SALE other parcels in sale:									
14-01-34-102-001	8051 MORNINGSIDE DRIVE	BELLANCA BROTHERS, LLC CAPPUSO BUILDING LLC	WD	401	R1A	0	00	00	1.00	08/18/17	65,000.00 65,000.00 Adj	34,800 54%
			VACANT LAND SALE other parcels in sale:									
14-01-34-102-018	8166 MORNINGSIDE DRIVE	BELLANCA BROTHERS, LLC CAPPUSO BUILDING LLC	WD	401	R1A	0	00	00	1.15	08/18/17	75,000.00 75,000.00 Adj	35,520 47%
			VACANT LAND SALE other parcels in sale:									

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Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-102-019	8134 MORNINGSIDE DRIVE	BELLANCA BROTHERS, LLC TALL TIMBER TRAIL BUILDING LLC	WD	401	R1A	0	00	00	1.17	06/16/17	75,000.00 75,000.00	Adj 47%
other parcels in sale:												
14-01-34-102-009	8391 MORNINGSIDE DRIVE	BELLANCA BROTHERS, LLC CAPPUSO HOMES OF WASHINGTON	WD	401	R1A	1 STORY	2,815	2,017	0.97	01/23/17	75,000.00 75,000.00	Adj 45%
other parcels in sale:												
14-01-34-102-007	8285 MORNINGSIDE DRIVE	BELLANCA BROTHERS, LLC TOMASZEWSKI MITCHEL	WD	401	R1A	1 STORY	2,437	2,017	0.84	07/08/16	65,000.00 65,000.00	Adj 45%
other parcels in sale:												
14-01-26-200-034	72444 SORREL DRIVE	BENTER DAVID JOHNSTON SUSANNA L	WD	401	R1	1.75 STORY	3,207	2,001	1.14	06/19/15	366,000.00 366,000.00	Adj 45%
other parcels in sale:												
14-01-02-300-017	11550 ERIN'S WAY	BERNARD ANDREW IDYLE RONALD M	WD	401	R-S	1 STORY	3,229	2,014	1.00	07/29/16	100,000.00 100,000.00	Adj 237%
other parcels in sale:												
14-01-22-400-011	11455 34 MILE ROAD	BERNARD SUZANNE M & JASON W BERGER BLAKE C & JILL C	WD	401	R1A	1.5 STORY	2,172	1,955	0.75	06/30/17	225,000.00 225,000.00	Adj 32%
other parcels in sale:												
14-01-34-126-023	70685 ROMEO ORCHARD	BERRIDGE MASON M BERRIDGE KEITH M & NEKUSSA	WD	401	R1A	TRI-LEVEL	1,504	1,971	0.83	06/27/16	140,000.00 140,000.00	Adj 57%
other parcels in sale:												
14-01-34-252-033	11126 WEALTHY LANE	BEST INVESTMENT SERVICES INC BENTLEY SCOTT & GAYLE	PTA	401	R1A	1 STORY	2,328	1,956	1.60	07/01/15	240,600.00 240,600.00	Adj 38%
other parcels in sale:												
14-01-22-100-043	74619 GOULD ROAD	BIERBUSSE JOHN & MONICA NESTLE JOHN J & NICOLE R	WD	401	R1A	1 STORY	2,018	2,016	0.93	12/29/15	52,500.00 52,500.00	Adj 59%
other parcels in sale:												
14-01-35-151-033	12000 KAEDING STREET	BLUE MOON ACQUISITIONS SEIGNEURIE KEVIN & MARCY	WD	401	R1B	TRI-LEVEL	3,558	1,961	1.01	01/20/17	360,000.00 360,000.00	Adj 33%
other parcels in sale:												

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04/01/2015 to CURRENT**

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14-01-22-100-021	74714 GOULD ROAD	BOMMARITO MICHAEL & MARY J P & T BUILDING LLC	WD	401	R1A	0	00	00	1.02	09/07/17	80,000.00 80,000.00	Adj 32,020 40%
			VACANT LAND SALE other parcels in sale:									
14-01-34-151-013	8100 PINE KNOLL DRIVE	BORING JOHN D AMICO NICOLO & KIM	WD	401	R1A	1 STORY	2,086	1,989	2.61	08/31/16	325,600.00 325,600.00	Adj 168,520 52%
			ARMS LENGTH other parcels in sale:									
14-01-34-126-016	70405 DUTCHESS LANE	BOULTON STEPHEN & MICHELE SCAGLIONE CHRISTOPHER J	PTA	401	R1A	1.75 STORY	1,795	1,963	0.91	06/30/15	275,000.00 275,000.00	Adj 88,460 32%
			ARMS LENGTH other parcels in sale:									
14-01-15-401-019	11277 35 MILE ROAD	BOYD JR RAYMOND L & LISA A TTEE BRANDSTATTER JOHN & GERILYNN	WD	401	R1A	1.5 STORY	2,640	1,999	1.76	08/31/16	385,000.00 385,000.00	Adj 161,530 42%
			ARMS LENGTH other parcels in sale:									
14-01-30-100-027	72120 DEQUINDRE ROAD	BROWN DAVID & JENNIFER BROWN BRENT & JORDAN	WD	401	R1	2 STORY	2,157	1,960	4.39	11/03/16	265,000.00 265,000.00	Adj 95,180 36%
			FAMILY SALE other parcels in sale:									
14-01-34-252-022	11175 GATES STREET	CAMPOS HECTOR S & JUDITH A WILSON JOE & WILSON CYNTHIA	WD	401	R1A	2 STORY	2,072	1,971	0.81	09/22/16	206,000.00 206,000.00	Adj 99,890 48%
			ARMS LENGTH other parcels in sale:									
14-01-34-102-009	8391 MORNINGSIDE DRIVE	CAPPUSO HOMES OF WASHINGTON BELLOW WENDY & SCOTT	WD	401	R1A	1 STORY	2,815	2,017	0.97	01/24/17	90,000.00 90,000.00	Adj 33,760 38%
			VACANT LAND SALE other parcels in sale:									
14-01-28-200-036	7395 TAFT ROAD	CARL BRUCE & INGENTHON BARBA SULLIVAN KEVIN & ELLEN	WD	401	R1	0	2,664	00	2.07	10/21/16	85,000.00 85,000.00	Adj 38,760 46%
			VACANT LAND SALE other parcels in sale:									
14-01-34-252-018	11075 GATES STREET	CATTANE MICHAEL R & BONNIE CICCHINI BRYAN J & MIRAH	WD	401	R1A	1 STORY	1,842	1,977	0.81	01/12/16	258,000.00 258,000.00	Adj 98,250 38%
			ARMS LENGTH other parcels in sale:									
14-01-30-300-006	71230 DEQUINDRE ROAD	COMMINS RAYMOND & JUNE PARKE DON & TURNER ADRIENNE	WD	401	R1	1 STORY	1,862	1,958	10.00	10/20/17	248,000.00 248,000.00	Adj 113,550 46%
			ARMS LENGTH other parcels in sale:									

02/28/18

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14-01-30-400-016	3539 33 MILE ROAD	CONWAY CATHY NOWAK JOHN & CHERI A	WD	401	R1	2 STORY	4,471	1,994	10.18	07/07/15	715,000.00 715,000.00 Adj	301,640 42%
ARMS LENGTH other parcels in sale:												
14-01-34-226-015	70320 MORENCY DRIVE	COOK GRACE BLOXSOM VIRGINIA	WD	401	R1A	TRI-LEVEL	1,459	1,985	1.05	09/06/16	246,000.00 246,000.00 Adj	98,210 40%
ARMS LENGTH other parcels in sale:												
14-01-34-201-003	11076 33 MILE ROAD	CORDES STEPHEN SEWELL JOHN L JR	WD	401	R1A	1 STORY	1,294	1,976	0.81	05/20/16	200,000.00 200,000.00 Adj	98,740 49%
ARMS LENGTH other parcels in sale:												
14-01-34-326-003	8934 GATES STREET	COUCH JOHN WALKER DANIEL & LANA	WD	401	R1	1.75 STORY	3,209	1,973	2.45	06/02/15	350,000.00 350,000.00 Adj	157,360 45%
ARMS LENGTH other parcels in sale:												
14-01-31-300-022	2371 32 MILE ROAD	COX KAREN A KING NICHOLAS & STOREY EMILEY	WD	401	R1	1 STORY	1,720	1,936	1.82	12/15/15	189,900.00 189,900.00 Adj	75,360 40%
ARMS LENGTH other parcels in sale:												
14-01-35-128-003	12294 FRANK DRIVE	CRONIN HUGH EDWARD WHITE MICHAEL & TIMM TERRI	WD	401	R1B	1.5 STORY	2,221	2,000	0.46	10/31/17	315,000.00 315,000.00 Adj	160,410 51%
WARRANTY DEED other parcels in sale:												
14-01-22-100-047	74367 GOULD ROAD	CULBERSON AUBREY A & DEANNA MASICA BRIAN & AMY	WD	401	R1A	1.75 STORY	2,902	1,964	1.12	04/03/17	410,000.00 410,000.00 Adj	143,010 35%
ARMS LENGTH other parcels in sale:												
14-01-14-102-011	76412 MARY GRACE COURT	CZAPSKI DAVID V. & REBECCA S BUNDSHUH GARY	WD	401	R1A	2 STORY	2,615	1,993	0.85	04/22/15	299,900.00 299,900.00 Adj	134,390 45%
ARMS LENGTH other parcels in sale:												
14-01-33-377-001	69557 BROOKHILL DRIVE	D'ANNA JOHN & NATALIE M LUCCI PETER A	WD	401	R1	1.75 STORY	2,972	1,978	0.45	11/20/17	290,000.00 290,000.00 Adj	135,000 47%
ARMS LENGTH other parcels in sale:												
14-01-15-476-015	11411 35 MILE ROAD	DAHNS JACKIE M COLLIS GERALD R & CAREN K	WD	401	R1A	1 STORY	1,930	1,972	2.90	06/12/15	224,000.00 224,000.00 Adj	86,760 39%
ARMS LENGTH other parcels in sale:												

02/28/18

101 AG Improved
102 AG Vacant

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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-26-200-041	72101 MC KAY ROAD	DANIEL DANNY & JENNIE BLASZCZYK GREGORY & MADALON K	WD	401	R1	1.75 STORY	3,367	2,000	1.03	06/26/15	450,000.00 450,000.00 Adj	183,240 41%
ARMS LENGTH other parcels in sale:												
14-01-30-100-015	2030 34 MILE ROAD	DAVIDSON WILBUR & LILA DANKO THOMAS	WD	401	R1	1.5 STORY	2,379	1,989	3.15	01/06/17	360,000.00 360,000.00 Adj	128,700 36%
ARMS LENGTH other parcels in sale:												
14-01-34-301-010	8055 PIPPEN DRIVE	DECKER JASON & CATHERINE MODLINSKI ALAN F & JULIA A	WD	401	R1	1.5 STORY	1,737	1,971	0.71	06/22/16	269,000.00 269,000.00 Adj	99,760 37%
ARMS LENGTH other parcels in sale:												
14-01-31-100-024	2200 33 MILE ROAD	DEGNAN JOHN & NANCY BLONDEAU DONALD & CAROL	WD	401	R1	1.5 STORY	2,583	1,977	3.25	04/19/16	330,000.00 330,000.00 Adj	140,140 42%
ARMS LENGTH other parcels in sale:												
14-01-26-200-008	72045 MC KAY ROAD	DEMPSEY JACK C CHARBENEAU JAMES C III	WD	401	R1	TRI-LEVEL	2,068	1,975	1.17	07/02/15	223,000.00 223,000.00 Adj	85,390 38%
ARMS LENGTH other parcels in sale:												
14-01-03-300-020	8463 37 MILE ROAD	DESELM-EVATZ MARY L ECKARDT ADAM M & ALYSSA M	WD	401	R-S	1.75 STORY	3,043	2,001	8.51	10/20/17	505,000.00 505,000.00 Adj	211,720 42%
ARMS LENGTH other parcels in sale:												
14-01-33-100-012	6801 GATES STREET	DIXON EVA JANE TTEE DIXON JARRETT D	WD	401	R1	1 STORY	1,973	1,970	10.25	06/17/16	275,000.00 275,000.00 Adj	155,180 56%
FAMILY SALE other parcels in sale:												
14-01-28-200-053	7500 34 MILE ROAD	DJEKOVIC TOLJA & NIKPRELAJ DODI CUSHMAN PERRY & PONG	WD	401	R1	1.5 STORY	4,871	2,006	2.07	11/16/15	640,000.00 640,000.00 Adj	342,060 53%
ARMS LENGTH other parcels in sale:												
14-01-29-300-012	4707 RAAP ROAD	DOAN HARRY J & SALLY A TRUSTEE HARRISON DEREK W	WD	401	R1	1.5 STORY	2,819	1,984	11.77	10/21/16	440,000.00 440,000.00 Adj	168,270 38%
ARMS LENGTH other parcels in sale:												
14-01-15-402-006	75545 PETERS DRIVE	DOLAN MICHAEL & CATHERINE HOGEVEEN CORNELIS & COURTNEY	WD	401	R1	1.25 STORY	3,396	1,993	1.77	09/30/16	415,000.00 415,000.00 Adj	196,240 47%
ARMS LENGTH other parcels in sale:												

02/28/18

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-252-001	70160 ROMEO ORCHARD	DOVE LAWRENCE JR WEAVER JASON & MARY	WD	401	R1A	1 STORY	2,310	1,967	0.86	07/30/15	280,000.00 280,000.00 Adj	108,650 39%
ARMS LENGTH other parcels in sale:												
14-01-22-100-029	74252 GOULD ROAD	DUKAJ MARK P&T BUILDING LLC	WD	401	R1A	1 STORY	2,585	2,016	2.77	08/10/17	71,900.00 71,900.00 Adj	70,330 98%
VACANT LAND SALE other parcels in sale:												
14-01-10-400-021	11551 BRUCE NORTH LANE	DUNCAN RONALD K & LINDA SUE FRALEY MICHAEL	WD	401	R1	1.75 STORY	2,258	1,992	2.78	04/28/16	348,000.00 348,000.00 Adj	133,390 38%
ARMS LENGTH other parcels in sale:												
14-01-34-127-005	70390 DUTCHESS LANE	DUNCAN TERRY D WEREDICK KENNETH III & MARCIA	WD	401	R1A	1 STORY	2,330	1,972	0.86	03/29/17	317,000.00 317,000.00 Adj	156,380 49%
ARMS LENGTH other parcels in sale:												
14-01-07-300-022	77801 PEARL DRIVE	ELEZAJ ALEXSANDER & GINA MCLEOD BRIAN S	WD	401	R-S	1 STORY	2,690	1,988	5.03	11/30/16	393,000.00 393,000.00 Adj	172,820 44%
ARMS LENGTH other parcels in sale:												
14-01-14-300-037	12118 BUGLE LAKE DRIVE	ELK HORN ESTATES DEVELOPMENT VOLPE JOSEPH & SWIETLANA	WD	401	R1	1 STORY	00	00	1.10	09/25/17	155,000.00 155,000.00 Adj	45,440 29%
VACANT LAND SALE other parcels in sale:												
14-01-14-326-005	75655 ELK HORN DRIVE	ELK HORN ESTATES DEVELOPMENT HILL TIMOTHY & KIMBERLY	WD	401	R1	0	00	00	0.72	05/05/17	82,000.00 82,000.00 Adj	40,150 49%
VACANT LAND SALE other parcels in sale:												
14-01-14-326-023	75200 ELK HORN DRIVE	ELK HORN ESTATES DEVELOPMENT SOKOLOWSKI JEFFERY & STACEY	WD	401	R1	1 STORY	2,241	2,017	0.63	05/05/17	90,000.00 90,000.00 Adj	39,510 44%
VACANT LAND SALE other parcels in sale:												
14-01-14-326-024	75222 ELK HORN DRIVE	ELK HORN ESTATES DEVELOPMENT DARKANGELO ANTHONY & ANGELA	WD	401	R1	0	2,884	00	0.64	03/18/17	85,000.00 85,000.00 Adj	35,980 42%
VACANT LAND SALE other parcels in sale:												
14-01-14-326-030	75504 ELK HORN DRIVE	ELK HORN ESTATES DEVELOPMENT POWER MATTHEW & DIANNE	WD	401	R1	1 STORY	2,201	2,017	0.69	11/01/16	70,000.00 70,000.00 Adj	36,310 52%
VACANT LAND SALE other parcels in sale:												

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-14-300-042	75149 ELK HORN DRIVE	ELK HORN ESTATES DEVELOPMENT ALLENDER STEVEN & NANCY	WD	401	R1	2 STORY	3,208	2,017	1.00	10/12/16	155,000.00 155,000.00 Adj	37,500 24%
VACANT LAND SALE other parcels in sale:												
14-01-34-301-035	8675 PIPPEN DRIVE	ESCHENBURG JOHN P & AMY L PIZZO LEONARDO	LC	401	R1	1 STORY	2,620	2,017	2.43	02/12/16	80,000.00 80,000.00 Adj	33,360 42%
VACANT LAND SALE other parcels in sale:												
14-01-32-300-035	4353 32 MILE ROAD	ESSHAKI ANDRE J FLORES ARMANDO GONZALEZ	WD	401	R1	1.5 STORY	3,210	2,000	2.58	03/15/17	459,000.00 459,000.00 Adj	233,870 51%
ARMS LENGTH other parcels in sale:												
14-01-27-202-015	72648 SOLANUS DRIVE	FABIILLI DAVID PETRILLI MICHAEL & KATHRYN	WD	401	R1A	1 STORY	2,597	2,015	1.08	08/07/15	67,000.00 67,000.00 Adj	27,320 41%
VACANT LAND SALE other parcels in sale:												
14-01-34-201-014	11352 33 MILE ROAD	FAILER ALBERT MAURICE MULLEN DANIEL & CHRISTIE	WD	401	R1A	TRI-LEVEL	1,597	1,968	0.81	03/20/17	175,000.00 175,000.00 Adj	83,990 48%
ARMS LENGTH other parcels in sale:												
14-01-34-301-015	8430 GATES STREET	FANNIE MAE BOLLEY MICHELLE & DUQUETTE SCC	COV	401	R1	TRI-LEVEL	3,104	1,972	2.41	05/27/16	252,000.00 252,000.00 Adj	127,450 51%
OUT OF FORCLOSURE other parcels in sale:												
14-01-07-100-012	78250 PEARL DRIVE	FANNIE MAE/AKA FEDERAL NATION WOODS CHRISTOPHER	COV	401	R-S	1.75 STORY	2,914	1,985	5.01	05/15/15	280,000.00 280,000.00 Adj	139,810 50%
OUT OF FORCLOSURE other parcels in sale:												
14-01-30-300-016	71100 DEQUINDRE ROAD	FANTOZZI DANIEL C & MARIE PUTVIN ROSS	WD	401	R1	2 STORY	2,284	1,972	3.25	07/08/16	240,000.00 240,000.00 Adj	102,630 43%
ARMS LENGTH other parcels in sale:												
14-01-33-100-002	70455 ELDRED ROAD	FAULKER PAUL JR ET AL MILLER CAMERON M & LISA A	WD	401	R1	1.5 STORY	2,637	1,945	10.00	09/29/15	250,000.00 250,000.00 Adj	128,410 51%
ARMS LENGTH other parcels in sale:												
14-01-34-252-032	11111 GATES STREET	FEDERAL NATIONAL MORTGAGE ASS KONCHAN JEFFREY L & KELLEY L	COV	401	R1A	1.75 STORY	2,815	1,973	1.62	07/22/15	274,400.00 274,400.00 Adj	136,120 50%
OUT OF FORCLOSURE other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2015 to CURRENT

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-351-011	69110 CAMPGROUND ROAD	FLYNN BRANDON G & REBECCA DEMAY DOUGLAS	WD	401	R1	2 STORY	2,325	1,948	0.62	10/22/15	235,900.00 235,900.00 Adj	79,510 34%
ARMS LENGTH other parcels in sale:												
14-01-33-226-001	7500 33 MILE ROAD	FOOR GERALD & JENNIFER TRUSTE NIEDZIELKA JASON	WD	401	R1	TRI-LEVEL	1,845	1,970	7.50	05/26/16	269,900.00 269,900.00 Adj	101,690 38%
ARMS LENGTH other parcels in sale:												
14-01-30-300-038	2557 33 MILE ROAD	FRANKS MARK G & KATHRYN ANNE ESCHENBURG JOHN & AMY	WD	401	R1	1.25 STORY	2,809	2,003	2.43	11/19/15	375,000.00 375,000.00 Adj	159,460 43%
ARMS LENGTH other parcels in sale:												
14-01-34-102-003	8135 MORNINGSIDE DRIVE	FRONTGATE-HAWTHORNE LLC MUNAFO ANNA & GIUSEPPE	WD	401	R1A	1 STORY	2,750	2,017	1.04	02/23/16	55,000.00 55,000.00 Adj	29,140 53%
VACANT LAND SALE other parcels in sale:												
14-01-29-400-013	71605 LASSIER ROAD	GAZDA ROBERT HMEA LEGACY SPENDTHRIFT TRUST	WD	401	R1	0	00	00	10.01	05/27/15	135,000.00 135,000.00 Adj	54,910 41%
VACANT LAND SALE other parcels in sale:												
14-01-03-300-031	79580 HIPPI ROAD	GEORGE ELIZABETH HAMILTON DOUGLAS & ROTA HEIDI	WD	401	R-S	1.5 STORY	3,684	1,995	10.27	08/18/16	435,000.00 435,000.00 Adj	195,880 45%
ARMS LENGTH other parcels in sale:												
14-01-01-100-011	80081 SCOTCH SETTLEMENT	GIANNOLA JOSEPH V 1ST CHOISE BUILDING & MAINTENAI	WD	401	R-S	1 STORY	1,730	1,953	10.10	01/04/17	110,000.00 110,000.00 Adj	102,460 93%
ARMS LENGTH other parcels in sale:												
14-01-35-180-031	70114 MELLEN STREET	GIBSON BENJAMIN D STEPHENS JOSHUA	WD	401	R1B	1.25 STORY	840	1,943	0.28	10/05/17	120,000.00 120,000.00 Adj	45,480 38%
ARMS LENGTH other parcels in sale:												
14-01-27-227-001	11540 34 MILE ROAD	GIELNIAK MICHAEL MCCLAIN MITCHELL	WD	401	R1A	1 STORY	872	1,957	0.97	10/18/17	131,000.00 131,000.00 Adj	54,230 41%
ARMS LENGTH other parcels in sale:												
14-01-33-100-013	70110 ELDRED ROAD	GILES PAUL & NICHOLETTE SHELTON CHARLES & JOSETTE	WD	401	R1	2 STORY	2,826	1,844	3.00	01/16/18	368,000.00 368,000.00 Adj	126,060 34%
ARMS LENGTH other parcels in sale:												

02/28/18

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-33-100-028	70199 ELDRED ROAD	GILES PAUL H & NICHOLETTE SHANKIN EDWARD & BROOKE	WD	401	R1	1 STORY	1,939	2,016	2.34	01/13/17	374,500.00 374,500.00 Adj	39,130 10%
NEW CONSTRUCTION other parcels in sale:												
14-01-26-100-009	12540 34 MILE ROAD	GOJCAJ KOLE N & LULAJ LULASH N SILVEY MICHAEL & MARY	WD	401	R1	1 STORY	1,448	1,992	3.27	05/06/16	215,000.00 215,000.00 Adj	106,780 50%
ARMS LENGTH other parcels in sale:												
14-01-35-128-001	12270 FRANK DRIVE	GONZALEZ ARMANDO & PENNA IRMA ROMANELLI NICK & KATIE	WD	401	R1B	2 STORY	2,090	2,000	0.55	10/03/17	290,000.00 290,000.00 Adj	140,530 48%
ARMS LENGTH other parcels in sale:												
14-01-14-326-015	12313 BUGLE LAKE DRIVE	GREGORY DAVID M & EMILY R KLEIN BRIAN & KATIE	WD	401	R1	1 STORY	2,207	2,014	0.66	04/29/16	318,500.00 318,500.00 Adj	155,530 49%
ARMS LENGTH other parcels in sale:												
14-01-15-402-003	75757 PETERS DRIVE	GRUZWALSKI GLENN/ DRIEST MARY CARRIE SHAWN M & COLLEEN	WD	401	R1	1 STORY	2,353	1,992	2.23	11/07/16	335,000.00 335,000.00 Adj	159,150 48%
ARMS LENGTH other parcels in sale:												
14-01-31-200-028	70270 HENRY ROSS DRIVE	GUARDADO GAYLE ROSSI MICHAEL & JOEY	WD	401	R1	1.75 STORY	2,452	1,995	2.07	07/30/15	375,000.00 375,000.00 Adj	132,080 35%
ARMS LENGTH other parcels in sale:												
14-01-34-202-014	70571 MORENCY DRIVE	HAM THOMAS D & DECKER DARCY GAUDARD JACOB P & BREANNE E	WD	401	R1A	1.75 STORY	1,816	1,987	0.78	09/09/16	213,400.00 213,400.00 Adj	98,830 46%
ARMS LENGTH other parcels in sale:												
14-01-25-200-006	14616 34 MILE ROAD	HANZEK MORRIS TTEE MANDEVILLE ROBERT C TTEE	WD	401	R1	1.75 STORY	1,558	1,940	2.54	08/04/16	195,000.00 195,000.00 Adj	81,130 42%
ARMS LENGTH other parcels in sale:												
14-01-35-200-034	12654 EXCALIBUR LANE	HARTMAN-SERRA SUSAN M HARDY JEFFREY & PATTI	WD	401	R1B	1 STORY	1,907	1,996	0.66	07/08/16	274,000.00 274,000.00 Adj	130,290 48%
ARMS LENGTH other parcels in sale:												
14-01-34-301-013	8310 GATES STREET	HARTSIG THOMAS P MERO KEVIN & KELLY	WD	401	R1	1.75 STORY	2,512	1,971	2.40	07/22/15	289,000.00 289,000.00 Adj	122,350 42%
ARMS LENGTH other parcels in sale:												

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-102-021	8050 MORNINGSIDE DRIVE	HAWTHORNE RIDGE LLC CAPPUSO BUILDING LLC	WD	401	R1A	0	00	00	1.13	05/26/17	60,000.00 60,000.00	Adj 35,420 59%
VACANT LAND SALE other parcels in sale:												
14-01-34-401-009	8971 PIPPEN DRIVE	HENDERSON WILLIAM & PATRICIA MARCUS CORNELIU	WD	401	R1	1.25 STORY	3,712	1,955	2.45	07/21/16	210,000.00 210,000.00	Adj 147,150 70%
ARMS LENGTH other parcels in sale:												
14-01-34-102-013	8597 MORNINGSIDE DRIVE	HENRY DONALD J & CHERYL L CHRIST DERRICK	WD	401	R1A	2 STORY	3,326	2,004	1.69	09/28/16	365,000.00 365,000.00	Adj 214,390 59%
ARMS LENGTH other parcels in sale:												
14-01-29-400-013	71605 LASSIER ROAD	HMEA LEGACY SPENDTHRIFT TRUST MATHEWS DEAN & SHANNON	WD	401	R1	0	00	00	10.01	10/19/16	210,000.00 210,000.00	Adj 61,180 29%
VACANT LAND SALE other parcels in sale:												
14-01-14-200-002	12885 EBELING ROAD	HOGAN GERDA TRUSTEE MAYNOR NICKLES	WD	401	R1	1.75 STORY	1,540	1,940	39.46	10/20/16	335,000.00 335,000.00	Adj 165,080 49%
ESTATE SALE other parcels in sale:												
14-01-22-201-020	74843 JUDGES COURT	HSBC BANK USA ZIELINSKI ART	COV	401	R1A	2 STORY	3,645	1,994	2.24	05/27/16	362,000.00 362,000.00	Adj 188,110 52%
OUT OF FORECLOSURE other parcels in sale:												
14-01-34-401-013	8999 PIPPEN DRIVE	HULWAY JOSEPH & JENNIFER CZAPSKI DAVID V & REBECCA S	WD	401	R1	2 STORY	2,911	1,967	2.52	04/22/15	310,000.00 310,000.00	Adj 115,840 37%
ARMS LENGTH other parcels in sale:												
14-01-29-400-031	4770 RAAP ROAD	HUMPHRIES KEVIN & DIANA DEMARCO PAUL F & PAULA M	WD	401	R1	1 STORY	2,466	2,016	3.43	02/05/16	112,000.00 112,000.00	Adj 32,280 29%
VACANT LAND SALE other parcels in sale:												
14-01-35-180-022	267 GATES STREET	J & P WILSON LLC J & J VENTURES OF ROMEO LLC	PTA	401	R1B	1.25 STORY	884	1,900	0.21	01/04/18	115,000.00 115,000.00	Adj 43,820 38%
ARMS LENGTH other parcels in sale:												
14-01-09-400-003	77711 HIPPO ROAD	JACKSON LARRY S & PAULA A NELSON JASON & AMY	WD	401	R-S	1.5 STORY	2,622	1,989	2.50	06/18/15	259,000.00 259,000.00	Adj 121,030 47%
ARMS LENGTH other parcels in sale:												

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-226-022	11455 GATES STREET	JAPENGA GREGORY & GEORGIA P BECKWITH JENNIFER L	WD	401	R1A	1 STORY	1,998	1,991	0.77	03/07/17	282,500.00 282,500.00 Adj	139,530 49%
			ARMS LENGTH other parcels in sale:									
14-01-22-226-008	74571 NORDMAN COURT	JENUWINE JASON M MILLER ZACHARY	WD	401	R1A	1 STORY	1,353	1,970	0.91	06/22/15	154,500.00 154,500.00 Adj	71,032 46%
			ARMS LENGTH other parcels in sale:									
14-01-26-200-034	72444 SORREL DRIVE	JOHNSTON SUSANNA L GABRISH RONALD & DEHOSSE LINDA	WD	401	R1	1.75 STORY	3,207	2,001	1.14	04/28/17	425,000.00 425,000.00 Adj	188,510 44%
			ARMS LENGTH other parcels in sale:									
14-01-15-200-012	76107 VAN DYKE	JOVANOSKI ATANAS & GROZDANA YOUSIF RITA	LC	401	R1	1 STORY	1,263	1,960	1.52	01/08/16	100,000.00 100,000.00 Adj	63,200 63%
			L. C. MEMORANDUM other parcels in sale:									
14-01-30-300-043	2799 33 MILE ROAD	K & K MANAGEMENT CO TERSIGNI JOHN & NICOLE	WD	401	R1	2 STORY	4,112	2,017	4.44	11/12/15	170,000.00 170,000.00 Adj	0 %
			VACANT LAND SALE other parcels in sale: INCL 2 PARCELS -040/-041									
14-01-31-400-025	69400 HENRY ROSS DRIVE	KALM MARVIN D TTEE PAVELEK JOSEPH M & BRENDA	WD	401	R1	1.25 STORY	3,039	1,987	3.00	04/14/15	325,000.00 325,000.00 Adj	142,730 44%
			ARMS LENGTH other parcels in sale:									
14-01-27-202-005	72755 SOLANUS DRIVE	KASPRZAK MARIA RECCHIA JOSEPH M & ANTONELLA	WD	401	R1A	1 STORY	3,371	2,006	0.95	05/31/16	715,000.00 715,000.00 Adj	293,080 41%
			ARMS LENGTH other parcels in sale:									
14-01-33-377-026	69149 BROOKHILL DRIVE	KESSELRING THOMAS M & MOLLIE S MALINCZAK KEVIN & SHERRY	WD	401	R1	1.75 STORY	2,536	1,988	3.04	09/28/17	312,500.00 312,500.00 Adj	145,870 47%
			ARMS LENGTH other parcels in sale:									
14-01-24-300-013	73423 CALDWELL LANE	KINDLIMANN JASON T & ERIKA P STUART JEFFREY & JERRI	WD	401	R-S	1 STORY	2,677	2,017	1.84	06/15/16	95,750.00 95,750.00 Adj	38,430 40%
			VACANT LAND SALE other parcels in sale:									
14-01-35-129-006	12439 EVLINE DRIVE	KLENA THOMAS J & PALMA D CARRIER CHRISTOPHER & LAUREN	PTA	401	R1B	1.5 STORY	2,400	2,000	0.50	07/15/16	285,000.00 285,000.00 Adj	147,870 52%
			ARMS LENGTH other parcels in sale:									

02/28/18

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50190 Romeo Schools
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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-03-300-034	79976 HIPPO ROAD	KOBOSH ELIZABETH RAU ANTHONY J	PTA	401	R-S	1 STORY	1,905	1,988	10.21	09/09/15	269,900.00 269,900.00 Adj	123,680 46%
ARMS LENGTH other parcels in sale:												
14-01-22-100-039	74271 GOULD ROAD	KOMASARA MICHAEL P & T BUILDING LLC	LC	401	R1A	0	00	00	0.92	07/13/17	75,000.00 75,000.00 Adj	34,160 46%
LAND CONTRACT other parcels in sale:												
14-01-06-100-026	6038 BORDMAN ROAD	KORFF MANFRED & DOREEN MCKEOWN GEORGE & DEBORAH	WD	401	R-S	1 STORY	2,017	2,005	6.00	10/19/15	337,500.00 337,500.00 Adj	124,350 37%
ARMS LENGTH other parcels in sale:												
14-01-03-400-012	79464 KIDDER ROAD	KOSAKOWSKI MATTHEW & JENNIFE FIEBLEKORN JACOB T	WD	401	R-S	1.5 STORY	923	1,932	1.00	09/16/15	145,000.00 145,000.00 Adj	63,930 44%
ARMS LENGTH other parcels in sale:												
14-01-31-200-019	70900 CARNEGIE LANE	KRAWCHUK DAVID & KATHLEEN LIES DEREK U	WD	401	R1	1.5 STORY	3,305	1,991	2.24	11/30/16	410,000.00 410,000.00 Adj	162,020 40%
ARMS LENGTH other parcels in sale:												
14-01-34-326-007	8909 PIPPEN DRIVE	KRAWCHUK FRED & JENNIE TAFT TIMOTHY G & NICOLE M	WD	401	R1	2 STORY	2,256	1,971	2.45	09/11/15	237,900.00 237,900.00 Adj	96,130 40%
ARMS LENGTH other parcels in sale:												
14-01-34-252-004	11100 WEALTHY LANE	LAFALCE STEVEN M & DEBRA L KELEMEN BRIAN H	WD	401	R1A	1.5 STORY	3,153	2,003	0.87	10/06/17	383,500.00 383,500.00 Adj	216,900 57%
ARMS LENGTH other parcels in sale:												
14-01-34-151-013	8100 PINE KNOLL DRIVE	LAMBERT DANIEL & MICHELLE L BORING JOHN D	WD	401	R1A	1 STORY	2,086	1,989	2.61	10/16/15	312,000.00 312,000.00 Adj	146,970 47%
ARMS LENGTH other parcels in sale:												
14-01-34-301-031	8401 PIPPEN DRIVE	LANDERSCHIER ELIZABETH SISCO ERIC M	WD	401	R1	1.75 STORY	2,006	1,986	2.41	05/27/16	296,000.00 296,000.00 Adj	118,880 40%
ARMS LENGTH other parcels in sale:												
14-01-22-100-045	74511 GOULD ROAD	LAPINSKY RICHARD J & ELIZABETH SOVA ELIZABETH A & TIMOTHY L	WD	401	R1A	1.5 STORY	3,674	2,006	1.26	09/25/15	370,000.00 370,000.00 Adj	174,910 47%
ARMS LENGTH other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY 04/01/2015 to CURRENT

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-202-025	13089 BOARDWALK DRIVE	LASHIER JESSICA M MCINTYRE WILLIAM A & CARLY A	WD ARMS LENGTH other parcels in sale:	401	R1B	1.25 STORY	2,011	1,997	0.58	06/03/16	275,000.00 275,000.00 Adj	140,130 51%
14-01-01-300-010	79182 BROWN ROAD	LEE HEIDI KODY DAVID L & SOBOLESKI JENNIF	WD ARMS LENGTH other parcels in sale:	401	R-S	2 STORY	2,772	2,013	2.16	11/02/16	355,500.00 355,500.00 Adj	171,150 48%
14-01-24-100-015	14100 GREYSTONE LANE	LIGHT SCOTT R & TERRI L TTEE MANIRE GREGORY & SCHMIDT VIRGI	WD VACANT LAND SALE other parcels in sale:	401	R-S	1 STORY	2,660	00	5.40	07/29/16	112,000.00 112,000.00 Adj	49,770 44%
14-01-05-400-004	4885 37 MILE ROAD	LIGHTCAP BRIAN & KIRK L LIGHTCAP KIRK L & GABRIELLE	WD FAMILY SALE other parcels in sale:	401	R-S	TRI-LEVEL	2,412	1,968	10.00	11/09/17	200,000.00 200,000.00 Adj	112,340 56%
14-01-34-351-002	69420 CAMPGROUND ROAD	LUCCI PETER A GEKIERE MEGAN	WD ARMS LENGTH other parcels in sale:	401	R1	1 STORY	1,040	1,965	0.38	11/14/17	197,000.00 197,000.00 Adj	66,800 34%
14-01-31-126-001	70911 CLAIRWOOD LANE	LYNN GUY & MELANIE BENING ROBERT L & SARAH M	WD ARMS LENGTH other parcels in sale:	401	R1	2 STORY	3,334	2,013	2.06	09/21/17	450,000.00 450,000.00 Adj	260,960 58%
14-01-22-100-044	74577 GOULD ROAD	LYNN GUY & MELANIE COCHRAN BRIAN & LAURA	WD ARMS LENGTH other parcels in sale:	401	R1A	1+ STORY	2,536	2,005	0.95	07/20/15	360,000.00 360,000.00 Adj	171,570 48%
14-01-22-227-010	74540 NORDMAN COURT	MALBURG HENRY & BELLE MANNING JAMES SR & DIANA	PTA WARRANTY DEED other parcels in sale:	401	R1A	TRI-LEVEL	2,727	1,970	0.91	01/18/18	271,500.00 271,500.00 Adj	99,480 37%
14-01-22-100-024	74562 GOULD ROAD	MALONE JACQUELINE & WOLF ANN PANTEA FLORIN C & SILVIA	WD ARMS LENGTH other parcels in sale:	401	R1A	1.5 STORY	2,606	2,006	1.21	07/13/15	325,000.00 325,000.00 Adj	159,990 49%
14-01-35-151-040	11678 KAEDING STREET	MANDO CONSTRUCTION INC KNOX MAURICE R & MARTHA A	WD NEW CONSTRUCTION other parcels in sale:	401	R1B	1 STORY	1,707	2,016	0.59	11/16/16	274,900.00 274,900.00 Adj	20,530 7%

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-151-041	11722 KAEDING STREET	MANDO PROPERTIES LLC SHAR MICHAEL & ANN	WD	401	R1B	1 STORY	1,477	2,016	0.60	12/23/15	35,000.00 35,000.00	0 Adj %
			VACANT LAND SALE other parcels in sale:									
14-01-35-151-042	11750 KAEDING STREET	MANDO PROPERTIES LLC MURAWSKI KATHY & LEONARD	PTA	401	R1B	1 STORY	1,883	2,016	0.60	11/23/15	35,000.00 35,000.00	0 Adj %
			VACANT LAND SALE other parcels in sale: NEW CONSTRUCTION/2016									
14-01-27-300-070	71030 EAST POND CREEK	MARIS MERRICK & COLLEEN MARTIN GLENN J & CHRISTY A	WD	401	R1A	2 STORY	2,932	1,997	1.00	09/30/15	345,000.00 345,000.00	120,930 Adj 35%
			ARMS LENGTH other parcels in sale:									
14-01-14-326-002	75797 ELK HORN DRIVE	MARLEY RYAN & AMANDA WILLIAMS NATHAN A & KRISTY L	WD	401	R1	2 STORY	2,725	2,014	0.67	03/14/16	362,500.00 362,500.00	93,160 Adj 26%
			ARMS LENGTH other parcels in sale:									
14-01-14-400-010	13298 EBELING ROAD	MARTIN RONALD FTONI NDUE	WD	401	R1	1.75 STORY	6,297	2,002	5.01	03/01/17	690,000.00 690,000.00	369,200 Adj 54%
			ARMS LENGTH other parcels in sale:									
14-01-14-101-008	11877 FRANCESCA COURT	MARZOLF ROBERT E JR & BARBARA KANDT RANDY L	WD	401	R1A	1 STORY	1,819	1,997	1.01	07/11/16	292,500.00 292,500.00	134,420 Adj 46%
			ARMS LENGTH other parcels in sale:									
14-01-14-102-010	76478 MARY GRACE COURT	MATA CYNTHIA KATCHUBA SARA L & NICHOLAS	WD	401	R1A	2 STORY	2,627	1,995	0.97	10/06/17	308,000.00 308,000.00	162,750 Adj 53%
			FAMILY SALE other parcels in sale:									
14-01-24-300-020	14205 34 MILE ROAD	MATZKVICH MATTHEW MERICLE RICHARD KEENE	WD	401	R-S	1 STORY	1,274	1,981	4.18	07/25/16	220,000.00 220,000.00	99,830 Adj 45%
			ARMS LENGTH other parcels in sale:									
14-01-31-400-019	69401 HENRY ROSS DRIVE	MC CLURE JOHN & BETH CANU JOSEPH R	WD	401	R1	2 STORY	2,328	1,988	2.27	03/15/17	320,000.00 320,000.00	140,580 Adj 44%
			ARMS LENGTH other parcels in sale:									
14-01-33-400-036	7775 32 MILE ROAD	MC LEOD GERALD & LINDA CHARGOT CLEMENT III & AMANDA	WD	401	R1	1.75 STORY	2,912	1,988	2.52	07/23/15	320,000.00 320,000.00	118,470 Adj 37%
			ARMS LENGTH other parcels in sale:									

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-101-044	70897 MELLEEN STREET	MC NEIL KENNETH POCKET ALEXANDER	WD	401	R1B	2 STORY	2,157	1,994	0.47	05/26/17	247,000.00 247,000.00 Adj	112,710 46%
			ARMS LENGTH other parcels in sale:									
14-01-12-400-001	14440 REID ROAD	MCBRIDE MARK G LALONDE TIMOTHY J & NICOLE L	WD	401	R-S	1 STORY	1,302	1,968	1.00	11/06/15	169,900.00 169,900.00 Adj	67,530 40%
			ARMS LENGTH other parcels in sale:									
14-01-27-300-061	71604 EAST POND CREEK	MEADOWS STUART & PAMELA TRUS RENO ERIC	WD	401	R1A	2 STORY	4,181	2,001	3.03	01/12/18	580,000.00 580,000.00 Adj	271,910 47%
			ARMS LENGTH other parcels in sale:									
14-01-34-176-012	70239 ROMEO ORCHARD	MEIJER LAYLA VIAENE PETER & KATHLEEN	WD	401	R1A	TRI-LEVEL	2,919	1,976	0.86	11/17/16	290,000.00 290,000.00 Adj	146,230 50%
			ARMS LENGTH other parcels in sale:									
14-01-33-377-030	6120 CHRISTOPHER COURT	MENTIER FRANK ANTHONY BELL ERIC & SEASON	WD	401	R1	2 STORY	4,072	1,975	1.36	03/10/17	370,000.00 370,000.00 Adj	161,160 44%
			ARMS LENGTH other parcels in sale:									
14-01-35-101-043	70935 MELLEEN STREET	MENTZ KAREN MAHAN KEVIN M	WD	401	R1B	1.5 STORY	2,431	1,994	0.47	07/08/16	280,000.00 280,000.00 Adj	146,750 52%
			ARMS LENGTH other parcels in sale:									
14-01-03-100-022	80195 VAN DYKE	MERIMEE JOSEPH ABBOTT PAUL F	PTA	401	R-S	2 STORY	2,820	1,990	6.45	01/26/18	245,500.00 245,500.00 Adj	155,010 63%
			ARMS LENGTH other parcels in sale:									
14-01-30-300-009	2399 33 MILE ROAD	MIGNONE JACQUELINE T JUREK KENNETH P & BARBARA K	WD	401	R1	1 STORY	1,601	2,001	20.03	08/31/15	300,300.00 300,300.00 Adj	142,680 48%
			ARMS LENGTH other parcels in sale:									
14-01-29-300-008	71220 FISHER ROAD	MIKULA JOHN P RAPP RACHEL M	WD	401	R1	1 STORY	1,453	1,965	1.00	08/16/16	243,800.00 243,800.00 Adj	84,690 35%
			ARMS LENGTH other parcels in sale:									
14-01-33-226-012	70755 CAMPGROUND ROAD	MITCHELL JAMES & JULIE MITCHELL GLENN	WD	401	R1	2 STORY	3,348	1,972	3.38	04/10/15	280,880.00 280,880.00 Adj	108,250 39%
			FAMILY SALE other parcels in sale:									

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-02-300-016	11546 ERIN'S WAY	MONTECRISTO CONSTRUCTION LLC BLUM MICHAEL & JENNIFER	PTA WARRANTY DEED other parcels in sale:	401	R-S	2 STORY	3,266	2,016	1.00	12/15/17	475,000.00 475,000.00 Adj	116,650 25%
14-01-34-126-018	8641 DUTCHESS LANE	MORGAN MARK S & VICKY J WIITANEN MICHAEL L	WD ARMS LENGTH other parcels in sale:	401	R1A	1.75 STORY	2,096	1,967	0.80	05/13/16	277,500.00 277,500.00 Adj	96,290 35%
14-01-14-300-035	12147 BUGLE LAKE DRIVE	MOROSCHAN ALAN & PAULA CHAPMAN MICHAEL & JENNIFER	WD ARMS LENGTH other parcels in sale:	401	R1	1 STORY	2,333	2,014	1.00	05/17/16	340,000.00 340,000.00 Adj	165,150 49%
14-01-05-400-022	79369 WEYER ROAD	MORROW MARTIN & TILLIE DUFRANE JEFFREY	WD ARMS LENGTH other parcels in sale:	401	R-S	1 STORY	3,662	1,955	10.00	06/29/16	379,000.00 379,000.00 Adj	126,150 33%
14-01-34-126-021	8701 DUTCHESS LANE	MULDER MARK S BURGER DANIEL D & ROSALEE N	WD ARMS LENGTH other parcels in sale:	401	R1A	1 STORY	1,854	1,972	0.82	08/30/16	237,000.00 237,000.00 Adj	104,220 44%
14-01-22-201-027	74360 JUDGES COURT	MUNS DANIEL E & NICOLE S STEWART LAYNE D & KATHLEEN A	WD ARMS LENGTH other parcels in sale:	401	R1A	1.5 STORY	3,142	1,996	2.55	06/16/17	400,000.00 400,000.00 Adj	212,540 53%
14-01-22-300-005	8201 34 MILE ROAD	MYERS EDWARD & ELEANOR IHRKE RONALD & JILL	WD ARMS LENGTH other parcels in sale:	401	R1A	1 STORY	1,973	1,946	8.00	05/12/17	280,000.00 280,000.00 Adj	100,490 36%
14-01-09-400-002	77715 HIPPO ROAD	NAM SERVICES INC IWANICKI MATTHEW E & FREDERICK	WD ARMS LENGTH other parcels in sale:	401	R-S	1 STORY	1,980	1,989	2.50	09/29/17	279,900.00 279,900.00 Adj	94,600 34%
14-01-07-100-015	78325 PEARL DRIVE	NAPP RUSSELL & BARBARA GATNY RYAN & LAURA	PTA ARMS LENGTH other parcels in sale:	401	R-S	1.25 STORY	2,582	1,988	5.06	01/30/18	428,000.00 428,000.00 Adj	144,470 34%
14-01-35-200-043	70020 MC VICAR ROAD	O BRIEN MATTHEW & ANNIKA SPRING NOEL & KATIE NICOLE	WD ARMS LENGTH other parcels in sale:	401	R1B	2 STORY	2,444	1,870	2.88	11/27/17	151,500.00 151,500.00 Adj	91,640 60%

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SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-376-016	8811 32 MILE ROAD	O BRIEN NEAL & NANCY AMALFITANO KELLY F	WD	401	R1	1 STORY	2,382	1,942	2.08	08/10/17	320,000.00 320,000.00 Adj	106,400 33%
			ARMS LENGTH other parcels in sale:									
14-01-03-400-018	11269 37 MILE ROAD	O BRIEN PATRICK & PHYLLIS MCDUGALL LUKE A	WD	401	R-S	1 STORY	1,928	1,962	2.00	08/31/17	254,500.00 254,500.00 Adj	105,140 41%
			ARMS LENGTH other parcels in sale:									
14-01-24-326-002	73557 CALDWELL LANE	O CONNOR AARON V & HOLLY R HASELHUHN CREIGHTON J & MITZI I	WD	401	R-S	1 STORY	2,594	2,016	2.00	05/18/16	92,500.00 92,500.00 Adj	39,000 42%
			VACANT LAND SALE other parcels in sale:									
14-01-34-102-003	8135 MORNINGSIDE DRIVE	OAKWOOD VALLEY LLC FRONTGATE-HAWTHORNE LLC	WD	401	R1A	1 STORY	2,750	2,017	1.04	10/30/15	60,000.00 60,000.00 Adj	29,140 49%
			VACANT LAND SALE other parcels in sale:									
14-01-34-102-006	8241 MORNINGSIDE DRIVE	OAKWOOD VALLEY LLC TOMASZEWSKI MITCHEL A	WD	401	R1A	2 STORY	3,736	2,016	0.95	10/16/15	59,900.00 59,900.00 Adj	27,550 46%
			VACANT LAND SALE other parcels in sale: NEW CONSTRUCTION/2016									
14-01-34-102-008	8357 MORNINGSIDE DRIVE	OAKWOOD VALLEY LLC BURT TIMOTHY P & KELLY L	WD	401	R1A	2 STORY	3,953	2,015	1.25	04/20/15	55,000.00 55,000.00 Adj	29,990 55%
			VACANT LAND SALE other parcels in sale: NEW CONSTRUCTION/2015									
14-01-22-100-029	74252 GOULD ROAD	P&T BUILDING LLC GERHARDT CHRISTOPHER G & HEIDI	WD	401	R1A	1 STORY	2,585	2,016	2.77	08/10/17	400,000.00 400,000.00 Adj	70,330 18%
			ARMS LENGTH other parcels in sale:									
14-01-34-401-029	11160 GATES STREET	PALAZZOLO SALVATORE & PAULA WILLIAMS MARK F & KELLY	WD	401	R1	1.5 STORY	2,923	1,993	2.39	03/27/17	414,000.00 414,000.00 Adj	194,050 47%
			ARMS LENGTH other parcels in sale:									
14-01-01-100-023	80200 SCOTCH SETTLEMENT	PATTERSON DAVID K GIGLIO ANTONIO R	WD	401	R-S	1 STORY	1,478	1,957	1.48	04/22/16	147,500.00 147,500.00 Adj	80,590 55%
			WARRANTY DEED other parcels in sale:									
14-01-31-200-022	70500 CARNEGIE LANE	PESHEK ROY & SUZANNE MIKULA JOHN & BERGERON ANGELA	WD	401	R1	1.5 STORY	2,207	1,997	2.08	06/23/16	395,000.00 395,000.00 Adj	166,400 42%
			ARMS LENGTH other parcels in sale:									

02/28/18

101 AG Improved
102 AG Vacant

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401 RES Improved
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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-15-300-006	8841 35 MILE ROAD	PETERS GARY G ENHANCED LIFE ES CLAEYS JOSHUA	WD	401	R1	2 STORY	2,033	1,923	4.43	03/02/16	165,000.00 165,000.00 Adj	90,690 55%
ESTATE SALE other parcels in sale:												
14-01-15-402-004	75695 PETERS DRIVE	PETRICHES JEFFREY & ANNE MARIE BOETTCHER ANDREW & KATHRYN	WD	401	R1	1 STORY	2,135	1,990	2.23	09/22/15	290,000.00 290,000.00 Adj	120,510 42%
ARMS LENGTH other parcels in sale:												
14-01-28-200-030	7803 TAFT ROAD	POLYZOIS JOHN & LAMBRINI BENNETT NATHAN & ROCHOWIAK AS	WD	401	R1	1.5 STORY	2,275	1,990	2.53	11/17/17	339,000.00 339,000.00 Adj	121,760 36%
ARMS LENGTH other parcels in sale:												
14-01-12-100-032	78305 BROWN ROAD	PROPER ROBERT D & GRANZOW CH. GENOFF KEVIN & EMILY	WD	401	R-S	0	00	00	4.00	12/06/16	67,500.00 67,500.00 Adj	41,530 62%
VACANT LAND SALE other parcels in sale:												
14-01-14-102-012	76354 MARY GRACE COURT	PUGSLEY RICHARD & JEAN A ROGALSKI JAIMIE & MARIUSZ	PTA	401	R1A	2 STORY	2,865	2,001	0.87	11/16/17	340,000.00 340,000.00 Adj	170,070 50%
ARMS LENGTH other parcels in sale:												
14-01-33-400-024	6911 32 MILE ROAD	QUINN JAMES F & HEIDELORE K SCHACHINGER DUANE & LINDA	WD	401	R1	1 STORY	1,736	1,991	9.24	07/21/16	325,000.00 325,000.00 Adj	146,850 45%
ARMS LENGTH other parcels in sale:												
14-01-34-351-020	8115 32 MILE ROAD	QUINN ROBERT & KELLI R HAMMOND LIONEL & KATHLEEN	PTA	401	R1	1 STORY	1,354	1,955	2.27	01/12/18	172,000.00 172,000.00 Adj	78,630 46%
WARRANTY DEED other parcels in sale:												
14-01-34-202-011	11236 ORCHARD HILLS COURT	RADKE GREGORY & RENEE KUNTZ KEVIN & KIMBERLY	WD	401	R1A	2 STORY	2,256	1,976	0.96	10/26/15	240,000.00 240,000.00 Adj	102,750 43%
ARMS LENGTH other parcels in sale:												
14-01-33-226-002	7600 33 MILE ROAD	RAISIGEL JAMES ETAL SUTTER CARRIE	WD	401	R1	2 STORY	2,752	1,973	3.80	08/30/16	284,900.00 284,900.00 Adj	110,420 39%
ARMS LENGTH other parcels in sale:												
14-01-23-200-034	74433 MC KAY ROAD	RAU ANTHONY J WOODS AMANDA	WD	401	R1	TRI-LEVEL	2,050	1,972	2.92	09/25/15	295,000.00 295,000.00 Adj	91,640 31%
ARMS LENGTH other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2015 to CURRENT

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-101-038	70501 MELLEEN STREET	RAYNER CHRISTOPHER & MEEGHAN PEABODY MICHAEL E & KATELYN M	WD	401	R1B	1.75 STORY	3,221	1,997	0.30	06/26/17	327,000.00 327,000.00 Adj	140,120 43%
ARMS LENGTH other parcels in sale:												
14-01-34-251-012	11332 PATTY ANN LANE	REGGIO STEVEN DUDA MICHAEL & MOORE LEAH JTTE	WD	401	R1A	1 STORY	1,864	1,994	0.67	09/11/15	255,000.00 255,000.00 Adj	122,450 48%
ARMS LENGTH other parcels in sale:												
14-01-35-202-021	12961 BOARDWALK DRIVE	REYNAERT ROBERT & CATHERINE JANUSCH KEITH	WD	401	R1B	1.25 STORY	2,022	1,996	0.50	06/23/17	295,000.00 295,000.00 Adj	139,600 47%
ARMS LENGTH other parcels in sale:												
14-01-27-202-016	72622 SOLANUS DRIVE	RHODES JASON S & JENNIFER S DOUGLAS JOHN & REBECCA	WD	401	R1A	1.5 STORY	3,103	2,007	0.97	08/28/17	400,000.00 400,000.00 Adj	199,220 50%
ARMS LENGTH other parcels in sale:												
14-01-34-126-020	8671 DUTCHESS LANE	ROGOWSKI MICHAEL J & BARBARA NUTT JOSEPH J	WD	401	R1A	2 STORY	2,361	1,985	1.64	07/14/16	279,500.00 279,500.00 Adj	114,270 41%
ARMS LENGTH other parcels in sale:												
14-01-33-376-005	69419 SAXON DRIVE	ROMELHARDT TIMOTHY RICHARDSON MICHAEL	PTA	401	R1	2 STORY	2,502	1,977	0.48	12/29/17	292,900.00 292,900.00 Adj	120,660 41%
ARMS LENGTH other parcels in sale:												
14-01-27-202-013	72726 SOLANUS DRIVE	ROSE MICHAEL T & KATHLEEN R MCCLELLAND MARK J JR & LORA A	WD	401	R1A	1.25 STORY	3,155	2,000	0.91	11/18/16	375,000.00 375,000.00 Adj	178,980 48%
ARMS LENGTH other parcels in sale:												
14-01-22-226-007	74601 NORDMAN COURT	RULE JEFFREY VANSTEENKISTE MARY JO	WD	401	R1A	1 STORY	1,458	1,969	0.91	07/17/17	236,000.00 236,000.00 Adj	83,880 36%
ARMS LENGTH other parcels in sale:												
14-01-15-300-019	75187 PETERS DRIVE	SAMADRICH MARIANNE S TTEE BLANKENSHIP ROLLIE K & SANDRA A	WD	401	R1	1 STORY	1,913	2,000	2.07	06/24/16	305,000.00 305,000.00 Adj	148,300 49%
ARMS LENGTH other parcels in sale:												
14-01-34-401-001	11012 GATES STREET	SANDOR JOSE & YOLANDA TTEES HOSTE HELEN T	WD	401	R1	1 STORY	1,837	1,977	2.45	09/22/17	230,000.00 230,000.00 Adj	112,050 49%
ARMS LENGTH other parcels in sale:												

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-31-100-029	70904 CLAIRWOOD LANE	SCHEFFLER BRYAN & KELLY PIZZO FRANCESCO & EUFEMIA	WD	401	R1	1 STORY	2,602	2,015	2.07	05/31/17	409,000.00 409,000.00 Adj	206,940 51%
ARMS LENGTH other parcels in sale:												
14-01-34-127-009	70244 DUTCHESS LANE	SCHUMACHER GERALD & DORIS NIEMEYER ADAM	WD	401	R1A	2 STORY	2,996	1,967	1.56	06/27/17	290,000.00 290,000.00 Adj	127,270 44%
ARMS LENGTH other parcels in sale:												
14-01-31-126-001	70911 CLAIRWOOD LANE	SEBRO RYAN K & JENNIFER LYNN GUY & MELANIE	WD	401	R1	2 STORY	3,334	2,013	2.06	07/21/15	440,000.00 440,000.00 Adj	237,070 54%
ARMS LENGTH other parcels in sale:												
14-01-34-251-023	11277 WEALTHY LANE	SENGSTOCK LLOYD & JOANNE DELMOTTE EVAN H & BETHANY A	WD	401	R1A	2 STORY	2,716	1,975	0.69	11/03/17	282,500.00 282,500.00 Adj	123,290 44%
ARMS LENGTH other parcels in sale:												
14-01-25-100-003	14100 34 MILE ROAD	SHERMAN EDWARD SEBASTIAN RONALD & PATRICIA	WD	401	R1	1 STORY	1,571	1,971	1.94	05/05/15	187,000.00 187,000.00 Adj	81,250 43%
ARMS LENGTH other parcels in sale:												
14-01-24-300-004	73090 MC KAY ROAD	SHRODES MICHAEL & DANNETTE SCHEIBE DENNIS JR & JULIE	WD	401	R-S	1 STORY	1,708	1,978	8.15	04/28/17	257,300.00 257,300.00 Adj	108,520 42%
ARMS LENGTH other parcels in sale:												
14-01-34-351-010	69160 CAMPGROUND ROAD	SIGLOW DOUGLAS & KATHLEEN MERCADO-CANCINO ARTURO &	WD	401	R1	1.25 STORY	1,526	1,950	0.35	10/14/15	115,000.00 115,000.00 Adj	53,260 46%
ARMS LENGTH other parcels in sale:												
14-01-26-100-009	12540 34 MILE ROAD	SILVEY MICHAEL & MARY SILVEY NICHOLAS G & JENNIFER	LC	401	R1	1 STORY	1,448	1,992	3.27	05/27/16	215,000.00 215,000.00 Adj	106,780 50%
FAMILY SALE other parcels in sale:												
14-01-22-100-046	74455 GOULD ROAD	SMIGIEL MICHAEL A & EKATRINA L LEBLANC MARK & ROBIN JTTE	WD	401	R1A	1.75 STORY	3,774	2,005	1.58	03/03/17	425,000.00 425,000.00 Adj	198,340 47%
WARRANTY DEED other parcels in sale:												
14-01-22-227-006	74660 NORDMAN COURT	SMILES RICHARD C & L BARRETT AMY L	WD	401	R1A	1 STORY	1,351	1,966	0.91	09/19/17	217,000.00 217,000.00 Adj	72,730 34%
ARMS LENGTH other parcels in sale:												

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

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14-01-31-100-003	70600 DEQUINDRE ROAD	SMILEY GERALD & HARRIET DANCKAERT JOHN P & LOUISE M	WD	401	R1	1 STORY	2,130	1,975	6.00	07/18/17	365,000.00 365,000.00 Adj	129,050 35%
			ARMS LENGTH other parcels in sale:									
14-01-34-176-006	8606 DUTCHESS LANE	SMITH BUDDY GENE BROWN MATTHEW & ELIZABETH	WD	401	R1A	1.75 STORY	2,591	1,988	1.03	05/17/17	340,000.00 340,000.00 Adj	169,610 50%
			ARMS LENGTH other parcels in sale:									
14-01-15-402-007	75501 PETERS DRIVE	STEELE ALBERT & SANDRA BOVE DANIEL & KAREN M	WD	401	R1	1 STORY	2,871	1,995	1.77	01/19/16	335,900.00 335,900.00 Adj	165,380 49%
			ARMS LENGTH other parcels in sale:									
14-01-03-300-032	79995 VAN DYKE	STIERLE ROBERT S & LAURA M BROWNRIGG NANCY L	WD	401	R-S	1 STORY	1,696	1,960	3.00	04/20/15	269,000.00 269,000.00 Adj	82,110 31%
			ARMS LENGTH other parcels in sale:									
14-01-26-200-013	13090 34 MILE ROAD	SUMMERS JENNIFER ROCCA JAMIE R/MCGILLIVARY NICHOLAS	WD	401	R1	2 STORY	2,438	1,997	4.41	12/15/16	385,000.00 385,000.00 Adj	165,170 43%
			ARMS LENGTH other parcels in sale:									
14-01-12-200-005	14705 REID ROAD	SZTABA ROBERT & BARBARA RENNER MICHAEL G & NANCY M	WD	401	R-S	1.75 STORY	2,133	1,996	7.15	08/31/16	340,000.00 340,000.00 Adj	144,430 42%
			ARMS LENGTH other parcels in sale:									
14-01-27-300-069	71142 EAST POND CREEK	TAVERNIT RONALD A & CAROL CICCHINI JAMES & GINA N	PTA	401	R1A	1.5 STORY	2,925	1,999	0.92	03/14/16	335,000.00 335,000.00 Adj	165,430 49%
			ARMS LENGTH other parcels in sale:									
14-01-35-202-006	12888 EXCALIBUR LANE	TAYLOR GARRY & JEANINE FLYNN SEAN G & CAPLING JENNIFER	WD	401	R1B	1.25 STORY	2,367	1,994	0.47	08/28/17	305,000.00 305,000.00 Adj	148,270 49%
			ARMS LENGTH other parcels in sale:									
14-01-34-252-013	11324 WEALTHY LANE	THOMAS ROBERT & KIMBERLY SULIOT THOMAS JOHN	WD	401	R1A	1 STORY	1,824	1,954	0.88	07/31/15	162,900.00 162,900.00 Adj	69,260 43%
			ARMS LENGTH other parcels in sale:									
14-01-34-351-036	8500 PIPPEN DRIVE	TINDALL ROBERT J & ELIA ACUNA GRESKOWIAK PAUL & COLLEEN	WD	401	R1	1.25 STORY	3,094	2,004	3.57	06/09/17	528,000.00 528,000.00 Adj	233,260 44%
			ARMS LENGTH other parcels in sale:									

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-32-300-032	69332 FISHER ROAD	TOCCO GIOSUE & ROSALIA JOINT T GUITAR JEFFREY T & STEPHANIE ANI	PTA	401	R1	1.25 STORY	3,713	2,002	2.54	01/19/18	610,000.00 610,000.00 Adj	268,930 44%
			ARMS LENGTH other parcels in sale:									
14-01-35-251-002	12724 BOARDWALK DRIVE	TUCKFIELD MATTHEW & CHRISTY MCCULLOUGH FLINT & CHIEKO	WD	401	R1B	1 STORY	1,905	1,997	0.44	09/23/16	295,000.00 295,000.00 Adj	140,680 48%
			ARMS LENGTH other parcels in sale:									
14-01-05-400-004	4885 37 MILE ROAD	US BANK, NA LIGHTCAP BRIAN & KIRK L	COV	401	R-S	TRI-LEVEL	2,412	1,968	10.00	01/15/16	151,000.00 151,000.00 Adj	95,560 63%
			OUT OF FORCLOSURE other parcels in sale:									
14-01-22-151-005	8097 TAMARACK LANE	VAITKUS WEST & VERONICA BOURQUE MURRAY & SHARON	WD	401	R1A	1.25 STORY	3,434	2,014	1.26	01/21/16	487,500.00 487,500.00 Adj	101,610 21%
			ARMS LENGTH other parcels in sale:									
14-01-33-226-009	70835 CAMPGROUND ROAD	VERT JOHN & APRIL BERGMAN LINDA	WD	401	R1	1 STORY	1,585	1,973	0.87	05/15/15	227,000.00 227,000.00 Adj	81,540 36%
			ARMS LENGTH other parcels in sale:									
14-01-26-200-015	12800 34 MILE ROAD	WADE JEREMY R & GINNIE L MILKE BRADLEY W & DECLERCK JENI	WD	401	R1	1.5 STORY	2,179	1,997	9.37	06/21/16	399,519.00 399,519.00 Adj	142,130 36%
			ARMS LENGTH other parcels in sale:									
14-01-12-300-028	77200 OAK CREEK LANE	WELSH THOMAS S IV ADAMS JAMES E & SUZANNE M	WD	401	R-S	1 STORY	2,828	00	5.04	12/02/16	73,500.00 73,500.00 Adj	45,230 62%
			VACANT LAND SALE other parcels in sale:									
14-01-34-127-004	70420 DUTCHESS LANE	WESTHEUSER BERNARD & FRANCES REEDY TIMOTHY	PTA	401	R1A	TRI-LEVEL	1,849	1,963	0.86	12/06/17	130,000.00 90,691.00 Adj	79,320 87%
			ESTATE SALE other parcels in sale: 14-01-34-127-003 2 PARCELS IN SALE									
14-01-11-300-015	12253 EAST RIDGE DRIVE	WHEELER HEIDI E LAPASH NEIL & DJANE	WD	401	R1	1 STORY	2,125	1,992	4.15	10/10/17	381,000.00 381,000.00 Adj	155,780 41%
			ARMS LENGTH other parcels in sale:									
14-01-24-400-018	73827 KANIE ROAD	WHITE DALE & JENNIFER KWIATKOWSKI MATTHEW J	WD	401	R-S	2.5 STORY	3,274	1,900	10.03	11/08/16	405,000.00 405,000.00 Adj	123,480 30%
			ARMS LENGTH other parcels in sale:									

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

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14-01-28-300-014	71755 ORCHARDS END DRIVE	WIKTOR RALPH & BONNIE SYLVESTER DAVID	WD	401	R1	1.5 STORY	2,512	1,993	2.43	06/07/16	380,000.00 380,000.00 Adj	151,370 40%
ARMS LENGTH other parcels in sale:												
14-01-34-252-029	11361 GATES STREET	WILSON TOBY A & CYNTHIA ROSSELL HOLLY	WD	401	R1A	1 STORY	3,285	1,966	0.81	10/20/16	325,000.00 325,000.00 Adj	130,130 40%
ARMS LENGTH other parcels in sale:												
14-01-28-300-006	6800 TAFT ROAD	WYCKHUYS RONALD & DEBRA BLALOCK DARRELL	WD	401	R1	2 STORY	2,078	1,923	2.67	07/03/15	125,000.00 125,000.00 Adj	77,410 62%
ARMS LENGTH other parcels in sale:												
14-01-15-403-011	11154 MARINO DRIVE	YOUNGBLOOD TERENCE W & CHRIS HIMMELSBAUGH STEVEN & SUSAN	WD	401	R1	1.5 STORY	2,887	1,998	1.52	07/27/16	340,000.00 340,000.00 Adj	181,390 53%
ARMS LENGTH other parcels in sale:												
14-01-22-400-021	11535 34 MILE ROAD	ZANKIEWICZ MARK CROZIER BRETT	WD	401	R1A	1 STORY	1,514	1,981	0.92	03/10/17	191,000.00 191,000.00 Adj	85,480 45%
ARMS LENGTH other parcels in sale:												
14-01-31-200-027	70301 HENRY ROSS DRIVE	ZEIGLER TIMOTHY & SOPHIA CONSIDIENE DOREEN	WD	401	R1	TRI-LEVEL	3,217	1,973	3.27	07/12/17	374,900.00 374,900.00 Adj	138,220 37%
ARMS LENGTH other parcels in sale:												
14-01-01-100-026	8550 BORDMAN ROAD	ZICHICHI NICK STANCZAK ANN & STANCZAK DAVID	WD	401	R-S	1 STORY	1,496	1,971	5.87	06/25/15	230,000.00 230,000.00 Adj	93,000 40%
ARMS LENGTH other parcels in sale:												
Property Class 402												
14-01-26-200-039	72235 MC KAY ROAD VACANT	AMEEL STEVEN & AMY LEE V & G BUILDING COMPANY LLC	WD	402	R1		00	00	1.03	05/25/17	50,000.00 50,000.00 Adj	34,940 70%
VACANT LAND SALE other parcels in sale:												
14-01-26-200-040	72163 MC KAY ROAD VACANT	AMEEL STEVEN & AMY LEE PRESTIGE HOME DEVELOPMENT LLC	WD	402	R1		00	00	1.03	05/25/17	50,000.00 50,000.00 Adj	34,940 70%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-011	8475 MORNINGSIDE DRIVE VACANT	BELLANCA BROTHERS, LLC CAPPUSO BUILDING LLC	WD	402	R1A		00	00	1.08	08/18/17	77,500.00 77,500.00 Adj	35,190 45%
VACANT LAND SALE other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY 04/01/2015 to CURRENT

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-102-016	8482 MORNINGSID DRIVE VACANT	PELLANCA BROTHERS, LLC VANI ANTHONY D TTEE	WD	402	R1A		00	00	1.06	01/13/17	77,500.00 77,500.00	Adj 45%
other parcels in sale:												
14-01-34-102-014	8598 MORNINGSID DRIVE VACANT	PELLANCA BROTHERS, LLC VANI ANTHONY D TTEE	WD	402	R1A		00	00	1.29	01/13/17	77,500.00 77,500.00	Adj 47%
other parcels in sale:												
14-01-32-300-015	32 MILE ROAD VACANT	BIBLE TRUTH APOSTOLIC CHURCH IBRAHIM SALWAN	WD	402	R1		00	00	4.46	08/17/17	105,000.00 52,050.00	Adj 90%
other parcels in sale: 14-01-32-300-016												
INCLUDES 2 PARCELS												
14-01-32-300-016	32 MILE ROAD VACANT	BIBLE TRUTH APOSTOLIC CHURCH IBRAHIM SALWAN	WD	402	R1		00	00	4.56	08/17/17	105,000.00 52,950.00	Adj 90%
other parcels in sale: 14-01-32-300-015												
INCLUDES 2 PARCELS												
14-01-15-426-006	VAN DYKE VACANT	BOOZER MARK R & KAREN A VATAJ ANTON	PTA	402	R1		00	00	3.28	02/02/18	130,000.00 130,000.00	Adj %
other parcels in sale:												
14-01-09-100-008	6680 37 MILE ROAD VACANT	BROWN RICKEY L & SUSAN M DAVIS FAMILY TRUST	WD	402	R-S		00	00	15.00	10/21/16	133,000.00 133,000.00	Adj 51%
other parcels in sale:												
14-01-36-100-008	14200 33 MILE ROAD VACANT	CAMPBELL M P R ENTERPRISES LLC	PTA	402	M-1		00	00	2.00	01/19/18	185,000.00 185,000.00	Adj 21%
other parcels in sale:												
14-01-28-200-035	7292 TAFT ROAD	CARL BRUCE & INGENTHRON BARBA MARLEY RYAN & AMANDA	WD	401	R1	1 STORY	2,363	2,016	2.12	10/14/16	79,000.00 79,000.00	Adj 49%
other parcels in sale:												
NEW CONSTRUCTION/2016												
14-01-15-403-019	11266 NADIA DRIVE VACANT	CARRIE SHAWN M & COLLEEN E SCAGLIONE NORMAN J & GIUSEPPIN	WD	402	R1		00	00	0.92	06/06/17	73,500.00 73,500.00	Adj 57%
other parcels in sale:												
14-01-11-300-032	77053 MARY GRACE COURT VACANT	DIONYSOPOULOS DEMETRIOS & A FRANCHY KENNETH & FRANCHY DAV	WD	402	R1		00	00	2.10	11/02/16	124,500.00 124,500.00	Adj 31%
other parcels in sale:												

02/28/18

101 AG Improved
102 AG Vacant
201 COM Improved
202 COM Vacant
301 IND Improved
302 IND Vacant
401 RES Improved
402 RES Vacant
407 RES Condo Improved
408 Res Condo Vacant
414 Res Site Condo Improved
415 Res Site Condo Vacant

50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-09-200-007	37 MILE ROAD VACANT	FONTANA FRANCESCO ROSS CHRISTOPHER & ELLEN	WD	402	R-S		00	00	5.16	07/18/17	99,000.00 99,000.00	Adj 53,070 54%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-002	8083 MORNINGSIDE DRIVE VACANT	FRONTGATE-HAWTHORNE LLC TALL TIMBER TRAIL BUILDING LLC	WD	402	R1A		00	00	1.04	07/19/17	57,500.00 57,500.00	Adj 34,970 61%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-004	8167 MORNINGSIDE DRIVE VACANT	FRONTGATE-HAWTHORNE LLC BUSI ENRICA & GIOVANNI	WD	402	R1A		00	00	1.04	02/19/16	55,000.00 55,000.00	Adj 29,140 53%
VACANT LAND SALE other parcels in sale:												
14-01-12-300-018	77749 RIVERVIEW DRIVE VACANT	GROZDANOV STOYAN & DANICA BICKMANN JOEL MATTHEW	WD	402	R-S		00	00	6.28	02/06/17	90,000.00 90,000.00	Adj 51,420 57%
VACANT LAND SALE other parcels in sale:												
14-01-01-300-011	BROWN ROAD VACANT	HARDY MICHAEL G & REBECCA A DAVID KODY & SOBOLESKI JENNIFER	WD	402	R-S		00	00	5.10	03/28/17	79,900.00 79,900.00	Adj 48,450 61%
VACANT LAND SALE other parcels in sale:												
14-01-15-403-019	11266 NADIA DRIVE VACANT	IVEZAJ NOSH & KATRINA CARRIE SHAWN M & COLLEEN E	WD	402	R1		00	00	0.92	06/25/15	65,000.00 65,000.00	Adj 31,520 48%
VACANT LAND SALE other parcels in sale:												
14-01-26-200-021	72859 SORREL DRIVE VACANT	JEFFERS BRIAN & SHAWN ORLANDO CARLA A & JASON R	WD	402	R1		00	00	2.54	06/02/16	85,700.00 85,700.00	Adj 40,270 47%
VACANT LAND SALE other parcels in sale:												
14-01-14-300-016	VAN DYKE VACANT	JOVANOSKI ATANAS & GROZDANA EBELING ROAD INVESTORS I LLC	LC	402	R1		00	00	6.44	11/30/17	275,000.00 118,230.00	Adj 61,730 52%
MULTIPLE PARCELS other parcels in sale: 14-01-14-300-002 14-01-14-300-003 3 PARCELS IN SALE												
14-01-13-100-003	MC KAY ROAD VACANT	JOVANOSKI ATANAS & GROZDANA UHER MICHELLE	LC	402	R-S		00	00	5.00	11/29/17	95,000.00 95,000.00	Adj 57,630 61%
VACANT LAND SALE other parcels in sale:												
14-01-27-100-024	72732 CAMPGROUND ROAD VACANT	KELIHER JAMES G & WENDY EVATZ MICHAEL & KINGA	WD	402	R1A		00	00	1.38	08/10/17	92,000.00 92,000.00	Adj 35,950 39%
VACANT LAND SALE other parcels in sale:												

02/28/18

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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

TOWNSHIP OF BRUCE SALES STUDY 04/01/2015 to CURRENT

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-29-201-004	34 MILE ROAD VACANT	KOLLER FLORENCE C & LINDA A TR MAYNARD BRIAN & SANDIE	WD	402	R1		00	00	10.10	06/06/16	119,000.00 119,000.00	Adj 61,420 52%
VACANT LAND SALE other parcels in sale:												
14-01-27-300-073	EAST POND CREEK VACANT	LUTZENKIRCHEN JEFFREY ESTATE NIDO JANE TTEE	OTH	402	R1A		00	00	2.77	11/14/17	102,000.00 45,900.00	Adj 42,210 92%
ESTATE SALE other parcels in sale: 14-01-27-300-074 INCLUDES 2 PARCELS												
14-01-27-300-074	71423 EAST POND CREEK VACANT	LUTZENKIRCHEN JEFFREY ESTATE NIDO JANE TRUST	OTH	402	R1A		00	00	2.71	11/14/17	102,000.00 56,100.00	Adj 52,700 94%
ESTATE SALE other parcels in sale: 14-01-27-300-073 INCLUDES 2 PARCELS												
14-01-33-377-022	6145 CHRISTOPHER COURT VACANT	LYDEN CHARLES GARRISON KELLY	WD	402	R1		00	00	0.55	05/18/16	59,900.00 59,900.00	Adj 35,390 59%
VACANT LAND SALE other parcels in sale:												
14-01-03-400-007	37 MILE ROAD VACANT	MUZYCHKA STEPHANIE TRUSTEE SRNA INVESTMENTS LLC	PTA	402	R-S		00	00	10.01	12/14/17	550,000.00 134,690.00	Adj 65,570 49%
MULTIPLE PARCELS other parcels in sale: 14-01-03-400-006 14-01-03-400-008 MULTIPLE PARCELS IN SALE												
14-01-03-400-008	37 MILE ROAD VACANT	MUZYCHKA STEPHANIE TRUSTEE SRNA INVESTMENTS LLC	PTA	402	R-S		00	00	8.13	12/14/17	550,000.00 131,280.00	Adj 63,910 49%
MULTIPLE PARCELS other parcels in sale: 14-01-03-400-006 14-01-03-400-007 MULTIPLE PARCELS IN SALE												
14-01-34-102-004	8167 MORNINGSIDE DRIVE VACANT	OAKWOOD VALLEY LLC FRONTGATE-HAWTHORNE LLC	WD	402	R1A		00	00	1.04	10/30/15	60,000.00 60,000.00	Adj 29,140 49%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-002	8083 MORNINGSIDE DRIVE VACANT	OAKWOOD VALLEY LLC FRONTGATE-HAWTHORNE LLC	WD	402	R1A		00	00	1.04	10/30/15	60,000.00 60,000.00	Adj 29,140 49%
VACANT LAND SALE other parcels in sale:												
14-01-28-200-056	CAMPGROUND ROAD VACANT	P E G CONSTRUCTION COMPANY DIGIORGIO FRANK V & MARRONE C	WD	402	R1		00	00	2.00	05/15/17	81,500.00 81,500.00	Adj 41,630 51%
VACANT LAND SALE other parcels in sale:												
14-01-24-200-005	ARMADA CENTER ROAD VACANT	REYERK MARK A MURRY SARA L TRUST	WD	402	R-S		00	00	0.94	03/08/17	100,000.00 29,385.00	Adj 34,580 118%
VACANT LAND SALE other parcels in sale: 3 PARCELS IN SALE												

02/28/18

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102 AG Vacant
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50190 Romeo Schools
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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-07-300-012	77622 PEARL DRIVE VACANT	PICCININI GINO & FLORA MARTIN JAMES	WD	402	R-S		00	00	10.01	04/14/17	155,000.00 155,000.00	Adj 37%
VACANT LAND SALE other parcels in sale:												
14-01-22-300-054	GOULD ROAD VACANT	RICE JEFFREY & LEE ANN FOLTZ JAY T & MELISSA F	WD	402	R1A		00	00	2.29	06/30/16	86,000.00 86,000.00	Adj 44%
VACANT LAND SALE other parcels in sale:												
14-01-12-100-021	78220 MC KAY ROAD VACANT	SAPIENZA GIUSEPPE & VERA M MC CARTHY MEGHAN	PTA	402	R-S		00	00	10.02	01/22/18	188,125.00 188,125.00	Adj 35%
WARRANTY DEED other parcels in sale:												
14-01-08-400-010	36 MILE ROAD VACANT	SHERMAN DAVID & KIMBERLY ROVANO CATHERINE MARIE	LC	402	R-S		00	00	10.39	05/27/16	109,000.00 109,000.00	Adj 54%
VACANT LAND SALE other parcels in sale:												
14-01-01-100-012	80023 SCOTCH SETTLEMENT VACANT	SIEMKE LEANNE L & DAVID T PERZYK PAUL	LC	402	R-S		00	00	9.08	05/20/16	80,000.00 80,000.00	Adj 67%
VACANT LAND SALE other parcels in sale:												
14-01-02-300-022	11572 ERIN'S WAY VACANT	SILVERI JOSEPH & MICHAEL BRUCK STEPHANIE & MATTHEW	WD	402	R-S		00	00	1.22	08/04/17	127,500.00 127,500.00	Adj 36%
VACANT LAND SALE other parcels in sale:												
14-01-12-300-024	77409 OAK CREEK COURT VACANT	SKOVIC VELIBOR & GOSPOVA DOMBROWSKI SHARON	WD	402	R-S		00	00	6.23	12/29/16	85,000.00 85,000.00	Adj 60%
VACANT LAND SALE other parcels in sale:												
14-01-32-400-035	SLATING LANE VACANT	TERENZI MARINO AND JULIA VALEANU NICOLAE	LC	402	R1		00	00	2.29	02/08/17	93,000.00 93,000.00	Adj 42%
LAND CONTRACT other parcels in sale:												
14-01-35-101-035	VAN DYKE VACANT	VAN DYKE PROPERTIES LLC MANDO CONSTRUCTION, INC	WD	402	R1B		00	00	2.05	12/18/15	95,000.00 32,300.00	Adj 101%
VACANT LAND SALE other parcels in sale: 14-01-35-101-029 14-01-35-101-025 INCL 3 PARCELS												
14-01-28-400-018	7563 33 MILE ROAD VACANT	VIVIANO ANTHONY & CATHERINE COOPER TED E & LISA M	WD	402	R1		00	00	2.50	08/23/17	85,000.00 85,000.00	Adj 50%
VACANT LAND SALE other parcels in sale:												

02/28/18

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102 AG Vacant

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-127-003	DUTCHESS LANE VACANT	WESTHEUSER BERNARD & FRANCES REEDY TIMOTHY	PTA	402	R1A		00	00	0.86	12/06/17	130,000.00 39,309.00	Adj 34,380 87%
ESTATE SALE other parcels in sale: 14-01-34-127-004 2 PARCELS IN SALE												
14-01-01-100-024	SCOTCH SETTLEMENT VACANT	ZELLA EUGENE TRUSTEE ZELLA WILLIAM	WD	402	R-S		00	00	9.92	03/28/16	50,000.00 50,000.00	Adj 48,120 96%
FAMILY SALE other parcels in sale:												
14-01-01-100-024	SCOTCH SETTLEMENT VACANT	ZELLA WILLIAM HAYNES GARRETT & MALBURG KASE	WD	402	R-S		00	00	9.92	10/10/17	75,000.00 75,000.00	Adj 65,630 88%
VACANT LAND SALE other parcels in sale:												
Property Class 407												
14-01-35-152-013	70170 WHITETAILE LANE	BOYCE ALEX & ROSALIA & JOHN & BOYCE ANN MARIE	WD	407	RM-1	CONDO	1,545	1,992	0.30	07/10/17	170,000.00 170,000.00	Adj 93,260 55%
FAMILY SALE other parcels in sale:												
14-01-35-152-003	70061 WHITETAILE LANE	CARUSO FRANK L & BEDONA LORENSEN LLOYD & SANDRA J	WD	407	RM-1	CONDO	1,468	1,995	0.30	09/02/15	180,000.00 180,000.00	Adj 68,600 38%
ARMS LENGTH other parcels in sale:												
14-01-02-305-006	11525 ERIN'S WAY	GLEN ARBOR BUILDING CO LLC PALAZZOLO JOSEPHINE M TRUST	WD	407	R-S	1 STORY	2,249	2,017	1.50	06/10/16	85,000.00 85,000.00	Adj 37,800 44%
VACANT LAND SALE other parcels in sale:												
14-01-35-152-020	70302 WHITETAILE LANE	GRUBER JOHN N TYLER JAMES R & JOAN M	WD	407	RM-1	CONDO	1,577	1,989	0.30	12/12/16	215,000.00 215,000.00	Adj 86,640 40%
ARMS LENGTH other parcels in sale:												
14-01-35-152-003	70061 WHITETAILE LANE	LORENSEN LLOYD & SANDRA J AMEY GEORGE & PATRICIA D	WD	407	RM-1	CONDO	1,468	1,995	0.30	12/19/16	170,000.00 170,000.00	Adj 85,120 50%
WARRANTY DEED other parcels in sale:												
14-01-02-305-006	11525 ERIN'S WAY	PALAZZOLO JOSEPHINE M TRUST OPRITA GEORGE	WD	407	R-S	1 STORY	2,249	2,017	1.50	10/11/16	95,000.00 95,000.00	Adj 37,800 40%
VACANT LAND SALE other parcels in sale:												
14-01-26-301-009	11942 TWIN BROOKS DRIVE	SMITH JERRY G & PATRICIA A CARON ELDRIC & ROSEMARY	WD	407	R1B	1 STORY	1,622	2,005	0.00	05/20/15	291,500.00 291,500.00	Adj 91,700 31%
ARMS LENGTH other parcels in sale:												

02/28/18

101 AG Improved
102 AG Vacant
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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-26-301-003	11876 TWIN BROOKS DRIVE	WALKER ANDREA M GARCIA CAROLE T	WD	407	R1B	1 STORY	1,559	2,004	0.00	11/17/15	220,000.00 220,000.00 Adj	80,630 37%
Property Class 414												
14-01-27-426-005	11460 BAYBERRY DRIVE	ABBOTT RICHARD T & KIMBERLY A BENSON ROBERT H TRUST	WD	414	R1A	1.5 STORY	3,974	2,000	2.25	06/16/17	535,000.00 535,000.00 Adj	215,090 40%
14-01-31-426-001	69211 MEADOWBROOK LANE	AMATO FRANCESCO KENSICKI PATRICK & TINA MARIE	WD	414	R1	1 STORY	2,630	2,016	0.89	01/21/16	74,000.00 74,000.00 Adj	31,360 42%
											NEW CONSTRUCTION/2016	
14-01-26-251-026	72654 SORREL DRIVE	ANDERSON CHARLES & CHERYL MCREYNOLDS GREGORY S & JOHANN	WD	414	R1	1 STORY	2,311	2,003	0.78	05/23/16	359,000.00 359,000.00 Adj	158,430 44%
14-01-34-227-010	70563 HILLSIDE COURT	AQUINO MATTEA RITA & PAUL VICT STABLEY MICHAEL J JR & WENDY	WD	414	R1B	1 STORY	1,922	1,995	0.37	08/25/17	287,000.00 287,000.00 Adj	131,670 46%
14-01-02-305-004	11517 ERIN'S WAY	BALLARD JEFFREY D & CYNTHIA A CONKEY HOWARD & MARIAN	WD	414	R-S	1 STORY	3,361	2,013	1.40	04/08/16	500,000.00 500,000.00 Adj	246,530 49%
14-01-09-201-011	78861 PINE TREE COURT	BANK OF NEW YORK MELLON NOFAR NEVILLE & JESSICA	COV	414	R-S	1.5 STORY	4,737	2,000	5.02	08/18/17	538,000.00 538,000.00 Adj	293,190 54%
14-01-27-426-015	11389 BAYBERRY DRIVE	BECK MARK A & CAROLYN BINKOWSKI CHARLES & LYNN	WD	414	R1A	1 STORY	2,996	2,003	1.56	10/01/15	520,000.00 520,000.00 Adj	201,860 39%
14-01-27-476-012	11353 COVERED BRIDGE LANE	BEYERLEIN JEFFREY & ANN MEADOWS STUART & PAMELA	WD	414	R1B	1 STORY	2,330	1,993	0.80	08/31/16	345,000.00 345,000.00 Adj	143,220 42%
14-01-26-251-021	72595 SORREL DRIVE	BOCK FRANK WERNER TTEE SZUMAL CLINT E & CRYSTAL L	WD	414	R1	1 STORY	2,300	00	2.09	01/24/17	104,000.00 104,000.00 Adj	39,220 38%

02/28/18

101 AG Improved
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50190 Romeo Schools
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32
Page

**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-27-451-038	11100 CHAPMAN COURT	BOURDEAU JEFFREY & SANDRA PAQUETTE LAWRENCE & CONNIE	WD	414	R1A	1 STORY	3,964	1,998	1.70	05/19/17	485,000.00 485,000.00 Adj	249,950 52%
			ARMS LENGTH other parcels in sale:									
14-01-27-476-018	11386 COVERED BRIDGE LANE	BUCKLEY ROBERT B II & ANN MARGA TACKET BRAD & JESSI	WD	414	R1A	1.5 STORY	3,462	1,998	0.92	11/06/15	377,500.00 377,500.00 Adj	192,350 51%
			ARMS LENGTH other parcels in sale:									
14-01-02-305-009	11539 ERIN'S WAY	CANTANZARO ROBERT J & SGROI FF DARK STEPHEN L II & SAUNDERS KEI	WD	414	R-S	1 STORY	2,375	2,016	1.50	08/23/17	438,000.00 438,000.00 Adj	123,200 28%
			ARMS LENGTH other parcels in sale:									
14-01-26-251-006	72425 SORREL DRIVE	CAPPUSO BUILDING LLC STEINER SEAN & STACY	WD	414	R1	2 STORY	3,540	2,016	0.96	12/16/16	90,000.00 90,000.00 Adj	33,410 37%
			VACANT LAND SALE other parcels in sale: VAC LAND 2016 CONSTRUCTI									
14-01-34-227-008	70667 HILLSIDE COURT	CHELMICKI RONALD S. & DONNA M. KAMINSKI MICHAEL & STACEY	WD	414	R1B	1.25 STORY	2,126	1,997	0.37	02/01/17	316,000.00 316,000.00 Adj	142,230 45%
			ARMS LENGTH other parcels in sale:									
14-01-27-451-026	11300 BAYBERRY DRIVE	CHRISTIAN LAURA L ZICHICHI NICK & KRISTIN K	WD	414	R1A	1.5 STORY	4,209	2,004	1.48	02/26/16	445,000.00 445,000.00 Adj	206,230 46%
			ARMS LENGTH other parcels in sale:									
14-01-25-201-019	72840 MALLARD DRIVE	DEMCHAK BRADLEY E ALBERT HEATHER	WD	414	R1	1.5 STORY	3,226	1,995	1.65	03/18/16	345,000.00 345,000.00 Adj	167,890 49%
			ARMS LENGTH other parcels in sale:									
14-01-35-181-027	12330 GLASGOW DRIVE	DICKSON PETER R TRUSTEE O'DONNELL EDWARD & JOAN HASKE	PTA	414	RM-1	2 STORY	1,584	1,998	0.00	08/21/15	166,500.00 166,500.00 Adj	79,010 47%
			ARMS LENGTH other parcels in sale:									
14-01-27-451-032	11293 CHAPMAN COURT	DUPREE WILLIAM A & JOHNNNA F ROTKIEWICZ DAVID H & CORINA I	WD	414	R1A	1 STORY	4,393	2,000	1.54	05/27/16	560,000.00 560,000.00 Adj	265,790 47%
			ARMS LENGTH other parcels in sale:									
14-01-31-301-014	69321 PINE RIVER DRIVE	EASTERWOOD TIMOTHY TTEE MCCLAIN MICHAEL & LISA & HANTZ	WD	414	R1	1.25 STORY	6,172	2,000	2.09	10/01/15	1,000,000.00 1,000,000.00 Adj	536,680 54%
			ARMS LENGTH other parcels in sale:									

02/28/18

101 AG Improved
102 AG Vacant

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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-14-426-012	75912 SANCTUARY DRIVE	FANNIE MAE/FEDERAL NATIONAL M TAMM ROBERT & CATHERINE	COV	414	R1	1 STORY	2,618	2,004	1.47	10/06/17	357,000.00 357,000.00 Adj	188,460 53%
OUT OF FORCLOSURE other parcels in sale:												
14-01-35-181-026	12320 GLASGOW DRIVE	GERBINO ANTHONY & CHRISTINE M MYERS ELEANOR D	WD	414	RM-1	2 STORY	1,700	1,996	0.00	05/03/17	226,000.00 226,000.00 Adj	95,610 42%
ARMS LENGTH other parcels in sale:												
14-01-31-426-013	69621 WILDFLOWER LANE	GNYP BRYAN & JAMIE ZALOGA PIOTR	WD	414	R1	1.25 STORY	4,161	2,002	0.79	01/24/17	650,000.00 650,000.00 Adj	245,800 38%
ARMS LENGTH other parcels in sale:												
14-01-26-251-040	72488 SORREL DRIVE	GOEDERTIER ROBERT & KAREN HESSKE MICHAEL G & JENNIFER M	WD	414	R1	1.5 STORY	3,176	2,001	1.28	07/01/15	355,000.00 355,000.00 Adj	159,790 45%
ARMS LENGTH other parcels in sale:												
14-01-35-181-053	12213 GLASGOW DRIVE	GOFF WILLIAM & ROSE MARIE TTEE ROHN SANDRA L	WD	414	RM-1	1 STORY	1,192	1,997	0.00	05/31/16	162,500.00 162,500.00 Adj	75,570 47%
ESTATE SALE other parcels in sale:												
14-01-25-201-017	72912 TEAL COURT	GRAFF MARY A REYNOLDS DONNA & JAMES	WD	414	R1	1.75 STORY	2,840	1,997	1.65	09/18/17	420,000.00 420,000.00 Adj	170,880 41%
ARMS LENGTH other parcels in sale:												
14-01-35-127-012	70667 MANOR COURT	HADLEY VALERIE LYNNE LOVELL JOHN J & CARMEN L	WD	414	R1C	2 STORY	1,989	1,993	0.25	01/09/17	225,000.00 225,000.00 Adj	107,770 48%
ARMS LENGTH other parcels in sale:												
14-01-25-201-007	72694 PINTAIL COURT	HELLEBUYCK GARY & MARGARET BURROUGHS STEVEN G & PATRICIA I	WD	414	R1	1.25 STORY	3,226	1,995	2.43	10/31/17	625,000.00 625,000.00 Adj	238,090 38%
ARMS LENGTH other parcels in sale:												
14-01-35-181-046	12470 GLASGOW DRIVE	HERRIMAN DONALD & FRANCES JONES MICHAEL & CAROLINE E	WD	414	RM-1	1 STORY	1,272	1,998	0.00	11/13/17	185,000.00 185,000.00 Adj	83,390 45%
ARMS LENGTH other parcels in sale:												
14-01-35-127-027	12438 MENTZ DRIVE	HOENICKE THOMAS A & JOANNE HOENICKE PAUL T & MARY L	WD	414	R1C	1.75 STORY	2,005	1,993	0.23	01/19/17	264,000.00 264,000.00 Adj	98,670 37%
FAMILY SALE other parcels in sale:												

02/28/18

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-127-001	70717 MC VICAR ROAD	HOPPER MICHAEL W MAJOR BRIAN	WD	414	R1C	1 STORY	1,982	1,998	0.00	10/27/17	329,900.00 329,900.00 Adj	114,960 35%
ARMS LENGTH other parcels in sale:												
14-01-26-251-023	72613 SORREL DRIVE	HUDSON RONALD P & CHRISTY A ACEVEDO-CHARNECO ALVARO H	WD	414	R1	1.25 STORY	3,521	2,005	2.12	07/31/15	400,000.00 400,000.00 Adj	175,700 44%
ARMS LENGTH other parcels in sale:												
14-01-22-451-003	73246 WINDMILL LANE	JACKLYN MICHELLE COSTELLO WILLIAM & EMILY	WD	414	R1A	1.5 STORY	2,460	1,999	0.97	08/28/15	370,000.00 370,000.00 Adj	144,140 39%
ARMS LENGTH other parcels in sale:												
14-01-26-251-035	72562 SORREL DRIVE	JACOB DEBRA HAMPSON RONALD A	WD	414	R1	1.5 STORY	2,333	2,005	0.73	06/27/16	330,000.00 330,000.00 Adj	140,660 43%
ARMS LENGTH other parcels in sale:												
14-01-27-451-040	11212 BAYBERRY DRIVE	KROCZOLOWSKI SCOTT M & CHRISTI KOSS KEVIN & KAREN	WD	414	R1A	1.25 STORY	2,520	2,002	1.76	05/18/15	381,000.00 381,000.00 Adj	196,040 51%
ARMS LENGTH other parcels in sale:												
14-01-15-326-003	75632 PORTABELLA LANE	KUZMINSKI MICHAEL J & SOPHIA SOUTHERN RICHARD T & ANN M	WD	414	R1	1 STORY	2,664	2,005	2.09	06/28/17	443,000.00 443,000.00 Adj	191,580 43%
ARMS LENGTH other parcels in sale:												
14-01-27-426-020	11473 BAYBERRY DRIVE	LOMBARDO SEBASTIAN & PAMELA HALLORAN MICHAEL & JODI ANN	WD	414	R1A	1 STORY	2,604	2,000	1.92	08/14/15	500,000.00 500,000.00 Adj	185,190 37%
ARMS LENGTH other parcels in sale:												
14-01-15-326-009	75453 PORTABELLA LANE	LULGJURAJ MARY A VIVIANO SALVATORE & ANGELA	WD	414	R1	1 STORY	2,366	2,017	2.32	05/29/15	92,000.00 92,000.00 Adj	32,660 36%
VACANT LAND SALE other parcels in sale:												
14-01-15-326-008	75567 PORTABELLA LANE	LULGJURAJ VIKTOR & MARY GIANFERMI DONALD & JACQUELINE	WD	414	R1	1 STORY	2,797	2,011	2.09	03/28/16	443,000.00 443,000.00 Adj	197,880 45%
ARMS LENGTH other parcels in sale:												
14-01-26-251-008	72451 SORREL DRIVE	MC KEOGH ROBERT J & LORI L STAGNER CONNIE	WD	414	R1	1 STORY	2,110	2,001	1.56	10/30/15	364,000.00 364,000.00 Adj	147,920 41%
ARMS LENGTH other parcels in sale:												

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50050 Armada Schools
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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-227-020	70135 HILLSIDE COURT	MC LEOD SCOTT KARAS BRADLEY	WD	414	R1B	1.25 STORY	2,006	1,995	0.53	08/25/16	315,000.00 315,000.00 Adj	137,320 44%
ARMS LENGTH other parcels in sale:												
14-01-35-181-054	12295 GLASGOW DRIVE	MC PHERSON LINDA M TAVA MARK	WD	414	RM-1	1 STORY	1,264	1,996	0.00	08/02/16	152,300.00 152,300.00 Adj	80,660 53%
ESTATE SALE other parcels in sale:												
14-01-35-181-042	12450 GLASGOW DRIVE	MERZLAK ERIC M & KRISTA LEA PATTERSON JEROME D & BONNIE A	WD	414	RM-1	1 STORY	1,263	1,997	0.00	11/30/16	180,000.00 180,000.00 Adj	81,400 45%
ARMS LENGTH other parcels in sale:												
14-01-35-181-027	12330 GLASGOW DRIVE	O DONNELL EDWARD VINSON EMILIE R	WD	414	RM-1	2 STORY	1,584	1,998	0.00	11/07/16	190,000.00 190,000.00 Adj	86,760 46%
ARMS LENGTH other parcels in sale:												
14-01-35-181-005	12461 GLASGOW DRIVE	OWENS ROBERT & JOANNE BISHOP THOMAS C & DIANE M	WD	414	RM-1	1 STORY	1,264	1,996	0.00	07/09/15	178,000.00 178,000.00 Adj	72,580 41%
ARMS LENGTH other parcels in sale:												
14-01-31-426-015	69731 WILDFLOWER LANE	PALAZZOLO JOSEPHINE M KINDLIMANN JASON T & ERIKA P	WD	414	R1	2 STORY	4,043	2,015	0.86	06/09/15	100,000.00 100,000.00 Adj	31,200 31%
VACANT LAND SALE other parcels in sale:												
14-01-27-476-015	11320 COVERED BRIDGE LANE	PALOMBA MICHELE & CHRISTINE SCHMIDT MARK E	WD	414	R1A	1.5 STORY	2,627	1,997	0.92	10/31/17	389,000.00 389,000.00 Adj	164,790 42%
ARMS LENGTH other parcels in sale:												
14-01-27-451-010	9908 CRANBROOK COURT	PENXA JEROME M & MARYANN POET KEITH	WD	414	R1A	1.5 STORY	2,887	2,001	1.28	02/05/16	450,000.00 450,000.00 Adj	173,120 38%
ARMS LENGTH other parcels in sale:												
14-01-32-326-009	4776 TIMBER RIDGE DRIVE	PHILLIPS GARY M & MARTHA M BLAKE JEFFERY & ELIZABETH	WD	414	R1	1.5 STORY	5,277	2,003	5.24	05/25/17	654,000.00 654,000.00 Adj	366,710 56%
ARMS LENGTH other parcels in sale:												
14-01-09-201-003	78675 HARVEST LANE	REED TROY C & DESIREE L DAVIS JEFFREY M & CHARISE M	WD	414	R-S	1.5 STORY	4,757	2,000	5.32	03/09/17	509,000.00 509,000.00 Adj	255,660 50%
ARMS LENGTH other parcels in sale:												

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-32-326-018	4372 TIMBER RIDGE DRIVE	RIBITCH FRANK JR & JUDITH A TINSON MARK E & JODI J	WD ARMS LENGTH other parcels in sale:	414	R1	1.5 STORY	5,502	2,006	2.07	04/18/15	593,000.00 593,000.00 Adj	347,910 59%
14-01-35-181-023	12290 GLASGOW DRIVE	RICKMAN AGNES E RICKMAN CHARLES A III	WD FAMILY SALE other parcels in sale:	414	RM-1	2 STORY	1,584	1,996	0.00	06/22/17	156,000.00 156,000.00 Adj	87,860 56%
14-01-27-451-031	11251 CHAPMAN COURT	RIVARD DONALD F & CONNIE LENTZ CRAIG	WD ARMS LENGTH other parcels in sale:	414	R1A	1.25 STORY	3,355	2,002	1.46	04/27/16	492,000.00 492,000.00 Adj	218,190 44%
14-01-26-251-033	72602 SORREL DRIVE	RODDEN EUGENE A & DENESE LENCZEWSKI ADRIAN & RENATA	WD ARMS LENGTH other parcels in sale:	414	R1	1.75 STORY	3,208	2,002	0.99	11/03/16	399,000.00 399,000.00 Adj	171,210 43%
14-01-35-181-020	12280 GLASGOW DRIVE	ROTONDO ROBERT A II MILLER DOMINIC & BILLIG VICTORIA	WD ARMS LENGTH other parcels in sale:	414	RM-1	2 STORY	1,584	1,997	0.00	08/31/17	215,000.00 215,000.00 Adj	86,910 40%
14-01-25-201-002	72957 MALLARD DRIVE	ROUHIB KELLIE LYNN HANAFORD DEBRA D & STEVEN J	WD ARMS LENGTH other parcels in sale:	414	R1	1.25 STORY	3,334	1,997	1.65	09/23/15	499,900.00 499,900.00 Adj	228,000 46%
14-01-09-201-012	78883 PINE TREE COURT	RUGGIRELLO DOMENICO & JOANNA SHINER THOMAS & WENDY	WD ARMS LENGTH other parcels in sale:	414	R-S	1.25 STORY	3,003	2,000	5.02	02/23/16	402,500.00 402,500.00 Adj	201,530 50%
14-01-22-451-011	73457 WINDMILL LANE	SCHULER LAWRENCE J & MARY M SIMPSON SCOTT & MICHELLE	WD ARMS LENGTH other parcels in sale:	414	R1A	1.25 STORY	2,811	1,997	1.16	07/07/16	395,000.00 395,000.00 Adj	183,480 46%
14-01-34-227-002	70658 HILLSIDE COURT	SEWELL JOHN OLESZCZUK MATTHEW & MONICA	WD ARMS LENGTH other parcels in sale:	414	R1B	1.75 STORY	2,205	1,994	0.38	11/19/15	255,000.00 255,000.00 Adj	116,100 46%
14-01-27-451-004	11223 BAYBERRY DRIVE	STASZEWSKI KAZIMIERZ J & MARIE KING WILLIAM K & KAREN A	WD ARMS LENGTH other parcels in sale:	414	R1A	2 STORY	2,562	2,000	1.55	05/24/17	320,000.00 320,000.00 Adj	161,610 51%

02/28/18

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-27-476-028	71173 BURLISON LANE	SZAJNA ARNOLD R & KATHY FISHER BRUCE & DIANE DOAK	WD	414	R1A	1.5 STORY	2,943	1,997	1.19	06/26/15	362,000.00 362,000.00 Adj	163,430 45%
			ARMS LENGTH other parcels in sale:									
14-01-35-181-054	12295 GLASGOW DRIVE	TAVA MARK ABRAM DONAVAN & CATHY	WD	414	RM-1	1 STORY	1,264	1,996	0.00	09/20/16	167,500.00 167,500.00 Adj	80,660 48%
			ARMS LENGTH other parcels in sale:									
14-01-35-181-031	12340 GLASGOW DRIVE	TISEO RYAN & ANDREA D WALDSCHMIDT MATTHEW & AMY	WD	414	RM-1	2 STORY	1,654	1,997	0.00	06/30/17	214,000.00 214,000.00 Adj	91,400 43%
			ARMS LENGTH other parcels in sale:									
14-01-33-252-004	70330 MOUNTAIN CREEK COURT	TOPKARCZYK ROBERT N & FELICIA A HORNOK DOUGLAS JR & LISA	WD	414	R1	2 STORY	4,367	1,999	2.42	08/03/17	585,000.00 585,000.00 Adj	237,800 41%
			ARMS LENGTH other parcels in sale:									
14-01-27-476-027	71147 BURLISON LANE	US BANK NATIONAL ASSOC SCHODOWSKI DAVID & HEATHER E	COV	414	R1A	1.75 STORY	2,740	1,994	1.00	05/23/17	306,185.00 306,185.00 Adj	153,160 50%
			OUT OF FORCLOSURE other parcels in sale:									
14-01-26-251-020	72583 SORREL DRIVE	US BANK NATIONAL ASSOC/LEGAL T JONES JEFFREY S & LISA M	WD	414	R1	1.75 STORY	3,670	2,001	3.39	05/09/17	330,000.00 330,000.00 Adj	168,160 51%
			OUT OF FORCLOSURE other parcels in sale:									
14-01-26-251-032	72606 OXAL POINT	VENTIMIGLIA JOSEPH A & DENISE REYNOLDS ERIKA L & GARRY E	WD	414	R1	1 STORY	2,249	2,005	0.96	09/12/17	360,000.00 360,000.00 Adj	181,690 50%
			ARMS LENGTH other parcels in sale:									
14-01-27-476-021	71075 OAKTREE LANE	VINCKIER-MEERT MAUREEN J TTEE LINDBERG JULIE A	WD	414	R1A	1 STORY	2,557	1,991	0.92	06/30/16	341,000.00 341,000.00 Adj	166,280 49%
			ARMS LENGTH other parcels in sale:									
14-01-02-305-018	11522 ERIN'S WAY	VIRELLI ANTONINO GALLI JEREMY ROY	WD	414	R-S	2 STORY	4,412	2,017	1.70	10/17/16	130,000.00 130,000.00 Adj	38,280 29%
			VACANT LAND SALE other parcels in sale:									
14-01-15-326-009	75453 PORTABELLA LANE	VIVIANO SALVATORE & ANGELA MARINO DANIEL ALAN & STEPHANIE	WD	414	R1	1 STORY	2,366	2,017	2.32	08/04/17	100,000.00 100,000.00 Adj	47,420 47%
			VACANT LAND SALE other parcels in sale:									

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**TOWNSHIP OF BRUCE
SALES STUDY
04/01/2015 to CURRENT**

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-14-426-011	75810 SANCTUARY DRIVE	WNUK JOHN PAUL COHOE JAMES A & ERIN	WD ARMS LENGTH other parcels in sale:	414	R1	1.5 STORY	3,698	2,000	1.46	03/17/17	527,000.00 527,000.00 Adj	225,420 43%
14-01-22-451-015	73538 WINDMILL LANE	WUNDRACH PATRICK VELAZQUEZ LENORE MARIE	WD WARRANTY DEED other parcels in sale:	414	R1A	1.25 STORY	2,390	1,996	1.15	08/07/15	307,500.00 307,500.00 Adj	134,500 44%
14-01-27-476-005	71226 OAKTREE LANE	YESTREPSKY JOYCE A PERZANOWSKI MICHAEL & BRESKY L	WD WARRANTY DEED other parcels in sale:	414	R1A	1.5 STORY	2,859	1,998	0.92	09/06/16	365,000.00 365,000.00 Adj	163,440 45%
Property Class 415												
14-01-26-251-028	72638 SORREL DRIVE	BOYD MARIANNE GLYNN PRESTIGE HOME DEVELOPMENT LLC	WD VACANT LAND SALE other parcels in sale:	415	R1	1 STORY	2,392	2,017	0.97	02/03/16	50,000.00 50,000.00 Adj	28,130 56%
14-01-14-426-007	75354 SANCTUARY DRIVE VACANT	DZIADZIO MICHAEL N. & KIMBERLY OWEIS FRED	WD VACANT LAND SALE other parcels in sale:	415	R1		00	00	1.64	08/31/17	110,000.00 110,000.00 Adj	46,150 42%
14-01-09-201-010	78849 HARVEST LANE VACANT	CAI MARINO & JOANN RAU DELBERT J & GLORIA J	WD VACANT LAND SALE other parcels in sale:	415	R-S		00	00	5.00	07/26/17	85,000.00 85,000.00 Adj	52,970 62%
14-01-26-251-037	72540 SORREL DRIVE	HENSCHER KIMBERLEY D CAPPUSO BUILDING LLC	WD VACANT LAND SALE other parcels in sale:	415	R1	0	2,567	00	0.90	01/19/17	83,000.00 83,000.00 Adj	31,320 38%
14-01-32-326-001	4375 TIMBER RIDGE DRIVE VACANT	HEVERLY ERIC J TRUST HEISLER DAN	WD VACANT LAND SALE other parcels in sale:	415	R1		00	00	2.85	12/14/17	65,000.00 65,000.00 Adj	42,470 65%
14-01-09-201-020	78872 HARVEST LANE	PAOLETTI MARINO & DELPHIA CLARK DAVID	WD VACANT LAND SALE other parcels in sale:	415	R-S	0	00	00	5.18	03/31/16	97,500.00 97,500.00 Adj	44,370 46%
14-01-26-251-028	72638 SORREL DRIVE	PRESTIGE HOME DEVELOPMENT LLC PARENT MICHAEL & DEBORAH	WD ARMS LENGTH other parcels in sale:	415	R1	1 STORY	2,392	2,017	0.97	11/21/17	470,000.00 470,000.00 Adj	33,760 7%

02/28/18

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39
Page

TOWNSHIP OF BRUCE SALES STUDY

04/01/2015 to CURRENT

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-26-301-015	71902 COSIMO CIRCLE VACANT	SE MICHIGAN LAND HOLDING LLC CAMBRIDGE HOMES OF MICHIGAN I	COV	415	R1B		00	00	0.00	03/24/16	832,000.00 54,000.00	Adj 26%
other parcels in sale: INCLUDES 14 PARCELS												
14-01-26-301-016	71904 COSIMO CIRCLE VACANT	SE MICHIGAN LAND HOLDING LLC CAMBRIDGE HOMES OF MICHIGAN I	COV	415	R1B		00	00	0.00	03/24/16	382,000.00 54,000.00	Adj 26%
other parcels in sale: INCLUDES 14 PARCELS												
14-01-26-301-035	12234 TWIN BROOKS DRIVE VAC	SE MICHIGAN LAND HOLDING LLC CAMBRIDGE HOMES OF MICHIGAN I	COV	415	R1B		00	00	0.00	03/24/16	832,000.00 54,000.00	Adj 26%
other parcels in sale: INCLUDES 14 PARCELS												
14-01-31-426-012	69595 WILDFLOWER LANE VACANT	TOMLINSON CLAIRE PALAZZOLO JOSEPHONE M TRUST	WD	415	R1		00	00	0.80	08/08/17	85,000.00 85,000.00	Adj 47%
other parcels in sale:												
14-01-15-326-002	75506 PORTABELLA LANE VACANT	ZAPPELLA LUANN TRUST DOMBROWSKI DANIEL L & ADELE T	WD	415	R1		00	00	2.11	03/11/16	72,000.00 72,000.00	Adj 45%
other parcels in sale:												

02/28/18

101 AG Improved
102 AG Vacant

201 COM Improved
202 COM Vacant

301 IND Improved
302 IND Vacant

401 RES Improved
402 RES Vacant
407 RES Condo Improved
408 Res Condo Vacant
414 Res Site Condo Improved
415 Res Site Condo Vacant

50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools