

**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 201												
27-01-35-381-015	124 W ST CLAIR STREET	BLEICH JOAN TRUST UVHM LLC	WD	201	VERIFY		00	00	0.12	12/23/15	150,000.00 150,000.00	115,470 77%
			ARMS LENGTH other parcels in sale:									
27-01-35-476-029	433 E ST CLAIR STREET	FOLTZ DAVID KNIGHT ENTERPRISES INC	WD	201	VERIFY		00	00	1.36	02/03/17	600,000.00 600,000.00	410,960 68%
			ARMS LENGTH other parcels in sale:									
27-01-35-476-029	433 E ST CLAIR STREET	KNIGHT ENTERPRISES INC 32 MILE PITSTOP LLC	WD	201	VERIFY		00	00	1.36	05/12/17	850,000.00 850,000.00	407,560 48%
			ARMS LENGTH other parcels in sale:									
27-01-35-382-007	200 N MAIN STREET	MARAJ DEVELOPMENT CO LLC MOTORCITY MOBIL PITSTOP INC	WD	201	VERIFY		00	00	0.52	12/01/15	450,000.00 450,000.00	223,640 50%
			ARMS LENGTH other parcels in sale: 27-01-35-382-004 27-01-35-382-006 27-01-35-382-005 27-01-35-382-008 INCLUDES 5 PARCELS									
27-01-35-382-008	200 N MAIN STREET	MARAJ DEVELOPMENT CO LLC MOTORCITY MOBIL PITSTOP INC	WD	201	VERIFY		00	00	0.00	12/01/15	450,000.00 0.00	0 %
			MULTIPLE PARCELS other parcels in sale: 27-01-35-382-004 27-01-35-382-006 27-01-35-382-007 27-01-35-382-005 SEE: 27-01-35-382-007									
27-01-35-382-005	200 N MAIN STREET	MARAJ DEVELOPMENT CO LLC MOTORCITY MOBIL PITSTOP INC	WD	201	VERIFY		00	00	0.00	12/01/15	450,000.00 0.00	0 %
			MULTIPLE PARCELS other parcels in sale: 27-01-35-382-004 27-01-35-382-006 27-01-35-382-007 27-01-35-382-008 SEE: 27-01-35-382-007									
27-01-35-327-002	464 N BAILEY STREET	RED ROCK USA INC CEDAR KIM & NATALIE	LC	201	VERIFY		00	00	0.16	10/20/17	182,999.00 151,889.00	49,860 33%
			MULTIPLE PARCELS other parcels in sale: 27-01-35-327-003 INCLUDES 2 PARCELS									
27-01-35-455-016	379 E ST CLAIR STREET	WOZNIAK KENNETH G M & K 379 PROPERTIES INC	WD	201	VERIFY		00	00	0.56	08/10/16	300,000.00 300,000.00	170,800 57%
			FAMILY SALE other parcels in sale:									
Property Class 202												
27-01-35-327-003	N BAILEY STREET VACANT	RED ROCK USA INC CEDAR KIM & NATALIE	LC	202	VERIFY		00	00	0.15	10/20/17	182,999.00 31,110.00	10,000 32%
			MULTIPLE PARCELS other parcels in sale: 27-01-35-327-002 INCLUDES 2 PARCELS									
Property Class 301												

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

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27-01-35-476-037	409 E ST CLAIR STREET	FOUR V'S INC LANMARK LLC	WD	301	VERIFY		00	00	1.85	01/06/17	776,000.00 776,000.00 Adj	396,150 51%
ARMS LENGTH other parcels in sale:												
27-01-36-298-006	110 PEYERK COURT	KEMP & PEYERK-STERLING LLC LANZEN REAL ESTATE HOLDINGS LLC	WD	301	VERIFY		00	00	1.29	10/05/17	550,000.00 114,583.00 Adj	75,900 66%
MULTIPLE PARCELS other parcels in sale: 4 PARCELS IN SALE												
27-01-36-299-010	161 PEYERK COURT	KEMP & PEYERK-STERLING LLC BLAKE INVESTMENT PROPERTIES LLC	WD	301	VERIFY		00	00	2.32	10/07/16	201,000.00 201,000.00 Adj	0 %
ARMS LENGTH other parcels in sale:												
27-01-36-226-010	110 MC LEAN DRIVE	MPR LLC CEDAR BEND INVESTMENTS LLC	WD	301	VERIFY		00	00	1.71	12/29/15	1,000,000.00 1,000,000.00 Adj	372,810 37%
ARMS LENGTH other parcels in sale:												
27-01-36-477-002	173 EAST POND DRIVE	SHAFFER RICHARD & KAREN RJT PROPERTY HOLDINGS LLC	PTA	301	VERIFY		00	00	0.86	02/05/18	915,000.00 915,000.00 Adj	243,130 27%
ARMS LENGTH other parcels in sale:												
Property Class 302												
27-01-36-298-007	100 PEYERK COURT VACANT	KEMP & PEYERK-STERLING LLC LANZEN REAL ESTATE HOLDINGS, LL	WD	302	VERIFY		00	00	2.15	10/05/17	550,000.00 190,912.00 Adj	126,460 66%
MULTIPLE PARCELS other parcels in sale: 4 PARCELS IN SALE												
27-01-36-298-005	120 PEYERK COURT VACANT	KEMP & PEYERK-STERLING LLC LANZEN REAL ESTATE HOLDINGS LLC	WD	302	VERIFY		00	00	1.29	10/05/17	550,000.00 114,583.00 Adj	75,900 66%
MULTIPLE PARCELS other parcels in sale: 4 PARCELS IN SALE												
27-01-36-298-010	130 PEYERK COURT VACANT	KEMP & PEYERK-STERLING LLC LANZEN REAL ESTATE HOLDINGS LLC	WD	302	VERIFY		00	00	1.46	10/05/17	550,000.00 129,922.00 Adj	86,060 66%
MULTIPLE PARCELS other parcels in sale: 4 PARCELS IN SALE												
Property Class 401												
27-01-35-305-027	140 HOLLISTER STREET	ALTENBERNT BRADLEY D ROSIEK CHERYL A	WD	401	VERIFY	1.5 STORY	1,710	1,974	0.40	07/15/16	226,500.00 226,500.00 Adj	81,460 36%
ARMS LENGTH other parcels in sale:												

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**TOWNSHIP OF BRUCE
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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
27-01-35-380-013	262 N BAILEY STREET	ANDERSON CARA & SIGLOW KATHLI ROSSI LAWRENCE J & LUANNE P	WD	401	VERIFY	2 STORY	3,548	1,871	0.34	01/06/17	307,000.00 307,000.00 Adj	140,910 46%
			ARMS LENGTH other parcels in sale:									
27-01-35-329-021	354 N BAILEY STREET	BEATY RICHARD T JR & JENNIFER KEITH ZACHARY	WD	401	VERIFY	2 STORY	3,380	1,859	1.25	10/27/17	346,000.00 346,000.00 Adj	141,590 41%
			ARMS LENGTH other parcels in sale:									
27-01-35-327-021	282 GATES STREET	BEHNKE MARCY L & DEMICK KEVIN ENSINIA JACQUELINE N	WD	401	VERIFY	1.25 STORY	1,728	1,987	0.19	03/30/17	216,000.00 216,000.00 Adj	64,050 30%
			ARMS LENGTH other parcels in sale:									
27-01-34-401-025	407 MORTON STREET	BEYER SHELLEY BLAINE LINDA ROSE	WD	401	VERIFY	1.75 STORY	1,521	1,880	0.35	08/21/15	185,000.00 185,000.00 Adj	68,880 37%
			ARMS LENGTH other parcels in sale:									
27-01-34-426-011	412 WONDER LANE	BOGDANSKI DAVID BADKE JOHN E & CHELSEA	WD	401	VERIFY	1 STORY	864	1,968	0.20	11/06/17	120,000.00 120,000.00 Adj	64,010 53%
			ARMS LENGTH other parcels in sale:									
27-01-35-354-013	222 PROSPECT STREET	BOLOGNA CHARLES & JILL STEPHENS THOMAS C & KELLY M	WD	401	VERIFY	1.75 STORY	1,551	1,915	0.15	10/15/15	149,000.00 149,000.00 Adj	50,560 34%
			ARMS LENGTH other parcels in sale:									
27-01-35-353-030	128 CHURCH STREET	BRECHT ELLEN HOENICKE BRANDON & SCAPINI MIC	WD	401	VERIFY	1.75 STORY	1,186	1,910	0.07	06/16/17	175,000.00 175,000.00 Adj	54,640 31%
			ARMS LENGTH other parcels in sale:									
27-01-34-427-015	414 MINOT STREET	BSL PROPERTIES LLC YOUNG STEPHEN & DIANNA	WD	401	VERIFY	1.5 STORY	1,898	1,954	0.28	06/10/16	260,000.00 260,000.00 Adj	77,650 30%
			ARMS LENGTH other parcels in sale:									
27-01-35-302-017	345 PROSPECT STREET	BURG STEVEN G & SUSAN M JOHNSON GEORGE A & MICHELLE L	WD	401	VERIFY	2 STORY	3,308	1,930	0.62	05/11/17	280,000.00 280,000.00 Adj	125,600 45%
			ARMS LENGTH other parcels in sale:									
27-01-35-326-034	355 N BAILEY STREET	BURKE MICHAEL J & PATRICK E EBERT MARY KAY	WD	401	VERIFY	2 STORY	2,174	1,905	0.20	07/15/15	85,000.00 85,000.00 Adj	66,080 78%
			ESTATE SALE other parcels in sale:									

02/28/18

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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
27-01-35-303-019	144 TURNER STREET	BUZZELL GERRINE TTEE GILES NICHOLETE LAFONTAINE	WD	401	VERIFY	1.25 STORY	1,068	1,935	0.12	06/22/17	107,500.00 107,500.00 Adj	55,060 51%
			ARMS LENGTH other parcels in sale:									
27-01-35-328-001	438 N BAILEY STREET	CLARK RAYMOND G MARSH ROSEMARY	WD	401	VERIFY	2 STORY	1,948	1,927	0.29	09/04/15	179,900.00 179,900.00 Adj	67,400 37%
			ARMS LENGTH other parcels in sale:									
27-01-35-327-019	253 FAIRGROVE STREET	CLIXBY DAVID GLENN HELM NICHOLAS & KROLL DIANA	WD	401	VERIFY	1.75 STORY	1,302	1,925	0.16	12/06/16	166,000.00 166,000.00 Adj	58,470 35%
			ARMS LENGTH other parcels in sale:									
27-01-35-379-002	256 N MAIN STREET	COLLIER JAMES C COUCH JOHN V	PTA	401	VERIFY	2 STORY	2,867	1,924	0.28	09/17/15	235,000.00 235,000.00 Adj	111,370 47%
			ARMS LENGTH other parcels in sale:									
27-01-34-476-009	306 W ST CLAIR STREET	COOLMAN (LAFOLLETTE) MARILYN WESTDALE LYNSDAY ANN	PTA	401	VERIFY	1 STORY	1,508	1,940	0.45	11/20/17	190,000.00 190,000.00 Adj	75,540 40%
			ARMS LENGTH other parcels in sale:									
27-01-35-453-021	230 DICKENSON STREET	CORAH-HOPKINS ELIZABETH MARSHALL DOUGLAS	WD	401	VERIFY	1 STORY	960	1,974	0.17	07/20/15	130,000.00 130,000.00 Adj	44,370 34%
			ARMS LENGTH other parcels in sale:									
27-01-35-379-002	256 N MAIN STREET	COUCH JOHN V PATRONA DANIEL	PTA	401	VERIFY	2 STORY	2,867	1,924	0.28	03/01/16	357,000.00 357,000.00 Adj	111,370 31%
			ARMS LENGTH other parcels in sale:									
27-01-35-304-019	194 MINOT STREET	CRABTREE TIMOTHY J & ELENA M RUTKOWSKI DOMENICA	WD	401	VERIFY	1.25 STORY	1,125	1,940	0.09	05/31/16	165,000.00 165,000.00 Adj	54,680 33%
			ARMS LENGTH other parcels in sale:									
27-01-35-304-029	439 N MAIN STREET	CREGAR MICHAEL R. & CAROLYN S. WITULSKI PAUL J & ROBERTA A	WD	401	VERIFY	1.25 STORY	1,765	1,914	0.26	12/28/15	252,500.00 252,500.00 Adj	77,610 31%
			ARMS LENGTH other parcels in sale:									
27-01-35-353-007	272 PROSPECT STREET	CUSMANO TODD A & RACHEL M SPECK ADAM & STEPHANIE	WD	401	VERIFY	2 STORY	1,761	1,900	0.29	07/15/16	275,000.00 275,000.00 Adj	78,890 29%
			ARMS LENGTH other parcels in sale:									

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27-01-35-403-005	280 FAIRGROVE STREET	DAVIS BRIAN K GUERNSEY JEREMY J	WD	401	VERIFY	1.5 STORY	1,246	1,977	0.13	12/30/15	125,000.00 125,000.00 Adj	49,280 39%
ARMS LENGTH other parcels in sale:												
27-01-34-427-003	400 MORTON STREET	DE BEAUCLAIR RALPH & JANET LEWIS TRACY N	WD	401	VERIFY	1 STORY	1,977	1,947	0.50	01/13/17	180,000.00 180,000.00 Adj	103,980 58%
ARMS LENGTH other parcels in sale:												
27-01-34-401-027	439 MORTON STREET	DE REES DELBERT & FLORENCE COUCH JOHN V	WD	401	VERIFY	2 STORY	7,364	1,872	3.04	10/03/16	490,000.00 413,070.00 Adj	189,340 46%
MULTIPLE PARCELS other parcels in sale: 27-01-34-401-028 2 PARCELS IN SALE												
27-01-34-401-028	MORTON STREET VACANT	DE REES DELBERT & FLORENCE COUCH JOHN V	WD	401	VERIFY	1+ STORY	00	1,995	0.33	10/03/16	490,000.00 76,930.00 Adj	35,150 46%
MULTIPLE PARCELS other parcels in sale: 27-01-34-401-027 2 PARCELS IN SALE												
27-01-35-304-006	165 TURNER STREET	DELMOTTE EVAN RACZAK DENIS G	WD	401	VERIFY	2 STORY	1,927	1,960	0.23	09/09/16	142,500.00 142,500.00 Adj	67,080 47%
ARMS LENGTH other parcels in sale:												
27-01-35-451-005	303 CLINTON STREET	DEUTSCHE BANK NATIONAL TRUST DOLECKI ALLEN P	COV	401	VERIFY	TRI-LEVEL	1,580	1,980	0.21	06/14/17	96,250.00 96,250.00 Adj	69,350 72%
OUT OF FORCLOSURE other parcels in sale:												
27-01-35-304-012	131 TURNER STREET	DOMAGALSKI ROBERTA SMILNAK BRIAN J & SHELLY A	WD	401	VERIFY	2 STORY	1,936	1,921	0.21	05/23/17	223,000.00 223,000.00 Adj	86,650 39%
ARMS LENGTH other parcels in sale:												
27-01-34-451-010	303 MORTON STREET	DRAYER KIPP D SUSZKO JACOB M & EMILY J	WD	401	VERIFY	1.25 STORY	1,091	1,923	0.58	04/28/15	162,500.00 162,500.00 Adj	65,740 40%
ARMS LENGTH other parcels in sale:												
27-01-35-304-018	202 MINOT STREET	DUSZA JASON R & ALICA M LAUER ROBERT W	WD	401	VERIFY	1.75 STORY	1,198	1,891	0.16	05/06/16	163,000.00 163,000.00 Adj	58,780 36%
ARMS LENGTH other parcels in sale:												
27-01-35-326-034	355 N BAILEY STREET	EBERT ERIC & ANGELA M AURAND MICHAEL	WD	401	VERIFY	2 STORY	2,174	1,905	0.20	03/22/17	277,000.00 277,000.00 Adj	73,670 27%
ARMS LENGTH other parcels in sale:												

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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
27-01-35-326-034	355 N BAILEY STREET	EBERT MARY KAY EBERT ERIC & ANGELA M	LC	401	VERIFY	2 STORY	2,174	1,905	0.20	07/24/15	85,000.00 85,000.00	Adj 78%
FAMILY SALE other parcels in sale:												
27-01-35-405-017	301 DICKENSON STREET	EIBERGER RYAN J & TAMMIE M EIBERGER RYAN J	QC	401	VERIFY	2 STORY	2,089	2,010	0.27	09/03/17	50,000.00 50,000.00	Adj 272%
FAMILY SALE other parcels in sale:												
27-01-35-305-012	127 MINOT STREET	ESCHENBURG JOHN P & AMY L JOHNSON BRUCE ALAN	WD	401	VERIFY	1.5 STORY	1,666	1,973	0.20	12/04/15	244,000.00 244,000.00	Adj 28%
ARMS LENGTH other parcels in sale:												
27-01-35-305-021	174 HOLLISTER STREET	FAULKER DAVID & BRENDA SCHATZ-RUPPERT SILKE ANJA	WD	401	VERIFY	2 STORY	1,804	1,910	0.23	04/03/17	180,000.00 180,000.00	Adj 45%
ARMS LENGTH other parcels in sale:												
27-01-35-356-011	134 W ST CLAIR STREET	FEARNAUGHT LLC TAIT JEFFREY	LC	401	VERIFY	1.5 STORY	2,430	1,925	0.26	10/09/17	225,000.00 225,000.00	Adj 42%
L. C. MEMORANDUM other parcels in sale:												
27-01-35-354-012	226 PROSPECT STREET	FEDERAL HOME LOAN MORTGAGE C FOLTS CHRISTOPHER	COV	401	VERIFY	1.75 STORY	1,695	1,919	0.15	04/03/15	127,000.00 127,000.00	Adj 50%
OUT OF FORCLOSURE other parcels in sale:												
27-01-35-327-004	454 N BAILEY STREET	FEDERAL NATIONA MORTGAGE ASSI MARSACK DAVID	COV	401	VERIFY	1 STORY	776	1,959	0.23	05/22/15	89,000.00 89,000.00	Adj 56%
OUT OF FORCLOSURE other parcels in sale:												
27-01-35-329-015	338 N BAILEY STREET	FELDHUS ANTHONY & MARGARET MUSILLI RALPH E & HOOVER LYNNE	WD	401	VERIFY	1.75 STORY	2,240	1,894	1.17	05/31/17	276,000.00 276,000.00	Adj 45%
ARMS LENGTH other parcels in sale:												
27-01-35-405-007	297 DICKENSON STREET	FERRO HOMES INC LACKOWSKI KYLE R & LINDA R	WD	401	VERIFY	1.5 STORY	1,526	2,017	0.19	08/07/17	238,000.00 238,000.00	Adj 6%
NEW CONSTRUCTION other parcels in sale:												
27-01-35-301-002	439 PROSPECT STREET	FIRSTMERIT BANK N.A. FORCLOSUR PHILLIPS GARY & MARTHA	COV	401	VERIFY	2 STORY	5,653	1,868	2.31	09/02/16	365,000.00 365,000.00	Adj 53%
OUT OF FORCLOSURE other parcels in sale:												

02/28/18

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102 AG Vacant

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27-01-35-402-001	480 HABER STREET	FLEURY PHILLIP L & SANDRA J & J VENTURES OF ROMEO LLC	PTA	401	VERIFY	1 STORY	1,337	1,972	0.43	01/16/18	100,000.00 100,000.00 Adj	83,780 84%
			ARMS LENGTH other parcels in sale:									
27-01-35-354-025	217 N FREMONT STREET	FRAPPIER GARY MEERT ROBERT L III & MAUREEN J	WD	401	VERIFY	1.75 STORY	1,846	1,925	0.43	08/04/16	222,000.00 222,000.00 Adj	86,500 39%
			ARMS LENGTH other parcels in sale:									
27-01-35-378-002	240 N RAWLES STREET	FRIENDS AND FAMILY INC MULDER JENNIFER	WD	401	VERIFY	1 STORY	1,365	1,964	0.11	07/05/16	152,000.00 152,000.00 Adj	51,170 34%
			ARMS LENGTH other parcels in sale:									
27-01-35-303-029	125 GATES STREET	GAUDARD JACOB PIERSKALLA RONALD	WD	401	VERIFY	1.75 STORY	1,789	1,945	0.28	09/23/16	208,000.00 208,000.00 Adj	90,390 43%
			ARMS LENGTH other parcels in sale:									
27-01-34-426-013	277 GATES STREET	GIELOW PAUL & MARGARET DOOLEY RONALD & ELISA	WD	401	VERIFY	1 STORY	1,887	1,947	1.14	09/18/17	250,000.00 250,000.00 Adj	108,160 43%
			ARMS LENGTH other parcels in sale:									
27-01-35-384-002	178 DICKENSON STREET	HANNAH CLARENCE & DOROTHY DICICCO FRANK A & DAWN A	WD	401	VERIFY	1 STORY	962	2,016	0.35	07/15/16	27,000.00 27,000.00 Adj	29,510 109%
			ESTATE SALE other parcels in sale:									
27-01-35-328-008	232 FAIRGROVE STREET	HART GUY DEWEY BORN LINDA	WD	401	VERIFY	1 STORY	845	1,954	0.21	02/15/17	113,500.00 113,500.00 Adj	56,060 49%
			ARMS LENGTH other parcels in sale:									
27-01-35-329-007	238 EWELL STREET	HENDERSON WILLIAM A KET, LLC	WD	401	VERIFY	1 STORY	864	1,954	0.22	11/03/17	114,000.00 114,000.00 Adj	62,580 55%
			ARMS LENGTH other parcels in sale:									
27-01-35-302-001	380 CHANDLER STREET	HENNIG MARGARET STANSBURY VALERIE	WD	401	VERIFY	1.5 STORY	1,732	1,947	0.24	07/09/15	130,000.00 130,000.00 Adj	64,690 50%
			ESTATE SALE other parcels in sale:									
27-01-34-451-020	287 MORTON STREET	HERNANDEZ MARK JOHNSON AMANDA N	PTA	401	VERIFY	1 STORY	1,224	1,956	0.44	01/18/18	160,000.00 160,000.00 Adj	67,330 42%
			ARMS LENGTH other parcels in sale:									

02/28/18

101 AG Improved
102 AG Vacant

201 COM Improved
202 COM Vacant

301 IND 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
27-01-35-327-022	288 GATES STREET	HOBAN JAMES P HOBAN DINA	WD	401	VERIFY	1 STORY	1,297	1,988	0.19	11/01/16	100,000.00 100,000.00 Adj	68,430 68%
FAMILY SALE other parcels in sale:												
27-01-35-304-022	168 MINOT STREET	HORNEY JEFFREY & LINDA TRUSTEE MEJEUR JOSHUA T & SARA E	WD	401	VERIFY	1.75 STORY	2,494	1,900	0.37	05/31/16	299,900.00 299,900.00 Adj	94,620 32%
ARMS LENGTH other parcels in sale:												
27-01-35-329-020	173 RETTELL STREET	HOWELL RUSSELL & SANDRA THORPE BRYAN & JENNIFER	LC	401	VERIFY	1 STORY	1,451	1,920	0.68	10/07/15	135,000.00 135,000.00 Adj	91,680 68%
ARMS LENGTH other parcels in sale:												
27-01-35-354-016	198 W ST CLAIR STREET	HUDSON SALSIDO LORRAINE GARON WALTER III	WD	401	VERIFY	2 STORY	2,540	1,870	0.54	04/03/17	262,000.00 262,000.00 Adj	148,100 57%
ARMS LENGTH other parcels in sale:												
27-01-34-476-031	262 W ST CLAIR STREET	JACARUSO JANE DORTON DANIEL & SCHMIDT BRAND	WD	401	VERIFY	1.75 STORY	1,857	1,945	0.28	07/29/16	145,000.00 145,000.00 Adj	79,130 55%
ARMS LENGTH other parcels in sale:												
27-01-34-427-017	451 WONDER LANE	JOLIN CYNTHIA A PARKER WILLIAM R & SUSAN M	WD	401	VERIFY	1 STORY	1,063	1,961	0.24	09/21/15	162,500.00 162,500.00 Adj	61,930 38%
ARMS LENGTH other parcels in sale:												
27-01-34-451-020	287 MORTON STREET	KATCHUBA SARA & MATA PETER J II HERNANDEZ MARK	WD	401	VERIFY	1 STORY	1,224	1,956	0.44	03/10/16	143,000.00 143,000.00 Adj	54,250 38%
ARMS LENGTH other parcels in sale:												
27-01-35-354-006	247 N FREMONT STREET	KELLER JOAN B TTEE VOSS KEVIN M & KIMBERLY M	WD	401	VERIFY	1.5 STORY	3,088	1,846	0.33	06/19/17	250,000.00 250,000.00 Adj	100,340 40%
ARMS LENGTH other parcels in sale:												
27-01-35-355-002	155 CHURCH STREET	KERMAN MICHAEL & BONNIE GROVER JULI & KURTIS	WD	401	VERIFY	2 STORY	3,123	1,890	0.28	01/21/16	210,000.00 210,000.00 Adj	92,920 44%
WARRANTY DEED other parcels in sale:												
27-01-35-404-009	374 JEFFREY COURT	KLENA THOMAS E & VICTORIA E REWALT JASON G	PTA	401	VERIFY	1 STORY	1,526	1,963	0.16	01/23/18	145,500.00 145,500.00 Adj	80,390 55%
ARMS LENGTH other parcels in sale:												

02/28/18

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50190 Romeo Schools
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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
27-01-35-354-015	202 W ST CLAIR STREET	KOWALSKI KALYN & BLAHOVEC DAN DALEN KENNETH & KIMBERLY	WD	401	VERIFY	2 STORY	2,905	1,848	0.31	09/07/17	271,500.00 271,500.00 Adj	165,930 61%
ARMS LENGTH other parcels in sale:												
27-01-35-404-002	274 EWELL STREET	LANGTRY JONATHEN L SAVILLE STEPHANIE	PTA	401	VERIFY	1 STORY	1,234	1,963	0.15	02/12/18	136,000.00 136,000.00 Adj	50,200 37%
ARMS LENGTH other parcels in sale:												
27-01-35-302-018	329 PROSPECT STREET	LEONARD JOHN HERON TAYLOR J & ASHLEY M	WD	401	VERIFY	2 STORY	1,870	1,875	0.27	07/29/15	236,000.00 236,000.00 Adj	85,210 36%
ARMS LENGTH other parcels in sale:												
27-01-35-305-006	169 MINOT STREET	LEWIS TRACY N KUEBLER MELISSA R	WD	401	VERIFY	1 STORY	948	1,935	0.31	01/13/17	142,000.00 142,000.00 Adj	55,430 39%
ARMS LENGTH other parcels in sale:												
27-01-35-405-007	297 DICKENSON STREET	LOTHERY MADGE FERRO HOMES INC	WD	401	VERIFY	1.5 STORY	1,526	2,017	0.19	02/07/17	20,000.00 20,000.00 Adj	15,180 76%
VACANT LAND SALE other parcels in sale:												
27-01-35-384-007	234 N HARRIET STREET	LOTHERY CLYDIE ESTATE RONDEAU ROBERT	OTH	401	VERIFY	1.5 STORY	1,091	1,935	0.73	08/24/17	60,250.00 60,250.00 Adj	59,020 98%
ESTATE SALE other parcels in sale:												
27-01-35-453-021	230 DICKENSON STREET	MARSHALL DOUGLAS MARSHALL MICHAEL D & SANDRA M	WD	401	VERIFY	1 STORY	960	1,974	0.17	08/17/16	125,000.00 125,000.00 Adj	50,810 41%
FAMILY SALE other parcels in sale:												
27-01-35-403-020	293 EWELL STREET	MAXWELL ROBIN PEPLER SUSAN	WD	401	VERIFY	1 STORY	1,013	1,953	0.25	10/26/16	159,900.00 159,900.00 Adj	56,340 35%
ARMS LENGTH other parcels in sale:												
27-01-35-326-007	408 N MAIN STREET	MC LEAN J GERALD CUSMANO TODD & RACHEL	WD	401	VERIFY	2 STORY	3,406	1,871	0.50	07/15/16	240,000.00 240,000.00 Adj	112,080 47%
ARMS LENGTH other parcels in sale:												
27-01-35-384-010	283 E ST CLAIR STREET	MCLELLAN KEVIN SYMANZIK GERALD & MARY ANN	WD	401	VERIFY	2 STORY	2,418	1,900	0.26	05/05/17	282,800.00 282,800.00 Adj	81,230 29%
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
27-01-35-304-022	168 MINOT STREET	MEJEUR JOSHUA T & SARA E ARENDOSKI EMMA & ANDREW	PTA	401	VERIFY	1.75 STORY	2,494	1,900	0.37	01/26/18	285,000.00 285,000.00 Adj	111,540 39%
			ARMS LENGTH other parcels in sale:									
27-01-35-454-010	243 CLINTON STREET	MICHAELS KARIN EDNEY KRISTINA M	WD	401	VERIFY	TRI-LEVEL	1,614	1,992	0.27	04/13/17	189,900.00 189,900.00 Adj	80,270 42%
			ARMS LENGTH other parcels in sale:									
27-01-35-405-014	292 CLINTON STREET	MITTLESTADT JAMES MEDRANO MARTIN	WD	401	VERIFY	1.25 STORY	980	1,906	0.61	05/17/16	52,000.00 52,000.00 Adj	62,640 120%
			ESTATE SALE other parcels in sale:									
27-01-35-305-002	195 MINOT STREET	MROSZ JASON SMITH LATISHA S	WD	401	VERIFY	1 STORY	864	1,964	0.17	06/09/17	147,500.00 147,500.00 Adj	52,950 36%
			ARMS LENGTH other parcels in sale:									
27-01-35-453-010	259 DORSEY STREET	MURRAY WILLIAM ALLEN FERRO HOMES INC	WD	401	VERIFY	2 STORY	1,979	2,017	0.31	08/11/17	30,000.00 30,000.00 Adj	24,480 82%
			VACANT LAND SALE other parcels in sale:									
27-01-35-377-010	169 DICKENSON STREET	NELSON JERRY & BAXTER LOISTINE HARLOW ANDREW	WD	401	VERIFY	1 STORY	1,336	2,017	0.24	05/03/17	35,000.00 35,000.00 Adj	44,090 126%
			ARMS LENGTH other parcels in sale:									
27-01-34-476-015	381 CHANDLER STREET	NOYES FRED & JACQUELINE SCULTHORPE RICHARD & REBECCA	PTA	401	VERIFY	2 STORY	3,073	1,861	0.55	12/11/17	288,000.00 288,000.00 Adj	130,960 45%
			ARMS LENGTH other parcels in sale:									
27-01-34-427-012	434 MINOT STREET	OLECHOWSKI JOHN C & SANDRA L DUPONT ANDREW	WD	401	VERIFY	1 STORY	945	1,955	0.30	06/21/16	125,000.00 125,000.00 Adj	61,840 49%
			ARMS LENGTH other parcels in sale:									
27-01-35-303-014	172 TURNER STREET	PADUCH GREGORY J STRALKO APRIL	WD	401	VERIFY	1 STORY	1,412	1,959	0.12	10/28/16	129,000.00 129,000.00 Adj	54,240 42%
			ARMS LENGTH other parcels in sale:									
27-01-35-326-014	342 N MAIN STREET	PELHAM RODGER & KAREN ROSE JONATHAN R & JULIE	PTA	401	VERIFY	2 STORY	2,642	1,891	0.35	02/16/18	270,000.00 270,000.00 Adj	119,010 44%
			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
27-01-35-403-020	293 EWELL STREET	PEPPLER SUSAN CRESON JEROD J	PTA	401	VERIFY	1 STORY	1,013	1,953	0.25	10/28/16	87,514.00 87,514.00	Adj 56,340 64%
FAMILY SALE other parcels in sale:												
27-01-35-327-001	276 GATES STREET	PERRI MARY L PACE ANTHONY E	WD	401	VERIFY	1 STORY	995	1,955	0.15	06/15/17	70,000.00 70,000.00	Adj 46,680 67%
ARMS LENGTH other parcels in sale:												
27-01-35-305-044	377 N MAIN STREET	PHILLIPS GARY M & MARTHA MARY LUMETTA MICHAEL	WD	401	VERIFY	1.75 STORY	2,530	1,862	0.29	10/07/16	225,000.00 225,000.00	Adj 87,740 39%
ARMS LENGTH other parcels in sale:												
27-01-35-353-026	154 CHURCH STREET	PONKE MATTHEW G WEIGLE MEGAN R	WD	401	VERIFY	2 STORY	1,988	1,895	0.49	06/09/17	300,000.00 300,000.00	Adj 98,450 33%
ARMS LENGTH other parcels in sale:												
27-01-34-426-015	257 GATES STREET	PRAINITO III FRANK P PALAZZOLO GIOVANNI & JOSEPHINE	WD	401	VERIFY	2 STORY	2,212	2,006	0.34	10/17/17	305,000.00 305,000.00	Adj 147,380 48%
ARMS LENGTH other parcels in sale:												
27-01-35-454-012	229 CLINTON STREET	PRICE MARTHA M GOODRICH GARY	WD	401	VERIFY	1 STORY	1,231	1,921	0.14	12/30/15	125,000.00 125,000.00	Adj 51,780 41%
ARMS LENGTH other parcels in sale:												
27-01-35-303-015	168 TURNER STREET	R J FRIZZLE LLC PIERCEY JOHN & BARBARA	LC	401	VERIFY	1 STORY	1,171	1,958	0.13	03/15/16	122,200.00 122,200.00	Adj 45,730 37%
L. C. MEMORANDUM other parcels in sale:												
27-01-35-326-016	220 GATES STREET	REDD RONALD DECLARK MICHAEL & ANNETTE, LLC	WD	401	VERIFY	1+ STORY	1,212	1,940	0.25	08/02/17	151,000.00 151,000.00	Adj 79,840 53%
ARMS LENGTH other parcels in sale:												
27-01-35-305-009	149 MINOT STREET	REITER TIMOTHY J HUSS MARK & KAREN T	WD	401	VERIFY	2 STORY	2,070	1,923	0.54	09/15/17	237,000.00 237,000.00	Adj 110,180 46%
WARRANTY DEED other parcels in sale:												
27-01-35-329-014	344 N BAILEY STREET	SCOTT JUDY POTTS BRIAN & JENNIFER	WD	401	VERIFY	1.5 STORY	1,716	1,800	1.15	10/04/17	220,800.00 220,800.00	Adj 102,270 46%
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
27-01-35-453-022	240 MUSSEY STREET	SERRA JOHN OBRIEN ANNIKA	PTA LAND CONTRACT	401	VERIFY	1 STORY	967	1,963	0.22	11/28/17	75,000.00 75,000.00	Adj 71%
other parcels in sale:												
27-01-35-304-038	187 TURNER STREET	SHAFFER JENNA KATHERINE SCHMIDT SARAH	WD	401	VERIFY	1.5 STORY	1,715	1,935	0.37	03/28/16	170,000.00 170,000.00	Adj 46%
other parcels in sale:												
27-01-35-354-003	199 CHURCH STREET	SLOAN K C DEBONO DAVID R & JENNIFER R	WD	401	VERIFY	2 STORY	2,522	1,926	0.22	05/15/15	299,900.00 299,900.00	Adj 31%
other parcels in sale:												
27-01-35-404-010	370 JEFFREY COURT	SMYDRA PATRICIA BROOKS CHERYL	WD	401	VERIFY	1 STORY	864	1,963	0.16	04/28/16	31,000.00 31,000.00	Adj 131%
other parcels in sale:												
27-01-35-356-008	150 W ST CLAIR STREET	SPECK ADAM & STEPHANIE BELL TODD	WD	401	VERIFY	2 STORY	2,802	1,832	0.39	07/15/16	250,000.00 250,000.00	Adj 42%
other parcels in sale:												
27-01-35-404-008	380 JEFFREY COURT	SPINELLA GASPER J RAMM DAVID R	WD	401	VERIFY	1 STORY	864	1,964	0.16	07/15/16	104,900.00 104,900.00	Adj 50%
other parcels in sale:												
27-01-35-453-022	240 MUSSEY STREET	SPRING NOEL SERRA JOHN	WD	401	VERIFY	1 STORY	967	1,963	0.22	11/27/17	65,855.00 65,855.00	Adj 81%
other parcels in sale:												
27-01-34-451-015	277 MORTON STREET	STABLEY MICHAEL & WENDY YOUNGBLOOD TERENCE W	WD	401	VERIFY	1.5 STORY	1,203	1,952	0.53	08/25/17	191,000.00 191,000.00	Adj 45%
other parcels in sale:												
27-01-35-403-032	325 EWELL STREET	STANKIEWICZ ROBERT & CHRISTIN HEYL TIMOTHY	WD	401	VERIFY	1.25 STORY	1,522	1,950	0.59	11/20/15	167,500.00 167,500.00	Adj 50%
other parcels in sale:												
27-01-35-327-005	446 N BAILEY STREET	STANKIEWICZ THOMAS J & KIMBERI BEDFORD ROBERT & MICHELE	WD WARRANTY DEED	401	VERIFY	1.5 STORY	1,473	1,927	0.23	04/16/16	168,000.00 168,000.00	Adj 39%
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
27-01-35-453-013	237 DORSEY STREET	STOCKS NICOLE ALEE TERRI	WD	401	VERIFY	1.75 STORY	1,372	1,930	0.28	06/22/15	127,000.00 127,000.00 Adj	46,340 36%
ARMS LENGTH other parcels in sale:												
27-01-35-384-015	275 E ST CLAIR STREET	TAIT JEFFREY PUWAL THOMAS & SARAH	WD	401	VERIFY	2 STORY	1,644	1,866	0.24	09/29/17	172,000.00 172,000.00 Adj	65,180 38%
ARMS LENGTH other parcels in sale:												
27-01-35-326-027	407 N BAILEY STREET	UJKIC PASHKO & BASTIANELLI MARI SUMMERS JENNIFER	WD	401	VERIFY	2 STORY	1,512	1,972	0.24	11/15/16	210,000.00 210,000.00 Adj	72,720 35%
ARMS LENGTH other parcels in sale:												
27-01-35-328-017	235 EWELL STREET	VINTON WILLIAM & MARY ANN RAPP JEFFREY	WD	401	VERIFY	1 STORY	864	1,960	0.18	08/12/16	81,500.00 81,500.00 Adj	38,170 47%
ARMS LENGTH other parcels in sale:												
27-01-35-403-004	276 FAIRGROVE STREET	VIVIANO LIVING TRUST SIGLOW TADD & ANDERSON CARA	WD	401	VERIFY	1 STORY	1,008	1,977	0.13	06/28/17	115,000.00 115,000.00 Adj	60,740 53%
ARMS LENGTH other parcels in sale:												
27-01-35-453-010	259 DORSEY STREET	VOLPE INVESTMENT LLC MURRAY WILLIAM ALLEN	PTA	401	VERIFY	2 STORY	1,979	2,017	0.31	08/13/15	30,000.00 30,000.00 Adj	17,800 59%
VACANT LAND SALE other parcels in sale:												
27-01-35-305-032	393 N MAIN STREET	VON JANKOWSKY PAUL LAUBENSTEIN DEAN & KATHLEEN	WD	401	VERIFY	2 STORY	2,527	1,839	0.50	09/22/17	290,000.00 290,000.00 Adj	124,640 43%
ARMS LENGTH other parcels in sale:												
27-01-35-405-017	301 DICKENSON STREET	WATERS JONATHAN & PHYLLIS EIBERGER RYAN J & TAMMIE M	WD	401	VERIFY	2 STORY	2,089	2,010	0.27	07/19/16	283,000.00 283,000.00 Adj	122,480 43%
ARMS LENGTH other parcels in sale:												
27-01-35-327-019	253 FAIRGROVE STREET	WELLS FARGO BANK NA CLIXBY DAVID GLENN	COV	401	VERIFY	1.75 STORY	1,302	1,925	0.16	03/22/16	80,500.00 80,500.00 Adj	49,080 61%
OUT OF FORCLOSURE other parcels in sale:												
27-01-35-326-027	407 N BAILEY STREET	WELLS FARGO BANK NATIONAL ASS UJKIC PASHKO & BASTIANELLI MARI	COV	401	VERIFY	2 STORY	1,512	1,972	0.24	06/22/16	116,287.00 116,287.00 Adj	72,720 63%
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
27-01-35-377-005	162 RETTELL STREET	WHITE WILLIAM E & ELIZABETH HOWELL RUSSELL T & SANDRA	WD	401	VERIFY	1 STORY	883	1,930	0.27	06/30/17	115,000.00 115,000.00 Adj	58,740 51%
			ARMS LENGTH other parcels in sale:									
27-01-35-327-024	300 GATES STREET	WRIGHT GERALD W & LAUREEN RECKLING BRADLEY	WD	401	VERIFY	1 STORY	1,297	1,988	0.19	06/30/16	155,000.00 155,000.00 Adj	74,020 48%
			ARMS LENGTH other parcels in sale:									
27-01-35-305-001	380 PROSPECT STREET	YOUNG CHARLOTTE YESTREPSKY JOYCE	WD	401	VERIFY	1 STORY	1,946	1,964	0.18	09/20/16	225,000.00 225,000.00 Adj	87,040 39%
			ARMS LENGTH other parcels in sale:									
27-01-35-353-013	157 HOLLISTER STREET	ZIONS MICKEY L & EUNICE J SENIOR HOME VESTORS 38 LLC	WD	401	VERIFY	1.75 STORY	1,558	1,870	0.42	02/02/17	73,500.00 73,500.00 Adj	75,430 103%
			ESTATE SALE other parcels in sale:									
Property Class 402												
27-01-35-380-012	237 N HARRIET STREET	STEWART GABRIELLE F GRIFFIN DANIEL	PTA	402	VERIFY		00	00	0.13	09/01/17	18,000.00 18,000.00 Adj	35,250 196%
			ARMS LENGTH other parcels in sale:									
Property Class 407												
27-01-35-407-078	468 HARVARD DRIVE	DECKER HELEN L TRUSTEE WESSEL DOROTHY M	WD	407	VERIFY	CONDO	1,193	2,001	0.00	06/09/15	135,000.00 135,000.00 Adj	59,940 44%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-004	427 EWELL STREET	DEMAY DOUGLAS D & JOANN URBAN CARROL E JR & CAROL A	WD	407	VERIFY	CONDO	1,204	1,999	0.37	10/20/15	159,900.00 159,900.00 Adj	58,660 37%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-043	453 NEW CASTLE LANE	DENOMME STEVEN & DEBRA TAORMINA ANTHONY & CAROLYN	WD	407	VERIFY	CONDO	1,193	2,000	0.00	05/31/17	189,900.00 189,900.00 Adj	71,220 38%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-027	452 VICTORIA LANE	DENOMME STEVEN R PRAINITO FRANK & MACHELLE	WD	407	VERIFY	CONDO	1,193	1,999	0.37	06/15/16	158,000.00 158,000.00 Adj	64,280 41%
			ARMS LENGTH 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
27-01-35-407-070	457 HARVARD DRIVE	DI PIRRO JENNY J & GARY & RICHA MARCHESI LINDA J	WD	407	VERIFY	CONDO	1,193	2,002	0.00	09/14/15	145,000.00 145,000.00 Adj	60,490 42%
ARMS LENGTH other parcels in sale:												
27-01-35-407-022	472 VICTORIA LANE	EVANS THOMAS E SPECK EDWARD & SUSAN	WD	407	VERIFY	CONDO	1,193	1,999	0.37	04/26/16	150,000.00 150,000.00 Adj	64,280 43%
ARMS LENGTH other parcels in sale:												
27-01-35-406-005	449 FAIRGROVE STREET	FARKAS ANGELA HOBBS MELISSA	LC	407	VERIFY	CONDO 1 STY	1,028	1,991	0.14	08/04/16	95,000.00 95,000.00 Adj	44,890 47%
ARMS LENGTH other parcels in sale:												
27-01-35-406-009	465 FAIRGROVE STREET	FEDERAL NATIONAL MORTGAGE ASS SOUTHWEST HOUSING SOLUTIONS (COV	407	VERIFY	CONDO 1 STY	1,028	1,991	0.14	06/16/17	93,000.00 93,000.00 Adj	43,110 46%
OUT OF FORCLOSURE other parcels in sale:												
27-01-35-406-004	346 FAIRGROVE STREET	GARVEY ROBERTA TRUSTEE FENNELL ALEX	WD	407	VERIFY	CONDO 1 STY	1,028	1,990	0.14	05/20/15	82,000.00 82,000.00 Adj	42,180 51%
ARMS LENGTH other parcels in sale:												
27-01-35-407-037	477 NEW CASTLE LANE	GENO DONALD N ET AL MARZOLF BARBARA J	WD	407	VERIFY	CONDO	1,204	2,000	0.00	08/29/16	152,300.00 152,300.00 Adj	64,660 42%
ARMS LENGTH other parcels in sale:												
27-01-35-301-017	380 MINOT STREET	GUZA SHIRLEY FENNELL ALEX	WD	407	VERIFY	1 STORY	1,012	1,974	0.00	06/11/15	45,000.00 45,000.00 Adj	30,140 67%
ARMS LENGTH other parcels in sale:												
27-01-35-407-042	457 NEW CASTLE LANE	HAMBLY GEORGE ARTHUR/SN TRUS DUNLAP RODERICK A & KATHERINE J	WD	407	VERIFY	CONDO	1,193	2,000	0.00	02/10/16	142,000.00 142,000.00 Adj	62,360 44%
ARMS LENGTH other parcels in sale:												
27-01-35-406-010	469 FAIRGROVE STREET	HANSON ELIZABETH ROGULSKI RICHARD & TERRI	WD	407	VERIFY	CONDO 1 STY	1,028	1,991	0.14	06/27/17	101,500.00 101,500.00 Adj	40,910 40%
ARMS LENGTH other parcels in sale:												
27-01-35-407-003	431 EWELL STREET	HARDIN LORA L HARDIN DUSTIN S	WD	407	VERIFY	CONDO	1,193	1,999	0.37	07/01/16	160,000.00 160,000.00 Adj	68,310 43%
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
27-01-35-301-009	280 MINOT STREET	HIBNER JEREMY & KRISTY DRAYER- WHITE LAUREN E & JANET L JTTE	WD	407	VERIFY	1 STORY	1,012	1,974	0.00	11/07/17	102,500.00 102,500.00 Adj	31,620 31%
			ARMS LENGTH other parcels in sale:									
27-01-35-301-014	350 MINOT STREET	HUDAK PAUL & JULIE KENDREK CHRISTINE A	WD	407	VERIFY	1 STORY	900	1,974	0.00	10/16/15	92,000.00 92,000.00 Adj	32,000 35%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-088	508 HARVARD DRIVE	KING ROBERT G & MICHELINA COX JANE	WD	407	VERIFY	CONDO	1,204	2,001	0.00	09/14/16	155,000.00 155,000.00 Adj	65,220 42%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-030	517 VICTORIA LANE	KIRTLAND WILLIAM & SHARON PELTO BRUCE C & JULIE A	WD	407	VERIFY	CONDO	1,193	1,999	0.00	07/14/15	153,000.00 153,000.00 Adj	63,470 41%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-006	453 VICTORIA LANE	KOTULSKI NANCY A DIMAGGIO CHRISTINA/BRODOSKI T	WD	407	VERIFY	CONDO	1,193	1,999	0.37	02/04/16	150,000.00 150,000.00 Adj	62,810 42%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-027	452 VICTORIA LANE	LASHIER FRANK E III DENOMME STEVEN R	WD	407	VERIFY	CONDO	1,193	1,999	0.37	04/18/16	139,500.00 139,500.00 Adj	64,280 46%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-061	493 HARVARD DRIVE	MARIOTTI LOUIS C ROHRER NEDRA A	WD	407	VERIFY	CONDO	1,204	1,999	0.00	01/23/17	156,000.00 156,000.00 Adj	65,250 42%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-041	461 NEW CASTLE LANE	MILLER JESSICA SWEENEY JACOB E	WD	407	VERIFY	CONDO	1,204	2,000	0.00	12/15/16	162,900.00 162,900.00 Adj	67,640 42%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-014	485 VICTORIA LANE	MOSS JESSICA FAUPEL ELIDA	WD	407	VERIFY	CONDO	1,193	1,999	0.37	08/24/17	178,000.00 178,000.00 Adj	70,580 40%
			ARMS LENGTH other parcels in sale:									
27-01-35-406-026	423 EWELL STREET	MUNIZ KAREN A RADLOFF AMY L	WD	407	VERIFY	CONDO 1 STY	1,028	1,996	0.14	03/23/16	83,500.00 83,500.00 Adj	43,640 52%
			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
27-01-35-301-015	360 MINOT STREET	NICHOLSON KAY FANTUZZI RYAN	WD	407	VERIFY	2 STORY	1,058	1,974	0.00	02/01/16	85,000.00 85,000.00	Adj 32,630 38%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-030	517 VICTORIA LANE	PELTO BRUCE C & JULIE A STONE SPENCER	PTA	407	VERIFY	CONDO	1,193	1,999	0.00	12/22/17	182,000.00 182,000.00	Adj 75,900 42%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-055	488 NEW CASTLE LANE	PETERS ELIZABETH LOUISE TTEE GREEN JAMES	WD	407	VERIFY	CONDO	1,193	1,999	0.00	09/23/15	158,000.00 158,000.00	Adj 58,830 37%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-002	435 EWELL STREET	RICHERT ROBERT T & SEBASTIANA COYLE ALLEN A & MAXINE L	WD	407	VERIFY	CONDO	1,193	1,999	0.37	10/03/17	162,500.00 162,500.00	Adj 70,570 43%
			ARMS LENGTH other parcels in sale:									
27-01-35-407-022	472 VICTORIA LANE	ROUSSEAU ALLISON E EVANS THOMAS E	WD	407	VERIFY	CONDO	1,193	1,999	0.37	01/22/16	167,000.00 167,000.00	Adj 58,830 35%
			ARMS LENGTH other parcels in sale:									
27-01-35-406-009	465 FAIRGROVE STREET	SOUTHWEST HOUSING SOLUTIONS SCHAMANTE SARAH	WD	407	VERIFY	CONDO 1 STY	1,028	1,991	0.14	09/21/17	108,000.00 108,000.00	Adj 43,110 40%
			ARMS LENGTH other parcels in sale:									
27-01-35-406-015	351 FAIRGROVE STREET	TANNEHILL ZELMA & SCHWIRZ J HOOD SHAWN	WD	407	VERIFY	CONDO 1 STY	1,028	1,992	0.14	03/22/17	105,000.00 105,000.00	Adj 43,160 41%
			ARMS LENGTH other parcels in sale:									
27-01-35-406-003	342 FAIRGROVE STREET	US BANK NATIONAL ASSOC RECKLING TAMMY	COV	407	VERIFY	CONDO 1 STY	1,028	1,990	0.14	05/22/15	81,000.00 81,000.00	Adj 41,070 51%
			OUT OF FORCLOSURE other parcels in sale:									

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