

TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
Property Class 102												
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 Adj	80,660 44%
other parcels in sale:												
14-01-08-300-023	36 MILE ROAD VACANT	RIZAK ERIKA BERISHAJ VELENTIN	WD	102	R-S		00	00	14.00	12/13/18	130,000.00 130,000.00 Adj	63,100 49%
other parcels in sale:												
14-01-14-200-014	MC KAY ROAD VACANT	BAEDKE WILLIAM & DIANNE TRUST HILL GREGORY A & DORINDA I	LC	102	R1		00	00	29.49	12/28/16	126,798.00 126,798.00 Adj	0 %
L. C. MEMORANDUM other parcels in sale:												
14-01-27-100-043	2018 SPLIT/COMBINE	RAWLINGS ROGER S & SANDRA CML OF MACOMB LLC	WD	001	R1A		00	00	32.08	07/14/17	300,000.00 300,000.00 Adj	108,440 36%
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 Adj	127,630 14%
other parcels in sale:												
Property Class 201												
14-01-03-400-006	79363 VAN DYKE	MUZYCHKA STEPHANIE & ANDREW SRNA INVESTMENTS LLC	WD	201	R-S		00	00	13.25	12/14/17	550,000.00 284,030.00 Adj	138,270 49%
MULTIPLE PARCELS other parcels in sale: 14-01-03-400-007 14-01-03-400-008 MULTIPLE PARCES IN SALE												
14-01-14-300-003	75810 VAN DYKE	GROZDANA LLC EBELING ROAD INVESTORS I LLC	LC	201	C-1		00	00	1.72	11/30/17	275,000.00 106,020.00 Adj	55,340 52%
MULTIPLE PARCELS other parcels in sale: 14-01-14-300-002 14-01-14-300-016 3 PARCELS IN SALE												
14-01-25-300-024	71150 ORCHARD CROSSING LANE	TRILOGY REAL ESTATE ROMEO II LL TRILOGY PROPCO II FINANCE C LLC	PTA	201	M-1		00	00	12.52	07/20/18	13,340,000.00 12,948,410.00 Adj	3,782,800 29%
MULTIPLE PARCELS other parcels in sale: 14-01-25-300-027 2 PARCELS IN SALE												
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:												

02/22/19

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
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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

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14-01-26-300-033	71400 VAN DYKE	55 SUZANNE LLC SPRINGBROOK ESTATES LLC	COV	201	MHP		00	00	80.61	07/17/18	10,026,121.00 9,846,581.00 Adj	4,734,900 48%
<small>MULTIPLE PARCELS other parcels in sale: 14-01-27-400-009 MULTIPLE PARCELS (2)</small>												
14-01-27-400-009	2018 SPLIT/COMBINE	55 SUZANNE LLC SPRINGBROOK ESTATES LLC	COV	001	R1A		00	00	5.52	07/17/18	10,026,121.00 179,540.00 Adj	61,900 34%
<small>MULTIPLE PARCELS other parcels in sale: 14-01-26-300-033 MULTIPLE PARCELS (2)</small>												
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%
<small>MULTIPLE PARCELS other parcels in sale: 14-01-14-300-003 14-01-14-300-016 3 PARCELS IN SALE</small>												
14-01-25-300-027	71149 ORCHARD CROSSING LANE	TRILOGY REAL ESTATE ROMEO II LL TRILOGY PROPCO II FINANCE C LLC	PTA	202	M-1		00	00	4.71	07/20/18	13,340,000.00 391,590.00 Adj	114,400 29%
<small>MULTIPLE PARCELS other parcels in sale: 14-01-25-300-024 2 PARCELS IN SALE</small>												
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 %
<small>ARMS LENGTH other parcels in sale:</small>												
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 %
<small>ARMS LENGTH other parcels in sale:</small>												
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%
<small>MULTIPLE PARCELS other parcels in sale: 14-01-36-200-036 INCLUDES 2 PARCELS</small>												
Property Class 302												
14-01-36-100-008	14200 33 MILE ROAD VACANT	CAMPBELL M P R ENTERPRISES LLC	WD	302	M-1		00	00	2.00	01/19/18	185,000.00 185,000.00 Adj	38,210 21%
<small>VACANT LAND SALE other parcels in sale:</small>												
14-01-36-126-001	70748 BEAVER CREEK DRIVE VACANT	FORTUNE PROPERTY ENTERPRISES ROMEO COMMERCIAL HOLDINGS LLC	WD	302	M-1		00	00	1.29	04/10/18	155,000.00 155,000.00 Adj	84,800 55%
<small>VACANT LAND SALE other parcels in sale:</small>												

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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
14-01-36-126-002	70684 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISES ROMEO COMMERCIAL HOLDINGS LLC	PTA	302	M-1		00	00	1.29	04/10/18	155,000.00 155,000.00 Adj	84,800 55%
VACANT LAND SALE other parcels in sale:												
14-01-36-126-011	70180 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISES DTE ELECTRIC COMPANY	WD	302	M-1		00	00	1.29	12/11/18	340,000.00 175,300.00 Adj	84,800 48%
VACANT LAND SALE other parcels in sale: 14-01-36-126-012 MULTIPLE PARCELS												
14-01-36-126-012	70124 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISES DTE ELECTRIC COMPANY	WD	302	M-1		00	00	1.22	12/12/18	340,000.00 164,700.00 Adj	79,700 48%
VACANT LAND SALE other parcels in sale: 14-01-36-126-011 MULTIPLE PARCELS												
14-01-36-200-035	33 MILE ROAD VACANT	TARR GARY & LINDA S 33M53 LLC	WD	302	M-1		00	00	26.82	06/28/18	1,150,000.00 1,150,000.00 Adj	339,900 30%
VACANT LAND SALE other parcels in sale:												
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%
MULTIPLE PARCELS other parcels in sale: 14-01-36-200-024 INCLUDES 2 PARCELS												
Property Class 401												
14-01-01-100-005	80667 SCOTCH SETTLEMENT	MARGRIF MELISSA SARPOLUS VICTOR JR	WD	401	R-S	1 STORY	1,479	1,935	1.00	09/11/18	145,000.00 145,000.00 Adj	81,200 56%
ARMS LENGTH other parcels in sale:												
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%
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:												
14-01-01-300-010	79182 BROWN ROAD	LEE HEIDI KODY DAVID L & SOBOLESKI JENNIF	WD	401	R-S	2 STORY	2,772	2,013	2.16	11/02/16	355,500.00 355,500.00 Adj	171,150 48%
ARMS LENGTH other parcels in sale:												
14-01-02-300-006	11534 ERIN'S WAY	GRAM CHARLES E III & NICOLE M LAFAVE DAVID & JULIE JO	WD	401	R-S	2 STORY	3,512	2,015	1.04	06/22/18	464,500.00 464,500.00 Adj	216,400 47%
ARMS LENGTH other parcels in sale:												

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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	236,740 237%
VACANT LAND SALE other parcels in sale:												
14-01-03-100-022	80195 VAN DYKE	MERIMEE JOSEPH ABBOTT PAUL F	WD	401	R-S	2 STORY	2,820	1,990	6.45	01/26/18	245,000.00 245,000.00 Adj	155,010 63%
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:												
14-01-03-300-031	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:												
14-01-03-300-032	79995 VAN DYKE	BROWNRIGG NANCY L SMITH JOSEPH	WD	401	R-S	1 STORY	1,696	1,960	3.00	06/22/18	320,000.00 320,000.00 Adj	106,700 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:												
14-01-05-400-022	79369 WEYER ROAD	DUFRANE JEFFREY RANDALL TODD & WENDY	WD	401	R-S	1 STORY	3,662	1,955	10.00	01/14/19	389,000.00 389,000.00 Adj	0 %
ARMS LENGTH other parcels in sale:												
14-01-05-400-022	79369 WEYER ROAD	MORROW MARTIN & TILLIE DUFRANE JEFFREY	WD	401	R-S	1 STORY	3,662	1,955	10.00	06/29/16	379,000.00 379,000.00 Adj	126,150 33%
ARMS LENGTH other parcels in sale:												
14-01-06-200-022	6330 BORDMAN ROAD	ZIEHM CHARLES F MOUSSIAUX MATTHEW J	WD	401	R-S	1 STORY	6,449	1,942	21.33	02/16/18	450,000.00 450,000.00 Adj	238,250 53%
ARMS LENGTH other parcels in sale:												
14-01-06-200-028	3615 MC KAIL ROAD	DENEWETH THOMAS F & TERESA J JAEGER RONALD & SUSAN	WD	401	R-S	1.5 STORY	3,122	1,997	10.98	10/18/18	615,000.00 615,000.00 Adj	223,500 36%
ARMS LENGTH other parcels in sale:												

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14-01-06-300-008	79415 SCOTTISH HILLS DRIVE	MULLINS CARL T & REGINA A KENNY KENNETH & NANCY	WD	401	R-S	1.5 STORY	2,779	1,998	5.00	09/10/18	440,900.00 440,900.00 Adj	215,500 49%
ARMS LENGTH other parcels in sale:												
14-01-07-100-014	78505 PEARL DRIVE	SOULLIERE KIRK & CANDACE DELANG DAVID & NANCY	WD	401	R-S	1 STORY	2,009	1,993	5.10	08/02/18	415,500.00 415,500.00 Adj	166,600 40%
ARMS LENGTH other parcels in sale:												
14-01-07-100-015	78325 PEARL DRIVE	NAPP RUSSELL & BARBARA GATNY RYAN & LAURA	WD	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%
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:												
14-01-09-400-002	77715 HIPPO ROAD	NAM SERVICES INC IWANICKI MATTHEW E & FREDERICK	WD	401	R-S	1 STORY	1,980	1,989	2.50	09/29/17	279,900.00 279,900.00 Adj	94,600 34%
ARMS LENGTH 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:												
14-01-10-100-007	8466 37 MILE ROAD	SCHUBERT PATRICK & BARBARA TRI DIPACE SALVATORE & PAOLA	WD	401	R-S	1 STORY	2,835	1,997	10.01	10/17/18	549,000.00 549,000.00 Adj	222,700 41%
ARMS LENGTH other parcels in sale:												
14-01-10-400-020	11465 BRUCE NORTH LANE	BROWN-BORDEN CRAIG & PATRICE BIANCHINI JEFFERY & KATHRYN	WD	401	R1	1.25 STORY	2,988	1,994	4.17	11/02/18	485,000.00 485,000.00 Adj	193,900 40%
ARMS LENGTH 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:												
14-01-11-300-015	12253 EAST RIDGE DRIVE	WHEELER HEIDI E LAPASH NEIL & DIANE	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:												

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14-01-11-300-035	77050 MARY GRACE COURT	PRIMEAU NANCY TRUSTEE HARKE MICHAEL	WD	401	R1	1.5 STORY	2,677	1,996	1.74	07/11/18	405,000.00 405,000.00 Adj	170,000 42%
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	2 STORY	2,816	2,018	4.00	12/06/16	67,500.00 67,500.00 Adj	41,530 62%
VACANT LAND SALE 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:												
14-01-12-300-022	77670 RIVERVIEW DRIVE	NAUMOVSKI LJUPCO & MICHELLE BASHA JOSEPH & KIMBERLEE	WD	401	R-S	1.75 STORY	5,287	2,004	6.61	10/31/18	949,900.00 949,900.00 Adj	409,800 43%
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	2,876	2,017	5.04	12/02/16	73,500.00 73,500.00 Adj	45,230 62%
VACANT LAND SALE 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 Adj	134,420 46%
ARMS LENGTH other parcels in sale:												
14-01-14-101-009	11833 FRANCESCA COURT	NOWC MATTHEW LEWINSKI KAREN	WD	401	R1A	1.75 STORY	2,200	1,995	0.90	05/03/18	320,000.00 320,000.00 Adj	141,200 44%
WARRANTY DEED other parcels in sale:												
14-01-14-102-012	76354 MARY GRACE COURT	PUGSLEY RICHARD & JEAN A ROGALSKI JAIMIE & MARIUSZ	WD	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:												
14-01-14-102-014	76292 MARY GRACE COURT	DIDOMENICO RONALD L & DEBORAH SEDLAK ROBERT & SHARON	WD	401	R1A	1.5 STORY	2,991	1,994	1.25	11/30/18	435,000.00 435,000.00 Adj	169,100 39%
ARMS LENGTH other parcels in sale:												
14-01-14-300-031	12477 BUGLE LAKE DRIVE	ELK HORN ESTATES DEVELOPMENT BROSKI JASON & KAREN	WD	401	R1	1 STORY	2,459	2,018	1.00	06/01/18	93,000.00 93,000.00 Adj	47,200 51%
VACANT LAND SALE other parcels in sale:												

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14-01-14-300-035	12147 BUGLE LAKE DRIVE	MOROSCHAN ALAN & PAULA CHAPMAN MICHAEL & JENNIFER	WD	401	R1	1 STORY	2,333	2,014	1.00	05/17/16	340,000.00 340,000.00 Adj	165,150 49%
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	2,715	2,018	1.10	09/25/17	155,000.00 155,000.00 Adj	45,440 29%
VACANT LAND SALE other parcels in sale:												
14-01-14-300-042	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:												
14-01-14-326-003	75773 ELK HORN DRIVE	BEAUBIEN KATRINA DZIECIOLOWSKI KENNETH/FORD GLI	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:												
14-01-14-326-005	75655 ELK HORN DRIVE	ELK HORN ESTATES DEVELOPMENT HILL TIMOTHY & KIMBERLY	WD	401	R1	1 STORY	2,417	2,018	0.72	05/05/17	82,000.00 82,000.00 Adj	40,150 49%
VACANT LAND SALE other parcels in sale:												
14-01-14-326-015	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:												
14-01-14-326-023	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	1 STORY	2,947	2,017	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:												
14-01-14-326-034	75700 ELK HORN DRIVE	KAVANAUGH JOLENE & WILLIAM LEHMAN STACY & JONATHAN	WD	401	R1	2 STORY	2,638	2,014	0.63	11/13/18	410,000.00 410,000.00 Adj	170,600 42%
ARMS LENGTH other parcels in sale:												

02/22/19

101 AG Improved
102 AG Vacant

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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-14-400-010	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 Adj	369,200 54%
ARMS LENGTH other parcels in sale:												
14-01-15-300-009	8625 35 MILE ROAD	SEBRING BARRY & TAMALA M LUCKY CORIANNA	WD	401	R1	1.25 STORY	2,078	1,995	2.07	09/27/18	350,000.00 350,000.00 Adj	154,500 44%
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:												
14-01-15-401-019	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:												
14-01-15-402-003	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:												
14-01-15-402-006	75545 PETERS DRIVE	DOLAN MICHAEL & CATHERINE HOGEVEEN CORNELIS & COURTNEY	WD	401	R1	1.5 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:												
14-01-15-403-011	11154 MARINO DRIVE	YOUNGBLOOD TERENCE W & CHRIS HIMMELBAUGH 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:												
14-01-15-403-018	11234 NADIA DRIVE	IVEZAJ LUKE & KATRINA DEVRIENDT BRETT & LISA	WD	401	R1	1 STORY	2,593	1,998	1.03	11/09/18	460,000.00 460,000.00 Adj	205,700 45%
ARMS LENGTH other parcels in sale:												
14-01-20-400-012	73149 LASSIER ROAD	RYMAL DAVID R THOMPSON WILLIAM & STEPHANIE	WD	401	R-S	BI-LEVEL	1,639	1,990	5.00	06/01/18	241,619.00 241,619.00 Adj	108,000 45%
ARMS LENGTH other parcels in sale:												
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:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-22-100-029	74252 GOULD ROAD	DUKAJ MARK P&T BUILDING LLC	WD VACANT LAND SALE other parcels in sale:	401	R1A	1 STORY	2,585	2,016	2.77	08/10/17	71,900.00 71,900.00 Adj	70,330 98%
14-01-22-100-029	74252 GOULD ROAD	P&T BUILDING LLC GERHARDT CHRISTOPHER G & HEIDI	WD ARMS LENGTH other parcels in sale:	401	R1A	1 STORY	2,585	2,016	2.77	08/10/17	400,000.00 400,000.00 Adj	70,330 18%
14-01-22-100-039	74271 GOULD ROAD	KOMASARA MICHAEL P & T BUILDING LLC	LC LAND CONTRACT other parcels in sale:	401	R1A	0	00	00	0.92	07/13/17	75,000.00 75,000.00 Adj	34,160 46%
14-01-22-100-046	74455 GOULD ROAD	SMIGIEL MICHAEL A & EKATRINA L LEBLANC MARK & ROBIN JTTE	WD WARRANTY DEED other parcels in sale:	401	R1A	1.75 STORY	3,774	2,005	1.58	03/03/17	425,000.00 425,000.00 Adj	198,340 47%
14-01-22-100-047	74367 GOULD ROAD	CULBERSON AUBREY A & DEANNA MASICA BRIAN & AMY	WD ARMS LENGTH other parcels in sale:	401	R1A	1.75 STORY	2,902	1,964	1.12	04/03/17	410,000.00 410,000.00 Adj	143,010 35%
14-01-22-100-050	8289 TAMARACK LANE	RODGERS MARK A KELAHAN JACOB & LAURA	WD ARMS LENGTH other parcels in sale:	401	R1A	2 STORY	3,347	2,014	1.84	08/29/18	538,500.00 538,500.00 Adj	226,500 42%
14-01-22-201-019	74957 JUDGES COURT	SMITH BUDDY GENE UPPER DECK CONTRACTING LLC	LC LAND CONTRACT other parcels in sale:	401	R1A	1 STORY	2,607	1,993	2.38	12/27/18	265,000.00 265,000.00 Adj	132,300 50%
14-01-22-201-020	74843 JUDGES COURT	HSBC BANK USA ZIELINSKI ART	COV OUT OF FORCLOSURE other parcels in sale:	401	R1A	2 STORY	3,645	1,994	2.24	05/27/16	362,000.00 362,000.00 Adj	188,110 52%
14-01-22-201-026	74430 JUDGES COURT	BROWN MARIA GOIKE MATTHEW & FOLTZ-GOIKE JE	WD ARMS LENGTH other parcels in sale:	401	R1A	1 STORY	2,180	1,992	2.46	05/14/18	353,500.00 353,500.00 Adj	133,700 38%
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%

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-22-201-029	74415 JUDGES COURT	BINKOWSKI STEVEN & ROBIN LOFTIS GORDON & AMY	WD	401	R1A	1.5 STORY	3,220	2,002	4.23	09/21/18	435,000.00 435,000.00 Adj	208,200 48%
ARMS LENGTH other parcels in sale:												
14-01-22-201-033	9000 35 MILE ROAD	RESUTEK JAMES & JANE BLOECKER STANLEY & RACHEL	WD	401	R1A	1.5 STORY	2,453	1,972	12.72	12/18/18	485,000.00 485,000.00 Adj	0 %
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:												
14-01-22-226-008	74571 NORDMAN COURT	MILLER ZACHARY FARMER ROBERT J	WD	401	R1A	1 STORY	1,353	1,970	0.91	07/11/18	215,000.00 215,000.00 Adj	80,000 37%
ARMS LENGTH 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:												
14-01-22-227-010	74540 NORDMAN COURT	MALBURG HENRY & BELLE MANNING JAMES SR & DIANA	WD	401	R1A	TRI-LEVEL	2,727	1,970	0.91	01/18/18	271,500.00 271,500.00 Adj	99,480 37%
WARRANTY DEED other parcels in sale:												
14-01-22-227-034	74261 VAN DYKE	SZYDLEK MICHAEL ZARMAKOUPIIS IOANNIS	WD	401	R1A	1 STORY	1,128	1,970	0.89	08/29/18	185,000.00 185,000.00 Adj	67,900 37%
ARMS LENGTH other parcels in sale:												
14-01-22-300-005	8201 34 MILE ROAD	MYERS EDWARD & ELEANOR IHRKE RONALD & JILL	WD	401	R1A	1 STORY	1,973	1,946	8.00	05/12/17	280,000.00 280,000.00 Adj	100,490 36%
ARMS LENGTH other parcels in sale:												
14-01-22-300-065	73800 GOULD ROAD	HUNT JUSTIN & TONI LABELLE SHERRY	WD	401	R1A	1 STORY	1,924	2,005	1.00	09/28/18	315,000.00 315,000.00 Adj	153,800 49%
ARMS LENGTH 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	71,080 32%
ARMS LENGTH other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
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:												
14-01-24-100-015	14100 GREYSTONE LANE	LIGHT SCOTT R & TERRI L TTEE MANIRE GREGORY & SCHMIDT VIRGI	WD	401	R-S	1 STORY	2,660	00	5.40	07/29/16	112,000.00 112,000.00 Adj	49,770 44%
VACANT LAND SALE other parcels in sale:												
14-01-24-200-028	74700 KANIE ROAD	GROBBEL SHIRLEY K TRUST MAGER ANNETTE M	WD	401	R-S	1 STORY	1,558	1,960	8.99	07/06/18	200,000.00 200,000.00 Adj	0 %
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:												
14-01-24-300-013	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:												
14-01-24-300-020	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 Adj	99,830 45%
ARMS LENGTH other parcels in sale:												
14-01-24-326-001	73051 CALDWELL LANE	RUDZINSKAS REBEKAH DAVIS WILLIAM D & KRISTEN M	WD	401	R-S	1.25 STORY	4,716	2,005	2.00	03/14/18	585,000.00 585,000.00 Adj	368,880 63%
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:												
14-01-24-400-018	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:												
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:												

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-26-100-009	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:												
14-01-26-200-013	13090 34 MILE ROAD	SUMMERS JENNIFER ROCCA JAMIE R/MCGILLIVARY NICH	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:												
14-01-26-200-015	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:												
14-01-26-200-034	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:												
14-01-27-100-015	72784 CAMPGROUND ROAD	KIRBY CRAIG & ROBIN KINNEY NICHOLAS & SAMANTHA	WD	401	R1A	1 STORY	3,377	2,013	1.46	09/21/18	660,000.00 660,000.00 Adj	243,800 37%
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:												
14-01-27-202-013	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:												
14-01-27-202-016	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:												
14-01-27-227-001	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:												
14-01-27-227-014	72695 VAN DYKE	WADE JOSHUA WRIGHT NANCY & BARR HARRY	WD	401	R1A	1 STORY	2,601	1,952	1.84	11/29/18	320,000.00 320,000.00 Adj	93,700 29%
ARMS LENGTH other parcels in sale:												

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-27-278-001	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%
			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:									
14-01-28-151-011	6006 WHITE BIRCH LANE	TAYLOR MADE LLC CONKLIN MICHAEL	WD	401	R1	1 STORY	3,074	2,018	1.01	04/25/18	74,950.00 74,950.00 Adj	42,300 56%
			VACANT LAND SALE 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:									
14-01-28-200-035	7292 TAFT ROAD	MARLEY RYAN & AMANDA HETRICK JOHN & KAREN	WD	401	R1	1 STORY	2,363	2,016	2.12	08/27/18	430,000.00 430,000.00 Adj	188,100 44%
			ARMS LENGTH other parcels in sale:									
14-01-28-200-036	7395 TAFT ROAD	CARL BRUCE & INGENTHON BARBA SULLIVAN KEVIN & ELLEN	WD	401	R1	1 STORY	2,688	2,017	2.07	10/21/16	85,000.00 85,000.00 Adj	38,760 46%
			VACANT LAND SALE other parcels in sale:									
14-01-28-200-039	7685 TAFT ROAD	ROBINSON RONALD & SHELLEY DODGE RYAN & MICHAELENA	WD	401	R1	1.5 STORY	2,204	1,986	2.24	07/06/18	360,000.00 360,000.00 Adj	121,800 34%
			ARMS LENGTH other parcels in sale:									
14-01-28-200-040	72185 BRUCE HILLS LANE	LEFEVRE ANTHONY & LORRAINE SEAMANS JUSTIN	WD	401	R1	2 STORY	2,178	1,971	2.98	10/26/18	335,000.00 335,000.00 Adj	139,900 42%
			ARMS LENGTH other parcels in sale:									
14-01-28-200-042	72121 BRUCE HILLS LANE	KIROUAC STEPHEN & NEYSA ROYSTON PAMELA	WD	401	R1	1.25 STORY	2,985	1,993	2.07	11/09/18	465,000.00 465,000.00 Adj	216,000 46%
			WARRANTY DEED other parcels in sale:									
14-01-28-200-048	72275 CAMPGROUND ROAD	MAES ROCKY J DIPONIO ANTHONY, ADELE & GIANCA	WD	401	R1	1 STORY	2,608	1,979	4.94	08/23/18	325,000.00 325,000.00 Adj	162,700 50%
			ARMS LENGTH other parcels in sale:									

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-28-200-056	72709 CAMPGROUND ROAD	P E G CONSTRUCTION COMPANY DIGIORGIO FRANK V & MARRONE C	WD	401	R1	2 STORY	2,440	2,018	2.00	05/15/17	81,500.00 81,500.00 Adj	41,630 51%
VACANT LAND SALE other parcels in sale:												
14-01-28-300-006	6800 TAFT ROAD	BLALOCK DARRELL RUSS JUSTIN	LC	401	R1	2 STORY	2,078	1,923	2.67	05/17/18	159,900.00 159,900.00 Adj	82,200 51%
L. C. MEMORANDUM other parcels in sale:												
14-01-28-300-010	71650 ELDRED ROAD	KRAM KENNETH & KATHY MODLINSKI DAVID & MICHELLE	WD	401	R1	1.75 STORY	1,897	1,988	3.10	10/03/18	335,000.00 335,000.00 Adj	117,100 35%
ARMS LENGTH other parcels in sale:												
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:												
14-01-29-201-003	5050 34 MILE ROAD	BROWN ROBERT & CONNIE HARLER MICHAEL & JENNIFER	PTA	401	R1	1 STORY	2,759	1,980	12.79	05/23/18	450,000.00 450,000.00 Adj	200,900 45%
ARMS LENGTH other parcels in sale:												
14-01-29-300-008	71220 FISHER ROAD	RAPP RACHEL M COMBS ROBERT & MELANIE	WD	401	R1	1 STORY	1,453	1,965	1.00	11/05/18	242,500.00 242,500.00 Adj	92,400 38%
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:												
14-01-29-300-012	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:												
14-01-29-400-013	71605 LASSIER ROAD	HMEA LEGACY SPENDTHRIFT TRUST MATHEWS DEAN & SHANNON	WD	401	R1	1.5 STORY	3,451	2,018	10.01	10/19/16	210,000.00 210,000.00 Adj	61,180 29%
VACANT LAND SALE 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:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
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:												
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:												
14-01-31-100-003	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:												
14-01-31-100-014	2800 33 MILE ROAD	AUBRY RUSSELL & CHRISTINE PIZZO FRANCESCO & EUFEMIA	WD	401	R1	1 STORY	1,382	1,940	3.69	06/20/18	85,000.00 85,000.00 Adj	69,700 82%
ARMS LENGTH other parcels in sale:												
14-01-31-100-020	70400 DEQUINDRE ROAD	TREECE NORMAN & JANET ROBBINS AARON & JESSICA	WD	401	R1	1 STORY	2,145	1,987	2.65	11/15/18	307,900.00 307,900.00 Adj	143,300 47%
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:												
14-01-31-100-029	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:												
14-01-31-126-001	70911 CLAIRWOOD LANE	LYNN GUY & MELANIE BENING ROBERT L & SARAH M	WD	401	R1	2 STORY	3,334	2,013	2.06	09/21/17	450,000.00 450,000.00 Adj	260,960 58%
ARMS LENGTH other parcels in sale:												
14-01-31-200-009	70100 HENRY ROSS DRIVE	RITCHIE WILLIAM R MARIS MERRICK	WD	401	R1	2 STORY	5,660	1,972	5.50	11/01/18	650,000.00 650,000.00 Adj	215,900 33%
WARRANTY DEED 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:												

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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:												
14-01-31-200-027	70301 HENRY ROSS DRIVE	ZEIGLER TIMOTHY & SOPHIA CONSIDINE 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:												
14-01-31-300-031	2311 32 MILE ROAD	TOWNLEY BRUCE L & SUSAN D POLISTICO JON JON & JILL	WD	401	R1	1 STORY	2,238	1,988	2.39	04/26/18	320,000.00 320,000.00 Adj	142,400 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 Adj	140,580 44%
ARMS LENGTH other parcels in sale:												
14-01-32-300-032	69332 FISHER ROAD	TOCCO GIOSUE & ROSALIA JOINT T GUITAR JEFFREY T & STEPHANIE ANI	WD	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:												
14-01-32-300-035	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:												
14-01-32-400-029	69453 SLATING LANE	COUCH JASON A BETCHER ROGER JR	WD	401	R1	1.5 STORY	3,957	2,004	5.01	03/26/18	1,230,000.00 1,230,000.00 Adj	321,560 26%
WARRANTY DEED 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:												
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:												
14-01-33-226-001	7500 33 MILE ROAD	FOOR GERALD & JENNIFER TRUSTEI 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:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-33-226-002	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:												
14-01-33-300-019	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:												
14-01-33-376-004	69443 SAXON DRIVE	TARNAVSKY OREST PICKARD GREGORY	WD	401	R1	1.75 STORY	2,757	1,978	0.48	12/28/18	238,000.00 238,000.00 Adj	126,400 53%
ARMS LENGTH other parcels in sale:												
14-01-33-376-005	69419 SAXON DRIVE	ROMELHARDT TIMOTHY RICHARDSON MICHAEL	WD	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:												
14-01-33-377-001	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:												
14-01-33-377-026	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:												
14-01-33-377-030	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:												
14-01-33-378-011	69362 BROOKHILL DRIVE	BILSKI GERALD F & LYNN M MACY ANDREW & KRISTEN	WD	401	R1	TRI-LEVEL	2,793	1,978	0.69	06/22/18	330,000.00 330,000.00 Adj	140,600 43%
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:												
14-01-34-102-001	8051 MORNINGSIDE DRIVE	BELLANCA BROTHERS, LLC CAPPUSO BUILDING LLC	WD	401	R1A	1 STORY	2,547	2,018	1.00	08/18/17	65,000.00 65,000.00 Adj	34,800 54%
VACANT LAND SALE other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-102-006	8241 MORNINGSDRIVE	TOMASZEWSKI MITCHEL A POL SINELLI STEVEN & NICOLE	WD	401	R1A	2 STORY	3,736	2,016	0.95	10/24/18	517,900.00 517,900.00 Adj	260,500 50%
ARMS LENGTH other parcels in sale:												
14-01-34-102-007	8285 MORNINGSDRIVE	VICALVI HOMES LLC DEBENE DANIEL & AMANDA	WD	401	R1A	1 STORY	2,437	2,017	0.84	05/30/18	410,000.00 410,000.00 Adj	200,000 49%
ARMS LENGTH other parcels in sale:												
14-01-34-102-007	8285 MORNINGSDRIVE	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	29,060 45%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-009	8391 MORNINGSDRIVE	CAPPUSO HOMES OF WASHINGTON BELLOW WENDY & SCOTT	WD	401	R1A	1 STORY	2,799	2,017	0.97	01/24/17	90,000.00 90,000.00 Adj	33,760 38%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-009	8391 MORNINGSDRIVE	BELLANCA BROTHERS, LLC CAPPUSO HOMES OF WASHINGTON	WD	401	R1A	1 STORY	2,799	2,017	0.97	01/23/17	75,000.00 75,000.00 Adj	33,760 45%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-013	8597 MORNINGSDRIVE	HENRY DONALD J & CHERYL L CHRISS 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:												
14-01-34-102-018	8166 MORNINGSDRIVE	BELLANCA BROTHERS, LLC CAPPUSO BUILDING LLC	WD	401	R1A	2 STORY	3,594	2,018	1.15	08/18/17	75,000.00 75,000.00 Adj	35,520 47%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-019	8134 MORNINGSDRIVE	BELLANCA BROTHERS, LLC TALL TIMBER TRAIL BUILDING LLC	WD	401	R1A	1 STORY	3,565	2,018	1.17	06/16/17	75,000.00 75,000.00 Adj	35,620 47%
VACANT LAND SALE other parcels in sale:												
14-01-34-102-021	8050 MORNINGSDRIVE	HAWTHORNE RIDGE LLC CAPPUSO BUILDING LLC	WD	401	R1A	1 STORY	2,567	2,018	1.13	05/26/17	60,000.00 60,000.00 Adj	35,420 59%
VACANT LAND SALE other parcels in sale:												
14-01-34-126-011	70555 DUTCHESS LANE	MILLER EUGENE & LOLA KERNER MICHAEL	PTA	401	R1A	1.25 STORY	2,377	1,971	1.90	11/26/18	339,000.00 339,000.00 Adj	137,800 41%
ARMS LENGTH 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
14-01-34-126-018	8641 DUTCHESS LANE	MORGAN MARK S & VICKY J WIITANEN MICHAEL L	WD	401	R1A	1.75 STORY	2,096	1,967	0.80	05/13/16	277,500.00 277,500.00 Adj	96,290 35%
ARMS LENGTH other parcels in sale:												
14-01-34-126-020	8671 DUTCHESS LANE	ROGOWSKI MICHAEL J & BARBARA J 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:												
14-01-34-126-021	8701 DUTCHESS LANE	MULDER MARK S BURGER DANIEL D & ROSALEE N	WD	401	R1A	1 STORY	1,854	1,972	0.82	08/30/16	237,000.00 237,000.00 Adj	104,220 44%
ARMS LENGTH other parcels in sale:												
14-01-34-127-002	8720 DUTCHESS LANE	PRYOR RICK A VITALE JOSEPH & EMILY	WD	401	R1A	1.75 STORY	2,154	1,985	0.78	12/12/18	325,000.00 325,000.00 Adj	138,600 43%
ARMS LENGTH other parcels in sale:												
14-01-34-127-004	70420 DUTCHESS LANE	REEDY TIMOTHY CONWAY BRIAN & JACQUELINE	WD	401	R1A	TRI-LEVEL	1,849	1,963	0.86	06/15/18	249,000.00 249,000.00 Adj	81,200 33%
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:												
14-01-34-127-009	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:												
14-01-34-151-013	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:												
14-01-34-176-006	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:												
14-01-34-176-012	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:												

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-201-003	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:												
14-01-34-201-014	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:												
14-01-34-201-017	11051 JONATHAN LANE	KABEL RICHARD & LOIS ANN HENSHAW SHELEEN & ROBERT	WD	401	R1A	1 STORY	1,972	1,971	1.03	11/30/18	300,000.00 300,000.00 Adj	117,500 39%
ARMS LENGTH other parcels in sale:												
14-01-34-201-023	11211 ORCHARD HILLS COURT	PADKE THOMAS & ANN MARIE ANDERSON ROXANNE & JOHN	WD	401	R1A	1 STORY	2,466	1,990	0.89	05/11/18	305,000.00 305,000.00 Adj	165,800 54%
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:												
14-01-34-226-015	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:												
14-01-34-226-022	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:												
14-01-34-251-013	11368 PATTY ANN LANE	PETZOLD ROGER K GALLUP PAUL & REBECCA	WD	401	R1A	TRI-LEVEL	1,978	1,972	0.95	11/26/18	249,900.00 249,900.00 Adj	97,100 39%
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:												
14-01-34-252-004	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:												

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101 AG Improved
102 AG Vacant

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401 RES Improved
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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-252-021	11151 GATES STREET	JORDAN ROBERT B & IRENE C KUCWAY MELVIN 111	WD	401	R1A	1 STORY	1,822	1,987	0.81	06/01/18	272,500.00 272,500.00 Adj	122,500 45%
ARMS LENGTH 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:												
14-01-34-252-029	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:												
14-01-34-301-010	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:												
14-01-34-301-013	8310 GATES STREET	MERO KELLY DESANO JACOB & CHRISTIE	WD	401	R1	1.75 STORY	2,512	1,971	2.40	01/15/19	338,433.00 338,433.00 Adj	143,300 42%
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 FORECLOSURE 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:												
14-01-34-301-035	8675 PIPPEN DRIVE	PIZZO LEONARDO HOUGHTON MICHAEL & ANITA	WD	401	R1	1 STORY	2,620	2,017	2.43	04/10/18	470,000.00 470,000.00 Adj	266,900 57%
WARRANTY DEED other parcels in sale:												
14-01-34-351-001	69480 CAMPGROUND ROAD	HARLER MICHAEL D KASPARI JAMES	WD	401	R1	1 STORY	1,431	1,955	0.56	10/30/18	210,000.00 210,000.00 Adj	83,000 40%
ARMS LENGTH other parcels in sale:												
14-01-34-351-002	69420 CAMPGROUND ROAD	LUCCI PETER A GEKIERE MEGAN	WD	401	R1	1 STORY	1,040	1,965	0.38	11/14/17	197,000.00 197,000.00 Adj	66,800 34%
ARMS LENGTH other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-351-020	8115 32 MILE ROAD	QUINN ROBERT HAMMOND LIONEL & KATHLEEN	WD WARRANTY DEED	401	R1	1 STORY	1,354	1,955	2.27	01/12/18	172,000.00 172,000.00 Adj	78,630 46%
other parcels in sale:												
14-01-34-351-024	8363 32 MILE ROAD	LORIDON LUCIEN & ANTJE ZIBA AGIM	WD ARMS LENGTH	401	R1	1 STORY	1,932	1,978	2.38	11/30/18	250,000.00 250,000.00 Adj	129,200 52%
other parcels in sale:												
14-01-34-351-028	8611 32 MILE ROAD	DEBAENE PETER & LISA NESTER ADAM & DOMANSKI TRISHA	WD ARMS LENGTH	401	R1	1 STORY	2,971	1,949	2.38	12/21/18	310,000.00 310,000.00 Adj	120,300 39%
other parcels in sale:												
14-01-34-351-036	8500 PIPPEN DRIVE	TINDALL ROBERT J & ELIA ACUNA GRESKOWIAK PAUL & COLLEEN	WD ARMS LENGTH	401	R1	1.25 STORY	3,094	2,004	3.57	06/09/17	528,000.00 528,000.00 Adj	233,260 44%
other parcels in sale:												
14-01-34-376-016	8811 32 MILE ROAD	O BRIEN NEAL & NANCY AMALFITANO KELLY F	WD ARMS LENGTH	401	R1	1 STORY	2,382	1,942	2.08	08/10/17	320,000.00 320,000.00 Adj	106,400 33%
other parcels in sale:												
14-01-34-401-001	11012 GATES STREET	SANDOR JOSE & YOLANDA TTEES HOSTE HELEN T	WD ARMS LENGTH	401	R1	1 STORY	1,837	1,977	2.45	09/22/17	230,000.00 230,000.00 Adj	112,050 49%
other parcels in sale:												
14-01-34-401-009	8971 PIPPEN DRIVE	HENDERSON WILLIAM & PATRICIA MARCU CORNELIU	WD ARMS LENGTH	401	R1	2 STORY	3,792	1,955	2.45	07/21/16	210,000.00 210,000.00 Adj	147,150 70%
other parcels in sale:												
14-01-34-401-029	11160 GATES STREET	PALAZZOLO SALVATORE & PAULA WILLIAMS MARK F & KELLY	WD ARMS LENGTH	401	R1	1.5 STORY	2,923	1,993	2.39	03/27/17	414,000.00 414,000.00 Adj	194,050 47%
other parcels in sale:												
14-01-35-101-038	70501 MELLEEN STREET	RAYNER CHRISTOPHER & MEEGHAN PEABODY MICHAEL E & KATELYN M	WD ARMS LENGTH	401	R1B	1.75 STORY	3,221	1,997	0.30	06/26/17	327,000.00 327,000.00 Adj	140,120 43%
other parcels in sale:												
14-01-35-101-044	70897 MELLEEN STREET	MC NEIL KENNETH POCKET ALEXANDER	WD ARMS LENGTH	401	R1B	2 STORY	2,157	1,994	0.47	05/26/17	247,000.00 247,000.00 Adj	112,710 46%
other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-126-013	70696 MELLEN STREET	KINNEY SCOTT E TTEE JEWETT THOMAS & ADRIANA	WD	401	RM-1	2 STORY	2,216	1,991	0.34	09/10/18	305,000.00 305,000.00 Adj	98,100 32%
ARMS LENGTH other parcels in sale:												
14-01-35-128-001	12270 FRANK DRIVE	GONZALEZ ARMANDO & PENIA 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:												
14-01-35-128-003	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:												
14-01-35-129-006	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:												
14-01-35-151-025	156 GATES STREET	PEETSCH SHIRLEY B SIRACOFF THOMAS	WD	401	R1B	2 STORY	2,989	1,865	5.20	07/16/18	305,000.00 305,000.00 Adj	107,000 35%
ARMS LENGTH 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	120,200 33%
ARMS LENGTH other parcels in sale:												
14-01-35-151-040	11678 KAEDING STREET	MANDO CONSTRUCTION INC KNOX MAURICE R & MARTHA A	WD	401	R1B	1 STORY	1,707	2,016	0.59	11/16/16	274,900.00 274,900.00 Adj	20,530 7%
NEW CONSTRUCTION other parcels in sale:												
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%
ARMS LENGTH other parcels in sale:												
14-01-35-176-008	70424 MELLEN STREET	KINNEY NICHOLAS GAUTHIER ROSS & SAMI	WD	401	R1C	1.5 STORY	1,637	1,994	0.29	12/05/18	255,000.00 255,000.00 Adj	86,600 34%
ARMS LENGTH other parcels in sale:												
14-01-35-180-022	267 GATES STREET	J & J VENTURES OF ROMEO LLC MARTINEZ SALVADOR & MARIA	LC	401	R1B	1.25 STORY	884	1,900	0.21	08/15/18	100,000.00 100,000.00 Adj	44,300 44%
LAND CONTRACT other parcels in sale:												

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-180-031	70114 MELLEEN 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:												
14-01-35-200-034	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:												
14-01-35-202-006	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:												
14-01-35-202-021	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:												
14-01-35-202-025	13089 BOARDWALK DRIVE	LASHIER JESSICA M MCINTYRE WILLIAM A & CARLY A	WD	401	R1B	1.25 STORY	2,011	1,997	0.58	06/03/16	275,000.00 275,000.00 Adj	140,130 51%
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:												
14-01-35-251-004	12856 BOARDWALK DRIVE	ALLMACHER DANIEL S JR & SANDRA MILES BRIAN & JODEE M	WD	401	R1B	1 STORY	1,754	1,996	0.74	01/31/18	289,900.00 289,900.00 Adj	142,230 49%
ARMS LENGTH other parcels in sale:												
Property Class 402												
14-01-01-100-012	80023 SCOTCH SETTLEMENT VAC	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	53,760 67%
VACANT LAND SALE other parcels in sale:												
14-01-01-100-024	80110 SCOTCH SETTLEMENT VAC	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:												
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:												

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-02-300-022	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	45,540 36%
VACANT LAND SALE other parcels in sale:												
14-01-03-400-007	37 MILE ROAD VACANT	MUZYCHKA STEPHANIE TRUSTEE SRNA INVESTMENTS LLC	WD	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	WD	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												
14-01-07-300-012	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	57,930 37%
VACANT LAND SALE 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	58,510 54%
VACANT LAND SALE other parcels in sale:												
14-01-09-100-008	6680 37 MILE ROAD VACANT	DAVIS FAMILY TRUST BROOKS CHARLES & TAMMY	WD	402	R-S		00	00	15.00	09/26/18	155,000.00 155,000.00 Adj	67,500 44%
VACANT LAND SALE 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	67,530 51%
VACANT LAND SALE other parcels in sale:												
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:												
14-01-10-200-013	78743 KIDDER ROAD VACANT	LABAJ LUDWIG & URSULA TRUSTEE RUSSELL MARK & ELIZABETH	WD	402	R-S		00	00	5.00	05/10/18	95,000.00 95,000.00 Adj	58,100 61%
VACANT LAND SALE other parcels in sale:												
14-01-11-300-032	2018 SPLIT/COMBINE	DIONYSOPOULOS DEMETRIOS & A FRANCHY KENNETH & FRANCHY DAV	WD	001	R1		00	00	2.10	11/02/16	124,500.00 124,500.00 Adj	39,060 31%
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
14-01-12-100-021	78220 MC KAY ROAD VACANT	SAPIENZA GIUSEPPE & VERA M MC CARTHY MEGHAN	WD	402	R-S		00	00	10.02	01/22/18	169,125.00 169,125.00 Adj	65,690 39%
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%
other parcels in sale:												
14-01-12-300-024	77409 OAK CREEK COURT VACANT	SKOKOVIC VELIBOR & GOSPOVA DOMBROWSKI SHARON	WD	402	R-S		00	00	6.23	12/29/16	85,000.00 85,000.00 Adj	51,340 60%
other parcels in sale:												
14-01-12-300-026	77337 OAK CREEK LANE VACANT	SKOKOVIC VELIBOR & GOSPOVA HARE WILLIAM & JENNIFER	WD	402	R-S		00	00	6.07	12/13/18	85,000.00 85,000.00 Adj	61,800 73%
other 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%
other parcels in sale:												
14-01-14-151-001	76487 ROSEMARY COURT	LAND MANAGEMENT GROUP LLC MARIS MARK & KERI	WD	401	R1A	0	00	00	1.04	07/30/18	45,000.00 45,000.00 Adj	47,200 105%
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%
other parcels in sale: 14-01-14-300-002 14-01-14-300-003 3 PARCELS IN SALE												
14-01-14-400-022	13366 EBELING ROAD	RHODES EILEEN C O CONNOR RYAN & BARNETTAMAND	WD	401	R1	0	00	00	2.51	10/10/18	74,900.00 74,900.00 Adj	0 %
other parcels in sale:												
14-01-15-401-009	35 MILE ROAD VACANT	ZANOTTI GEORGE & LUCIANA KAY KAREN & WILDS KEN	WD	402	R1		00	00	3.88	01/17/19	54,900.00 54,900.00 Adj	51,800 94%
other parcels in sale:												
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	41,580 57%
other parcels in sale:												

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-15-426-006	75985 VAN DYKE	BOOZER MARK R & KAREN A VATAJ ANTON	WD	401	R1	1 STORY	00	00	3.28	02/02/18	130,000.00 130,000.00 Adj	0 %
VACANT LAND SALE other parcels in sale:												
14-01-15-426-007	75901 VAN DYKE VACANT	BOOZER MARK R & KAREN A WIGTON DAVID & MARGARET	LC	402	R1		00	00	2.85	03/01/18	130,000.00 130,000.00 Adj	0 %
VACANT LAND SALE other parcels in sale:												
14-01-22-300-054	GOULD ROAD VACANT	FOLTZ JAY T & MELISSA F DELAMIELLEURE BRYAN & EMILY	WD	402	R1A		00	00	2.29	07/10/18	105,500.00 105,500.00 Adj	41,100 39%
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	37,590 44%
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												
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:												
14-01-26-200-039	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:												
14-01-28-151-007	6196 AUTUMN ASH LANE VACANT	TAYLOR MADE LLC YOSHONIS SHARRON	WD	402	R1		00	00	0.65	12/21/18	73,500.00 73,500.00 Adj	38,700 53%
VACANT LAND SALE other parcels in sale:												
14-01-28-151-010	6082 WHITE BIRCH LANE	TAYLOR MADE LLC CAPPUSO BUILDING LLC	WD	401	R1	1 STORY	00	00	0.72	09/17/18	85,000.00 85,000.00 Adj	39,200 46%
VACANT LAND SALE other parcels in sale:												

02/22/19

101 AG Improved
102 AG Vacant

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301 IND Improved
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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

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-28-151-010	6082 WHITE BIRCH LANE	CAPPUSO BUILDING LLC ACKERMAN PAUL & MARY ANN	WD	401	R1	1 STORY	00	00	0.72	09/17/18	95,000.00 95,000.00	Adj 41%
other parcels in sale:												
14-01-28-200-035	7292 TAFT ROAD	CARL BRUCE & INGENTHON 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												
14-01-28-400-018	7563 33 MILE ROAD	VIVIANO ANTHONY & CATHERINE COOPER TED E & LISA M	WD	402	R1	1 STORY	2,662	2,018	2.50	08/23/17	85,000.00 85,000.00	Adj 50%
other parcels in sale:												
14-01-29-201-004	34 MILE ROAD VACANT	KOLLER FLORENCE C & LINDA A TRL MAYNARD BRIAN & SANDIE	WD	402	R1		00	00	10.10	06/06/16	119,000.00 119,000.00	Adj 52%
other parcels in sale:												
14-01-29-400-032	71797 LASSIER ROAD VACANT	HIBSON DAVID & KATHLEEN MATHEWS DEAN & SHANNON	WD	402	R1		00	00	6.38	01/26/18	160,000.00 160,000.00	Adj 52%
other parcels in sale:												
14-01-32-100-032	4190 33 MILE ROAD VACANT	ROCHON DONALD M TTEE FERRO MICHAEL	WD	402	R1		00	00	4.81	10/12/18	155,000.00 155,000.00	Adj 33%
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												
14-01-32-400-035	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%
other parcels in sale:												
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 59%
other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-102-002	8083 MORNINGSID 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 61%
other parcels in sale:												
14-01-34-102-011	8475 MORNINGSID DRIVE VACANT	PELLANCA BROTHERS, LLC CAPPUSO BUILDING LLC	WD	402	R1A		00	00	1.08	08/18/17	77,500.00 77,500.00	Adj 45%
other parcels in sale:												
14-01-34-102-012	8539 MORNINGSID DRIVE VACANT	HASLETT RICHARD & TEARA CAPPUSO INVESTMENTS LLC	PTA	402	R1A		00	00	0.99	05/11/18	80,000.00 80,000.00	Adj 44%
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:												
14-01-34-102-016	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:												
14-01-34-127-003	DUTCHESS LANE VACANT	REEDY TIMOTHY KING CARPENTRY INC	WD	402	R1A		00	00	0.86	11/09/18	69,000.00 69,000.00	Adj 50%
other parcels in sale:												
14-01-34-127-014	DUTCHESS LANE VACANT	BORG HENRY ROSENBERG RICHARD EMILIE	LC	402	R1A		00	00	1.06	10/11/18	79,900.00 79,900.00	Adj 44%
other parcels in sale:												
14-01-34-127-014	DUTCHESS LANE VACANT	HENRY BORG ROSENBERG RICHARD & EMILIE	WD	402	R1A		00	00	1.06	10/11/18	79,900.00 79,900.00	Adj 44%
other parcels in sale:												
Property Class 414												
14-01-02-305-001	11505 ERIN'S WAY	GLEN ARBOR BUILDING CO LLC SCHUCHARD BRYAN & MICHELLE	WD	414	R-S	2 STORY	2,947	2,017	1.30	07/12/18	65,000.00 65,000.00	Adj 306%
other parcels in sale:												
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 49%
other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-02-305-006	11525 ERIN'S WAY	PALAZZOLO JOSEPHINE M TRUST OPRITA GEORGE	WD	414	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:												
14-01-02-305-006	11525 ERIN'S WAY	GLEN ARBOR BUILDING CO LLC PALAZZOLO JOSEPHINE M TRUST	WD	414	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:												
14-01-02-305-009	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:												
14-01-02-305-018	11522 ERIN'S WAY	VIRELLI ANTONINO GALLI JEREMY ROY	WD	414	R-S	2 STORY	4,394	2,017	1.70	10/17/16	130,000.00 130,000.00 Adj	38,280 29%
VACANT LAND SALE other parcels in sale:												
14-01-09-201-003	78675 HARVEST LANE	DAVIS JEFFREY M & CHARISE M WERNER BORN & LAWRENCE JEANET	WD	414	R-S	1.5 STORY	4,757	2,000	5.32	11/29/18	720,000.00 720,000.00 Adj	288,200 40%
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:												
14-01-09-201-009	78837 HARVEST LANE	KOPKE LAURA A DIETLIN ROBERT & REBECCA	WD	414	R-S	1 STORY	3,050	2,009	5.03	07/09/18	625,000.00 625,000.00 Adj	258,900 41%
ARMS LENGTH other parcels in sale:												
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%
OUT OF FORCLOSURE other parcels in sale:												
14-01-14-426-011	75810 SANCTUARY DRIVE	WNUK JOHN PAUL COHOE JAMES A & ERIN	WD	414	R1	1.5 STORY	3,698	2,000	1.46	03/17/17	527,000.00 527,000.00 Adj	225,420 43%
ARMS LENGTH other parcels in sale:												
14-01-14-426-012	75912 SANCTUARY DRIVE	FANNIE MAE/FEDERAL NATIONAL MI 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:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-15-326-003	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:												
14-01-15-326-009	75453 PORTABELLA LANE	VIVIANO SALVATORE & ANGELA MARINO DANIEL ALAN & STEPHANIE	WD	414	R1	1 STORY	2,433	2,017	2.32	08/04/17	100,000.00 100,000.00 Adj	47,420 47%
VACANT LAND SALE other parcels in sale:												
14-01-22-451-001	73112 WINDMILL LANE	BRYANT ROBERT & RACHEL CALLIEA STEPHEN & CYNTHIA	WD	414	R1A	1 STORY	2,068	1,997	1.02	03/13/18	335,000.00 335,000.00 Adj	127,900 38%
WARRANTY DEED other parcels in sale:												
14-01-22-451-011	73457 WINDMILL LANE	SCHULER LAWRENCE J & MARY M SIMPSON SCOTT & MICHELLE	WD	414	R1A	1.25 STORY	2,811	1,997	1.16	07/07/16	395,000.00 395,000.00 Adj	183,480 46%
ARMS LENGTH other parcels in sale:												
14-01-22-451-016	73474 WINDMILL LANE	KORTE TIMOTHY & ANNETTE CHAMBERS ELAINE	WD	414	R1A	1 STORY	1,938	1,995	1.15	10/24/18	352,500.00 352,500.00 Adj	143,700 41%
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:												
14-01-25-201-017	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:												
14-01-26-251-001	72375 SORREL DRIVE	WILMINGTON SAVINGS FUND SOCIE VIVIANO SAMUEL	COV	414	R1	1.75 STORY	2,508	2,002	1.03	07/13/18	335,000.00 335,000.00 Adj	168,700 50%
OUT OF FORCLOSURE 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												
14-01-26-251-020	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:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-26-251-021	72595 SORREL DRIVE	BOCK FRANK WERNER TTEE SZUMAL CLINT E & CRYSTAL L	WD	414	R1	1 STORY	2,300	2,017	2.09	01/24/17	104,000.00 104,000.00 Adj	39,220 38%
VACANT LAND SALE other parcels in sale:												
14-01-26-251-026	72654 SORREL DRIVE	ANDERSON CHARLES & CHERYL MCREYNOLDS GREGORY S & JOHANNA	WD	414	R1	1 STORY	2,311	2,003	0.78	05/23/16	359,000.00 359,000.00 Adj	158,430 44%
ARMS LENGTH 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:												
14-01-26-251-033	72602 SORREL DRIVE	RODDEN EUGENE A & DENESE LENCZEWSKI ADRIAN & RENATA	WD	414	R1	1.75 STORY	3,208	2,002	0.99	11/03/16	399,000.00 399,000.00 Adj	171,210 43%
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:												
14-01-26-426-012	71456 JULIUS DRIVE	RHU D LLC MGM HOMES LLC	WD	414	R1	2 STORY	2,191	2,018	0.00	06/18/18	135,000.00 67,500.00 Adj	32,500 48%
VACANT LAND SALE other parcels in sale: 14-01-26-426-032 INCLUDES 13499 LUKAS VAC												
14-01-26-426-013	71424 JULIUS DRIVE	SILVERADO CUSTOM HOMES INC JACK BRANDON	WD	414	R1	1 STORY	1,693	2,018	0.00	12/05/18	310,000.00 310,000.00 Adj	32,500 10%
ARMS LENGTH other parcels in sale:												
14-01-26-426-013	71424 JULIUS DRIVE	RHU D LLC SILVERADO CUSTOME HOMES INC	WD	414	R1	1 STORY	1,693	2,018	0.00	03/26/18	195,000.00 65,000.00 Adj	0 %
VACANT LAND SALE other parcels in sale: 14-01-26-426-014 14-01-26-426-024 MULTIPLE PARCELS (3)												
14-01-26-426-014	71400 JULIUS DRIVE	RHU D LLC SILVERADO CUSTOME HOMES INC	WD	414	R1	2 STORY	2,749	2,018	0.00	03/26/18	195,000.00 65,000.00 Adj	0 %
VACANT LAND SALE other parcels in sale: 14-01-26-426-013 14-01-26-426-024 MULTIPLE PARCELS (3)												
14-01-26-426-023	71601 JULIUS DRIVE	RHU D LLC COUTURE JORDAN & EMILY	WD	414	R1	2 STORY	2,737	2,018	0.00	08/28/18	70,000.00 70,000.00 Adj	32,500 46%
VACANT LAND SALE other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-26-426-030	13535 LUKAS STREET	RHU D LLC MGM HOMES LLC	WD	414	R1	1 STORY	2,175	2,018	0.00	03/23/18	135,000.00 67,500.00 Adj	0 %
VACANT LAND SALE other parcels in sale: INCLUDES 2 PARCELS												
14-01-26-426-031	13511 LUKAS STREET	RHU D LLC MGM HOMES LLC	WD	414	R1	2 STORY	2,271	2,018	0.00	03/23/18	135,000.00 67,500.00 Adj	0 %
VACANT LAND SALE other parcels in sale: INCLUDES 2 PARCELS												
14-01-26-426-032	13499 LUKAS STREET	RHU D LLC MGM HOMES LLC	WD	414	R1	2 STORY	1,974	2,018	0.00	06/18/18	135,000.00 67,500.00 Adj	32,500 48%
VACANT LAND SALE other parcels in sale: 14-01-26-426-012 INCLUDES 71456 JULIUS VA												
14-01-26-426-033	13475 LUKAS STREET	RHU D LLC FILIAU STEVEN	WD	414	R1	2 STORY	2,691	2,018	0.00	05/15/18	75,177.00 75,177.00 Adj	0 %
VACANT LAND SALE other parcels in sale:												
14-01-26-426-034	13453 LUKAS STREET	RHU D LLC VIHONSKY CHRISTOPHER/PORZONDI	PTA	414	R1	1 STORY	1,839	2,018	0.00	05/18/18	68,853.00 68,853.00 Adj	32,500 47%
VACANT LAND SALE other parcels in sale:												
14-01-27-426-004	11472 BAYBERRY DRIVE	KOMER THOMAS L & KATHLEEN A BEJNAR MARK & SHANNON	WD	414	R1A	1.75 STORY	2,944	2,002	2.04	08/10/18	490,000.00 490,000.00 Adj	179,600 37%
ARMS LENGTH other parcels in sale:												
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%
ARMS LENGTH other parcels in sale:												
14-01-27-426-007	11424 BAYBERRY DRIVE	FANTENE RONALD G & BOHNING SH ALLEN CURTIS & ANNETTE	WD	414	R1A	1.5 STORY	2,916	2,000	2.32	07/31/18	437,500.00 437,500.00 Adj	207,900 48%
ARMS LENGTH other parcels in sale:												
14-01-27-451-004	11223 BAYBERRY DRIVE	STASZEWSKI KAZIMIERZ J & MARIE KING WILLIAM K & KAREN A	WD	414	R1A	2 STORY	2,562	2,000	1.55	05/24/17	320,000.00 320,000.00 Adj	161,610 51%
ARMS LENGTH other parcels in sale:												
14-01-27-451-031	11251 CHAPMAN COURT	RIVARD DONALD F & CONNIE LENTZ CRAIG	WD	414	R1A	1.25 STORY	3,355	2,002	1.46	04/27/16	492,000.00 492,000.00 Adj	218,190 44%
ARMS LENGTH other parcels in sale:												

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TOWNSHIP OF BRUCE SALES STUDY

04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-27-451-032	11293 CHAPMAN COURT	DUPREE WILLIAM A & JOHNNA 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:												
14-01-27-451-038	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:												
14-01-27-476-005	71226 OAKTREE LANE	YESTREPSKY JOYCE A PERZANOWSKI MICHAEL & BRESKY L	WD	414	R1A	1.5 STORY	2,859	1,998	0.92	09/06/16	365,000.00 365,000.00 Adj	163,440 45%
WARRANTY DEED other parcels in sale:												
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%
ARMS LENGTH 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:												
14-01-27-476-018	11386 COVERED BRIDGE LANE	TACKET BRAD & JESSI HART ROBERT & AMY	WD	414	R1A	1.5 STORY	3,462	1,998	0.92	03/22/18	420,000.00 420,000.00 Adj	211,660 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:												
14-01-27-476-027	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:												
14-01-31-426-013	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:												
14-01-32-326-001	4375 TIMBER RIDGE DRIVE	HEVERLY ERIC J TRUST HEISLER DAN	WD	414	R1	2 STORY	3,563	2,018	2.85	12/14/17	65,000.00 65,000.00 Adj	42,470 65%
VACANT LAND SALE other parcels in sale:												

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-32-326-009	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:												
14-01-33-252-004	70330 MOUNTAIN CREEK COURT	TKARCZYK 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:												
14-01-34-227-008	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:												
14-01-34-227-010	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%
ARMS LENGTH other parcels in sale:												
14-01-34-227-012	70469 HILLSIDE COURT	POPE RAYMOND & HELEN TODARDO FRANCESCO	WD	414	R1B	1 STORY	1,999	1,996	0.37	10/26/18	300,000.00 300,000.00 Adj	142,100 47%
ARMS LENGTH other parcels in sale:												
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:												
14-01-35-127-001	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:												
14-01-35-127-012	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:												
14-01-35-127-017	12223 MENTZ DRIVE	HESS SCOTT & SHARON LEFEVRE ANTHONY & LORRAINE	WD	414	R1C	1 STORY	1,635	1,993	0.25	04/26/18	272,000.00 272,000.00 Adj	107,700 40%
WARRANTY DEED other parcels in sale:												
14-01-35-127-022	12268 MENTZ DRIVE	NUDI MICHAEL L & SUSAN M MC KINNON STEVEN & FECTEAU MIC	WD	414	R1C	2 STORY	2,102	1,994	0.23	07/11/18	310,000.00 310,000.00 Adj	111,300 36%
ARMS LENGTH other parcels in sale:												

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-181-005	12461 GLASGOW DRIVE	BISHOP THOMAS C & DIANE M BARATIAN KATHLEEN	WD	414	RM-1	1 STORY	1,264	1,996	0.00	06/14/18	265,000.00 265,000.00 Adj	83,000 31%
ARMS LENGTH other parcels in sale:												
14-01-35-181-008	12415 GLASGOW DRIVE	WOLFE DEAN G SCHABEL DANIEL & DIANA	WD	414	RM-1	1 STORY	1,205	1,995	0.00	08/14/18	224,900.00 224,900.00 Adj	77,700 35%
ARMS LENGTH other parcels in sale:												
14-01-35-181-020	12280 GLASGOW DRIVE	ROTONDO ROBERT A II MILLER DOMINIC & BILLIG VICTORIA	WD	414	RM-1	2 STORY	1,584	1,997	0.00	08/31/17	215,000.00 215,000.00 Adj	86,910 40%
ARMS LENGTH 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:												
14-01-35-181-027	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:												
14-01-35-181-031	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:												
14-01-35-181-042	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:												
14-01-35-181-046	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:												
14-01-35-181-049	12500 GLASGOW DRIVE	LAU CAROLYN A/LIFE ESTATE CHESNICK JENNIFER	WD	414	RM-1	2 STORY	1,616	1,998	0.00	05/18/18	209,000.00 209,000.00 Adj	91,000 44%
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:												

Property Class 415

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04/01/2016 TO 02/01/2019

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-02-305-008	79654 TORY CIRCLE VACANT	TOMLINSON CLAIRE CASA TUBO LLC	WD	415	R-S		00	00	1.20	02/19/18	85,000.00 85,000.00 Adj	45,520 54%
VACANT LAND SALE other parcels in sale:												
14-01-09-201-001	78631 HARVEST LANE VACANT	PEARCE TROY W & SHIRLEE N CAPPUSO HOMES OF WASHINGTON I	PTA	415	R-S		00	00	5.05	04/05/18	135,000.00 135,000.00 Adj	53,100 39%
VACANT LAND SALE other parcels in sale:												
14-01-09-201-001	78631 HARVEST LANE VACANT	CAPPUSO HOMES OF WASHINGTON TOCCO MICHAEL & PEGGY	WD	415	R-S		00	00	5.05	04/05/18	150,000.00 150,000.00 Adj	53,100 35%
VACANT LAND SALE other parcels in sale:												
14-01-09-201-010	78849 HARVEST LANE VACANT	CAI MARINO & JOANN RAU DELBERT J & GLORIA J	WD	415	R-S		00	00	5.00	07/26/17	85,000.00 85,000.00 Adj	52,970 62%
VACANT LAND SALE other parcels in sale:												
14-01-14-426-007	75354 SANCTUARY DRIVE VACANT	DZIADZIO MICHAEL N. & KIMBERLY OWEIS FRED	WD	415	R1		00	00	1.64	08/31/17	110,000.00 110,000.00 Adj	46,150 42%
VACANT LAND SALE other parcels in sale:												
14-01-15-326-012	8654 COUNTRY MANOR DRIVE VACANT	BUTCHER JONATHON T WALKER DANIEL & LANA	WD	415	R1		00	00	2.97	01/25/19	115,000.00 115,000.00 Adj	49,800 43%
VACANT LAND SALE other parcels in sale:												
14-01-26-251-028	72638 SORREL DRIVE	PRESTIGE HOME DEVELOPMENT LLC PARENT MICHAEL & DEBORAH	WD	415	R1	1 STORY	2,392	2,017	0.97	11/21/17	470,000.00 470,000.00 Adj	33,760 7%
ARMS LENGTH other parcels in sale:												
14-01-26-251-037	72540 SORREL DRIVE	HENSCHEL KIMBERLEY D CAPPUSO BUILDING LLC	WD	415	R1	1 STORY	2,572	2,017	0.90	01/19/17	83,000.00 83,000.00 Adj	31,320 38%
VACANT LAND SALE other parcels in sale:												
14-01-26-426-002	13510 LUKAS STREET VACANT	RHU D LLC BONDAR STEPHEN & MC LENNAN RA	WD	414	R1	2 STORY	00	00	0.00	01/11/19	72,500.00 72,500.00 Adj	32,500 45%
VACANT LAND SALE other parcels in sale:												
14-01-26-426-005	71642 JULIUS DRIVE VACANT	RHU D LLC SILVERADO CUSTOM HOMES INC	WD	415	R1		00	00	0.00	12/20/18	65,000.00 65,000.00 Adj	32,500 50%
VACANT LAND SALE other parcels in sale:												

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04/01/2016 TO 02/01/2019

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14-01-26-426-015	71401 JULIUS DRIVE	RHU D LLC EWERT GREGORY & DONNA	WD	414	R1		00	00	0.00	12/21/18	68,853.00 68,853.00	Adj 32,500 47%
VACANT LAND SALE other parcels in sale:												
14-01-26-426-024	71635 JULIUS DRIVE	RHU D LLC SILVERADO CUSTOME HOMES INC	WD	414	R1	2 STORY	00	00	0.00	03/26/18	195,000.00 65,000.00	Adj 0 %
VACANT LAND SALE other parcels in sale: 14-01-26-426-014 14-01-26-426-013 MULTIPLE PARCELS (3)												
14-01-26-426-029	71743 JULIUS DRIVE	RHU D LLC BARTZ OLIVIA BUDNDY & BRADLEY \	WD	414	R1	0	00	00	0.00	11/09/18	77,677.00 77,677.00	Adj 32,500 42%
VACANT LAND SALE other parcels in sale:												
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 39,800 47%
VACANT LAND SALE other parcels in sale:												
14-01-34-227-029	70376 HILLSIDE COURT VACANT	ROULETTI MARINO & DELPHIA S.R. LAND HOLDING LLC	WD	415	R1B		00	00	0.39	04/27/18	40,000.00 40,000.00	Adj 27,000 68%
VACANT LAND SALE other parcels in sale:												

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