

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 201												
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 Adj	49,860 33%
											INCLUDES 2 PARCELS	
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 Adj	407,560 48%
											INCLUDES 2 PARCELS	
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 Adj	410,960 68%
											INCLUDES 2 PARCELS	
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 Adj	10,000 32%
											INCLUDES 2 PARCELS	
Property Class 301												
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%
											INCLUDES 2 PARCELS	
27-01-36-298-006	100 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%
											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 %
											INCLUDES 2 PARCELS	
27-01-36-400-035	14981 32 MILE ROAD	THERMAL TRANSFER INC JRD PROPERTIES LLC	COV	301	VERIFY		00	00	1.30	11/09/18	1,650,000.00 1,481,853.00 Adj	574,900 39%
											2 PARCEL/ 1 IN WASH TWP	
27-01-36-477-002	173 EAST POND DRIVE	SHAFER RICHARD & KAREN RJT PROPERTY HOLDINGS LLC	WD	301	VERIFY		00	00	0.86	02/05/18	915,000.00 915,000.00 Adj	243,130 27%
											INCLUDES 2 PARCELS	

Property Class 301

02/22/19

101 AG Improved
102 AG Vacant

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414 Res Site Condo Improved
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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

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27-01-36-298-005	100 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: 27-01-36-298-006 27-01-36-298-007 27-01-36-298-010 4 PARCELS IN SALE												
27-01-36-298-007	100 PEYERK COURT	KEMP & PEYERK-STERLING LLC LANZEN REAL ESTATE HOLDINGS, LL	WD	301	VERIFY		00	00	2.15	10/05/17	550,000.00 190,912.00 Adj	126,460 66%
MULTIPLE PARCELS other parcels in sale: 27-01-36-298-005 27-01-36-298-006 27-01-36-298-010 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: 27-01-36-298-005 27-01-36-298-006 27-01-36-298-007 4 PARCELS IN SALE												
27-01-36-400-036	POWELL ROAD VACANT	SHAFFER RICHARD RJT PROPERTY HOLDINGS LLC	WD	302	VERIFY		00	00	12.25	06/15/18	15,000.00 15,000.00 Adj	11,500 77%
VACANT LAND SALE other parcels in sale:												
Property Class 401												
27-01-34-401-027	439 MORTON STREET	DE REES DELBERT & FLORENCE COUCH JOHN V	WD	401	VERIFY 2 STORY		7,345	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												
27-01-34-426-002	249 GATES STREET	BOSCH JEROME & YVONNE P MARKEL SCOTT & REBECCA	WD	401	VERIFY 2 STORY		1,750	1,948	0.35	12/21/18	305,000.00 305,000.00 Adj	127,400 42%
WARRANTY DEED other parcels in sale:												
27-01-34-426-009	428 WONDER LANE	STIEHR MARK & WAYNE GREEN CHANCE	WD	401	VERIFY 1 STORY		1,206	1,961	0.23	08/29/18	175,000.00 175,000.00 Adj	73,500 42%
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:												
27-01-34-426-013	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:												

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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
27-01-34-426-015	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:												
27-01-34-427-003	400 MORTON STREET	DE BEAUCLAIR RALPH & JANET LEWIS TRACY N	WD	401	VERIFY	1 STORY	2,193	1,947	0.50	01/13/17	180,000.00 180,000.00 Adj	103,980 58%
ARMS LENGTH other parcels in sale:												
27-01-34-427-012	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:												
27-01-34-427-015	414 MINOT STREET	YOUNG DIANNA VERELLEN SUZZETTE & MALANDRUCI	WD	401	VERIFY	1.5 STORY	1,898	1,954	0.28	02/19/18	284,900.00 284,900.00 Adj	124,960 44%
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:												
27-01-34-451-014	283 MORTON STREET	BAADE MARY, ENHANCED LIFE ESTA SMITH KENDRA	PTA	401	VERIFY	1 STORY	975	1,924	0.44	03/23/18	169,500.00 169,500.00 Adj	69,890 41%
ARMS LENGTH 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	85,030 45%
ARMS LENGTH other parcels in sale:												
27-01-34-451-020	287 MORTON STREET	HERNANDEZ MARK JOHNSON AMANDA N	WD	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:												
27-01-34-476-009	306 W ST CLAIR STREET	COOLMAN (LAFOLLETTE) MARILYN WESTDALE LYNDSAY ANN	WD	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:												
27-01-34-476-010	298 W ST CLAIR STREET	YOUNG LESLEY & DONNA METTY DENIS & ERICA	PTA	401	VERIFY	1.5 STORY	1,674	1,845	0.82	06/05/18	290,000.00 290,000.00 Adj	121,500 42%
ARMS LENGTH other parcels in sale:												

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27-01-34-476-015	381 CHANDLER STREET	NOYES FRED & JACQUELINE SCULTHORPE RICHARD & REBECCA	WD	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:												
27-01-34-476-022	319 CHANDLER STREET	TORNOW WAYNE & SUE ANNE TRUS KUSIBAB BELINDA	PTA	401	VERIFY	2 STORY	4,346	1,890	0.54	04/20/18	365,000.00 365,000.00 Adj	181,700 50%
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:												
27-01-34-476-034	233 CHANDLER STREET	SAPELAK WILLIAM D & DIANE EVELY MITCHELL & JENICA	PTA	401	VERIFY	1 STORY	1,676	1,976	0.40	05/29/18	275,000.00 275,000.00 Adj	116,200 42%
ARMS LENGTH 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	193,510 53%
OUT OF FORCLOSURE 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:												
27-01-35-303-014	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:												
27-01-35-303-019	144 TURNER STREET	GILES NICHOLETE LAFONTAINE DANYKO DAVID STEVEN JR	WD	401	VERIFY	1.25 STORY	1,068	1,935	0.12	09/20/18	189,900.00 189,900.00 Adj	57,300 30%
ARMS LENGTH other parcels in sale:												
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:												
27-01-35-303-029	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%
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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:												
27-01-35-304-012	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:												
27-01-35-304-018	202 MINOT STREET	LAUER ROBERT W TERRY DEANNA	WD	401	VERIFY	1.75 STORY	1,198	1,891	0.16	09/10/18	190,000.00 190,000.00 Adj	72,700 38%
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:												
27-01-35-304-019	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:												
27-01-35-304-022	168 MINOT STREET	MEJEUR JOSHUA T & SARA E ARENDOSKI EMMA & ANDREW	WD	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:												
27-01-35-304-022	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:												
27-01-35-305-001	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:												
27-01-35-305-002	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:												
27-01-35-305-006	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%
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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:												
27-01-35-305-021	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	81,540 45%
ARMS LENGTH other parcels in sale:												
27-01-35-305-022	168 HOLLISTER STREET	LEGREE JAMES & STEPHANIE SLADKIN CHRISTINA	WD	401	VERIFY	2 STORY	2,028	1,930	0.22	08/31/18	210,000.00 210,000.00 Adj	88,000 42%
ARMS LENGTH other parcels in sale:												
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:												
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:												
27-01-35-305-039	343 N MAIN STREET	CHAMPION STEVEN J & LISA FOLLETTE LOREN & SANDIMAE	WD	401	VERIFY	2 STORY	1,900	1,916	0.16	08/10/18	284,000.00 284,000.00 Adj	104,400 37%
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:												
27-01-35-326-007	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:												
27-01-35-326-014	342 N MAIN STREET	PELHAM RODGER & KAREN ROSE JONATHAN R & JULIE	WD	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:												
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:												

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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:												
27-01-35-326-027	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 FORECLOSURE 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:												
27-01-35-326-041	463 N BAILEY STREET	WARNER JACOB WIITANEN TREVOR	WD	401	VERIFY	2 STORY	1,777	1,840	0.14	11/29/18	166,000.00 166,000.00 Adj	77,700 47%
ARMS LENGTH 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:												
27-01-35-327-005	446 N BAILEY STREET	STANKIEWICZ THOMAS J & KIMBERI BEDFORD ROBERT & MICHELE	WD	401	VERIFY	1.5 STORY	1,473	1,927	0.23	04/16/16	168,000.00 168,000.00 Adj	65,920 39%
WARRANTY DEED 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:												
27-01-35-327-021	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:												
27-01-35-327-024	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:												
27-01-35-328-008	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:												

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50190 Romeo Schools
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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
27-01-35-328-012	254 FAIRGROVE STREET	KLINE CARLTON D & MURRAY SARAI TURO ROBERT	WD	401	VERIFY	1 STORY	1,035	1,960	0.25	12/04/18	145,000.00 145,000.00 Adj	57,300 40%
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:												
27-01-35-328-021	257 EWELL STREET	KASPER BRANDON T & SHERRILL SA SHOOBRIDGE KRISTA	WD	401	VERIFY	1 STORY	864	1,950	0.18	06/27/18	135,000.00 135,000.00 Adj	46,000 34%
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:												
27-01-35-329-014	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:												
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	123,090 45%
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:												
27-01-35-352-004	244 W ST CLAIR STREET	WALLACE LINDSAY & SCOTT DIBRANGO RONALD & AMIEE	PTA	401	VERIFY	2 STORY	2,362	1,929	0.45	06/12/18	279,900.00 279,900.00 Adj	121,900 44%
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:												
27-01-35-353-016	135 HOLLISTER STREET	ROBERTS SHANE M & STACY L SCCCHATZ KATHARINA	WD	401	VERIFY	1.5 STORY	1,372	1,930	0.37	08/10/18	180,000.00 180,000.00 Adj	77,400 43%
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
27-01-35-353-023	180 CHURCH STREET	BLEICH MELVIN & JOAN BARRY COLIN MICHAEL & TANYA	WD	401	VERIFY	2 STORY	2,846	1,900	0.76	05/25/18	275,000.00 275,000.00 Adj	134,100 49%
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:												
27-01-35-353-030	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:												
27-01-35-353-039	213 HOLLISTER STREET	MC GILLIS RICHARD A GROVER KURTIS & JULI	WD	401	VERIFY	2 STORY	2,032	1,916	0.21	08/23/18	100,000.00 100,000.00 Adj	93,200 93%
ARMS LENGTH other parcels in sale:												
27-01-35-353-042	161 HOLLISTER STREET	THOMPSON WILLIAM & STEPHANIE LEGREE STEPHANIE & JAMES	WD	401	VERIFY	2 STORY	1,911	1,870	0.82	08/06/18	245,000.00 245,000.00 Adj	109,900 45%
ARMS LENGTH other parcels in sale:												
27-01-35-353-046	301 N MAIN STREET	BOURGEOIS WENDY ET AL FELCZAK NICK & STEPHANIE	WD	401	VERIFY	2 STORY	2,640	1,900	2.01	12/12/18	268,000.00 268,000.00 Adj	121,300 45%
ARMS LENGTH other parcels in sale:												
27-01-35-354-005	185 CHURCH STREET	KASPER PENNY FREEDOM BUILDING & RENOVATION	PTA	401	VERIFY	2 STORY	1,462	1,900	0.32	01/08/19	123,000.00 123,000.00 Adj	77,500 63%
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:												
27-01-35-354-015	202 W ST CLAIR STREET	KOWALSKI KALYN & BLAHOVEC DAN DALEN KENNETH & KIMBERLY	WD	401	VERIFY	2 STORY	3,870	1,848	0.31	09/07/17	271,500.00 271,500.00 Adj	165,930 61%
ARMS LENGTH other parcels in sale:												
27-01-35-354-016	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:												

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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
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:												
27-01-35-356-008	150 W ST CLAIR STREET	SPECK ADAM & STEPHANIE BELL TODD	WD	401	VERIFY	2 STORY	2,827	1,832	0.39	07/15/16	250,000.00 250,000.00 Adj	104,430 42%
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	94,840 42%
L. C. MEMORANDUM other parcels in sale:												
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:												
27-01-35-377-009	161 DICKENSON STREET	MACOMB COUNTY HABITAT FOR HU PASS LEAH	WD	401	VERIFY	1 STORY	1,200	2,017	0.31	06/15/18	180,000.00 180,000.00 Adj	65,700 37%
ARMS LENGTH other parcels in sale:												
27-01-35-377-010	169 DICKENSON STREET	HARLOW ANDREW FITZGERALD LAURA MARIE	WD	401	VERIFY	1 STORY	1,336	2,017	0.24	03/08/18	242,200.00 242,200.00 Adj	44,090 18%
ARMS LENGTH 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%
VACANT LAND SALE other parcels in sale:												
27-01-35-378-001	129 CHURCH STREET	KELLY KIMBERLY S DEMERGIS PETE K	WD	401	VERIFY		00	00	0.15	02/16/18	235,000.00 235,000.00 Adj	81,600 35%
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:												
27-01-35-379-002	256 N MAIN STREET	COUCH JOHN FOLTZ JAY	PTA	401	VERIFY	2 STORY	2,867	1,924	0.28	03/13/18	343,000.00 343,000.00 Adj	178,830 52%
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
27-01-35-380-011	241 NEWBERRY STREET	HARLOW ANDREW LAZZERI MICHAEL	WD	401	VERIFY	1 STORY	1,241	1,961	0.13	09/07/18	164,000.00 164,000.00 Adj	48,700 30%
ARMS LENGTH other parcels in sale:												
27-01-35-380-011	241 NEWBERRY STREET	FRITZ JEFFREY H HARLOW ADREW	WD	401	VERIFY	1 STORY	1,241	1,961	0.13	09/06/18	102,100.00 102,100.00 Adj	48,700 48%
ARMS LENGTH other parcels in sale:												
27-01-35-380-011	241 NEWBERRY STREET	STEWART GABRIELLE F FRITZ JEFFREY H REVOCABLE TRUST	WD	401	VERIFY	1 STORY	1,241	1,961	0.13	04/10/18	60,000.00 60,000.00 Adj	48,700 81%
ARMS LENGTH other parcels in sale:												
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:												
27-01-35-384-007	234 N HARRIET STREET	YOUR FLIPPING PARTNER LLC MC MANN JUSTIN & DESIREE	WD	401	VERIFY	1.5 STORY	1,091	1,935	0.73	05/30/18	171,500.00 171,500.00 Adj	79,000 46%
ARMS LENGTH other parcels in sale:												
27-01-35-384-010	283 E ST CLAIR STREET	SYMANZIK GERALD & MARY ANN BOWDEN ANDREW	WD	401	VERIFY	2 STORY	2,418	1,900	0.26	05/08/18	290,000.00 290,000.00 Adj	121,700 42%
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:												
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:												
27-01-35-402-004	450 HABER STREET	YURENKA RONALD D JR VANSKOY ANTHONY	WD	401	VERIFY	1 STORY	984	1,972	0.22	01/30/19	170,000.00 170,000.00 Adj	64,300 38%
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:												

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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
27-01-35-403-017	279 EWELL STREET	SCHOCKE ANDREW PAUL JENUWINE JEREMY	WD	401	VERIFY	1 STORY	720	1,952	0.25	05/01/18	136,000.00 136,000.00 Adj	48,200 35%
ARMS LENGTH 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:												
27-01-35-404-001	270 EWELL STREET	LABELLE SHERRYL & BEYER SHELLE' HARM JACOB & SARAH	WD	401	VERIFY	1 STORY	1,179	1,960	0.15	01/11/19	145,000.00 145,000.00 Adj	49,500 34%
WARRANTY DEED other parcels in sale:												
27-01-35-404-002	274 EWELL STREET	LANGTRY JONATHEN L SAVILLE STEPHANIE	WD	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:												
27-01-35-404-008	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	51,970 50%
ARMS LENGTH other parcels in sale:												
27-01-35-404-009	374 JEFFREY COURT	REWALT JASON G HUETTEMAN MICHAEL	WD	401	VERIFY	1 STORY	1,526	1,963	0.16	12/31/18	225,000.00 225,000.00 Adj	78,600 35%
ARMS LENGTH other parcels in sale:												
27-01-35-404-009	374 JEFFREY COURT	KLENA THOMAS E & VICTORIA E REWALT JASON G	WD	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:												
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	15,180 6%
NEW CONSTRUCTION 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:												
27-01-35-405-017	301 DICKENSON STREET	EIBERGER RYAN J CAGIE JAMES	WD	401	VERIFY	2 STORY	2,089	2,010	0.27	06/15/18	315,000.00 315,000.00 Adj	141,100 45%
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
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:									
27-01-35-451-005	303 CLINTON STREET	DOLECKI ALLEN P SUTTER CHARLES	LC	401	VERIFY	TRI-LEVEL	1,580	1,980	0.21	06/27/18	112,000.00 112,000.00 Adj	75,900 68%
			LAND CONTRACT 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 FORECLOSURE other parcels in sale:									
27-01-35-452-008	315 E ST CLAIR STREET	BECK LINDA LAIRD RUFO LOUISE	WD	401	VERIFY	1.25 STORY	1,120	1,993	0.28	11/02/18	230,000.00 230,000.00 Adj	96,000 42%
			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	1,713	2,017	0.31	08/11/17	30,000.00 30,000.00 Adj	24,480 82%
			VACANT LAND SALE other parcels in sale:									
27-01-35-453-022	240 MUSSEY STREET	SPRING NOEL SERRA JOHN	WD	401	VERIFY	1 STORY	1,100	1,963	0.22	11/27/17	65,855.00 65,855.00 Adj	53,510 81%
			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:									
Property Class 401												
27-01-35-380-012	237 N HARRIET STREET	GRIFFIN DANIEL PROSPECT INVESTMENTS LLC	PTA	401	VERIFY	2 STORY	1,622	2,018	0.13	09/12/18	35,000.00 35,000.00 Adj	15,400 44%
			VACANT LAND SALE other parcels in sale:									
27-01-35-380-012	237 N HARRIET STREET	STEWART GABRIELLE F GRIFFIN DANIEL	PTA	401	VERIFY	2 STORY	1,622	2,018	0.13	09/01/17	18,000.00 18,000.00 Adj	35,250 196%
			ARMS LENGTH other parcels in sale:									
27-01-35-454-001	272 DICKENSON STREET	MC COY CHARLOTTE FRITZ JEFFERY	WD	401	VERIFY	2 STORY	1,622	2,018	0.30	06/25/18	34,750.00 34,750.00 Adj	25,200 73%
			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
27-01-35-455-002	2018 SPLIT/COMBINE	LOTHERY RUSSELL L CUSHINGBERRY JUSTIN T	WD	001	VERIFY		00	00	0.12	06/25/18	10,000.00 10,000.00	Adj 145%
VACANT LAND SALE other parcels in sale:												
27-01-35-455-003	2018 SPLIT/COMBINE	MC COY CHARLOTTE CUSHINGBERRY JUSTIN T	WD	001	VERIFY 0		00	00	0.15	06/25/18	25,000.00 25,000.00	Adj 58%
VACANT LAND SALE other parcels in sale:												
27-01-35-455-004	310 DICKENSON STREET VACANT	MC COY CHARLOTTE WIERS JOANNE A	WD	402	VERIFY		00	00	0.16	06/25/18	25,000.00 25,000.00	Adj 63%
VACANT LAND SALE other parcels in sale:												
27-01-35-455-017	306 DICKENSON STREET	LOTHERY RUSSELL L CUSHINGBERRY JUSTIN T	WD	401	VERIFY 0		00	00	0.27	06/25/18	10,000.00 10,000.00	Adj 145%
VACANT LAND SALE other parcels in sale:												
27-01-35-455-017	306 DICKENSON STREET	MC COY CHARLOTTE CUSHINGBERRY JUSTIN T	WD	401	VERIFY 0		00	00	0.27	06/25/18	25,000.00 25,000.00	Adj 58%
VACANT LAND SALE other parcels in sale:												

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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