

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

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												
14-01-08-300-023	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%
03-ARM'S LENGTH other parcels in sale:												
Property Class 201												
14-01-34-203-006	70935 VAN DYKE	HNM LLC ORSELLI PROPERTIES LLC	WD	201	C-2		00	00	0.16	07/01/19	110,000.00 110,000.00 Adj	61,600 56%
03-ARM'S LENGTH other parcels in sale:												
14-01-34-203-002	70951 VAN DYKE	SOFIA LORELLI HOLDINGS INC LSAM INVESTMENT LLC	LC	201	C-2		00	00	0.26	06/18/19	250,000.00 250,000.00 Adj	89,300 36%
03-ARM'S LENGTH other parcels in sale:												
Property Class 302												
14-01-36-126-022	70753 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISES BCM-L LLC	WD	302	M-1		00	00	1.31	05/23/19	525,000.00 172,777.00 Adj	88,100 51%
03-ARM'S LENGTH other parcels in sale: 14-01-36-126-023 14-01-36-126-024 3 PARCELS												
14-01-36-126-013	70243 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISES RRW LLC	WD	302	M-1		00	00	1.63	05/08/19	215,000.00 215,000.00 Adj	109,700 51%
03-ARM'S LENGTH other parcels in sale:												
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%
03-ARM'S LENGTH other parcels in sale: 14-01-36-126-011 MULTIPLE PARCELS												
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%
03-ARM'S LENGTH other parcels in sale: 14-01-36-126-012 MULTIPLE PARCELS												
14-01-36-126-001	70748 BEAVER CREEK DRIVE VAC	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%
03-ARM'S LENGTH other parcels in sale:												
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%
03-ARM'S LENGTH other parcels in sale:												
Property Class 401												
14-01-33-377-014	69470 SAXON DRIVE	CARNAGO JAMES & NANCY GOODNEY ALEXANDER & LISA	WD	401	R1	2 STORY	3,016	1,975	0.93	03/27/20	339,000.00 339,000.00 Adj	147,600 44%
03-ARM'S LENGTH other parcels in sale:												

02/11/21

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14-01-27-251-003	72075 VAN DYKE	COX CLIFFORD J II ET AL STATEWIDE ROMEO LLC	WD	001	R1A	1 STORY	1,510	1,957	89.97	03/27/20	685,000.00 685,000.00 Adj	293,600 43%
			03-ARM'S LENGTH other parcels in sale:									
14-01-27-300-071	71070 CAMPGROUND ROAD	MURPHY DANIEL CARNAGO JAMES & NANCY	WD	401	R1A	1 STORY	1,500	2,020	0.95	03/18/20	68,000.00 68,000.00 Adj	33,700 50%
			03-ARM'S LENGTH other parcels in sale:									
14-01-14-326-001	75800 ELK HORN DRIVE	SQUIRES JEFFREY A PACHMAYER KRISTEN & DAVID II	WD	401	R1	1 STORY	2,054	2,014	0.62	03/18/20	360,000.00 360,000.00 Adj	159,500 44%
			03-ARM'S LENGTH other parcels in sale:									
14-01-31-200-035	70901 CARNEGIE LANE	ELLIS WILLIAM & BONNIE JUNCEVIC DEDA	WD	401	R1	1.75 STORY	5,188	2,002	2.28	03/16/20	680,000.00 680,000.00 Adj	372,700 55%
			03-ARM'S LENGTH other parcels in sale:									
14-01-14-300-032	12303 BUGLE LAKE DRIVE	NOWAK STEPHANIE B NGUYEN-JOHNS NICOLE & JOHNS DAVID	WD	401	R1	1 STORY	2,734	2,014	1.01	03/16/20	419,000.00 419,000.00 Adj	172,600 41%
			03-ARM'S LENGTH other parcels in sale:									
14-01-24-200-002	14950 ARMADA CENTER ROAD	GALBA ERIN M & JASON P RSJ GROUP LLC	WD	401	R-S	1 STORY	1,442	1,955	7.50	02/28/20	269,000.00 269,000.00 Adj	111,400 41%
			03-ARM'S LENGTH other parcels in sale:									
14-01-35-151-020	70161 MELLEEN STREET	DENNERT PATRICIA HOHENADEL STEVEN	WD	401	R1B	1 STORY	1,675	1,972	0.29	02/25/20	225,000.00 225,000.00 Adj	73,200 33%
			03-ARM'S LENGTH other parcels in sale:									
14-01-35-128-011	12388 FRANK DRIVE	BOUSSIE GEORGE JR & STEPHANIE ELBODE NICHOLAS & ALYSE	WD	401	R1B	1.75 STORY	2,352	1,999	0.47	02/13/20	267,500.00 267,500.00 Adj	125,500 47%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-251-017	11105 WEALTHY LANE	JAROS JOSHUA, RONALD J & NANCY AUSSICKER KRISTIN	WD	401	R1A	BI-LEVEL	2,311	1,978	0.82	01/31/20	288,000.00 288,000.00 Adj	108,700 38%
			03-ARM'S LENGTH other parcels in sale:									
14-01-30-300-005	71320 DEQUINDRE ROAD	ROLFS ROBERT & DIANNA ZOHAIR BALLY	WD	401	R1	1 STORY	1,570	1,955	3.01	01/29/20	197,000.00 197,000.00 Adj	89,000 45%
			03-ARM'S LENGTH other parcels in sale:									
14-01-23-200-026	13407 EVERGREEN LANE	DITCHMAN JOHN B & SHERILYN MAURER WARREN & KATHLEEN	WD	401	R1	1.5 STORY	2,714	2,020	4.58	01/24/20	85,000.00 85,000.00 Adj	52,200 61%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-201-014	11352 33 MILE ROAD	MULLEN DANIEL & CHRISTIE FLETCHER AUTUMN	WD	401	R1A	TRI-LEVEL	1,597	1,968	0.81	01/21/20	218,000.00 218,000.00 Adj	83,200 38%
			03-ARM'S LENGTH other parcels in sale:									

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14-01-29-300-014	4700 RAAP ROAD	THE RICHARD TAPPER TRUST ABBOUD HASSAN M	WD	401	R1	1.5 STORY	3,238	1,987	10.13	12/24/19	600,000.00 600,000.00 Adj	234,100 39%
14-01-28-200-052	7260 34 MILE ROAD	SHINER PATRICK E & JULIE M TRUS MC LOUGHLIN KEVIN & MELISSA	WD	401	R1	1 STORY	3,884	2,003	2.08	12/23/19	576,000.00 576,000.00 Adj	287,800 50%
14-01-27-300-072	71020 CAMPGROUND ROAD	MURPHY DANIEL WHITEHURST KEITH & MCMILLIAN B	WD	401	R1A	1 STORY	1,764	2,020	1.14	12/19/19	68,000.00 68,000.00 Adj	27,200 40%
14-01-01-100-007	80529 SCOTCH SETTLEMENT	HILL ZDZISLAWA LALONDE RICHARD & TANIA	WD	401	R-S	1.25 STORY	1,894	1,989	10.00	12/19/19	390,000.00 390,000.00 Adj	156,400 40%
14-01-34-252-027	11305 GATES STREET	LAFONTAINE PAUL A TTEE HEAROLD MATTHEW & TRESS CHRIS	WD	401	R1A	1 STORY	2,350	1,978	0.81	12/12/19	300,000.00 300,000.00 Adj	125,400 42%
14-01-34-126-024	70655 ROMEO ORCHARD	GRAY CHRISTOPHER & LEANN FISHER STACI & JOSEPH	WD	401	R1A	1 STORY	1,757	1,993	0.86	11/27/19	299,900.00 299,900.00 Adj	132,900 44%
14-01-15-401-016	75088 PETERS DRIVE	PHILLIPS JOHN LARRY II & KAREN L GUTKNECHT DAVID & LAURA	WD	401	R1	2 STORY	2,600	1,997	2.94	11/22/19	440,000.00 440,000.00 Adj	188,400 43%
14-01-35-180-036	70026 MELLEEN STREET	SHOTWELL CHARLES & JUANITA TRI STOBAK MICHAEL E & LORI A	WD	401	R1B	1 STORY	1,351	1,995	0.29	11/18/19	255,000.00 255,000.00 Adj	91,900 36%
14-01-30-400-019	3000 TAFT ROAD	CHAMPAGNE JOHN R & LINDA M LABRANCHE MICHAEL	WD	401	R1	TRI-LEVEL	2,598	1,966	2.29	11/15/19	287,500.00 287,500.00 Adj	112,900 39%
14-01-32-400-028	69461 SLATING LANE	RANDALL FREDERICK W VAN HEUSDEN STEVEN & PAULA	WD	401	R1	1 STORY	1,882	1,997	3.03	11/07/19	380,200.00 380,200.00 Adj	178,000 47%
14-01-14-102-012	76354 MARY GRACE COURT	ROGALSKI JAIME & MARIUSZ ASHBROOK ROBERT & FRUKE	WD	401	R1A	2 STORY	2,865	2,001	0.87	10/24/19	414,900.00 414,900.00 Adj	183,900 44%
14-01-34-401-013	8999 PIPPEN DRIVE	CZAPSKI DAVID V & REBECCA S GNIECH MICHELLE & DENNIS JR	WD	401	R1	2 STORY	2,911	1,967	2.52	10/21/19	442,000.00 442,000.00 Adj	154,600 35%

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14-01-34-351-017	8312 PIPPEN DRIVE	GRECH WILLIAM & KIMBERLY D MONTEFELT ALLAN	WD	401	R1	1.75 STORY	4,162	1,965	2.38	10/21/19	468,000.00 468,000.00 Adj	178,600 38%
14-01-12-100-035	77915 BROWN ROAD	MESSNER BROOKE E LORENZ NICHOLAS	WD	401	R-S	1.5 STORY	3,565	2,020	10.12	10/15/19	110,000.00 110,000.00 Adj	65,800 60%
14-01-30-100-015	2030 34 MILE ROAD	DANKO THOMAS & STEPHANIE MOTRINC STEVEN & KATRINA	WD	401	R1	1.5 STORY	2,619	1,989	3.15	10/04/19	385,000.00 385,000.00 Adj	175,500 46%
14-01-22-100-044	74577 GOULD ROAD	COCHRAN BRIAN & LAURA IMBRUNNONE LEANN	WD	401	R1A	1.25 STORY	2,536	2,005	0.95	10/03/19	390,000.00 390,000.00 Adj	212,500 54%
14-01-35-128-009	12364 FRANK DRIVE	PETERSON SYDNEY J & REGINA N WROBLEWSKI ROBERT & CHRISTINE	WD	401	R1B	1.5 STORY	2,114	2,000	0.46	10/01/19	355,000.00 355,000.00 Adj	156,300 44%
14-01-24-400-022	73317 KANIE ROAD	WEBSTER JAMES & HILKE SWIACKI ANDREW & LAURYN	WD	401	R-S	1.25 STORY	2,056	1,997	10.05	09/24/19	380,000.00 380,000.00 Adj	158,700 42%
14-01-27-100-014	72856 CAMPGROUND ROAD	SCHILKEY JOSEPH ALBERT & ELIZAE GALLAGHER MARTIN & ALICIA	WD	401	R1A	1 STORY	2,313	2,016	1.46	09/13/19	395,000.00 395,000.00 Adj	189,900 48%
14-01-34-202-029	11311 PATTY ANN LANE	CLARK JESSE ZEGLER STEFANIE & EDWARD	WD	401	R1A	TRI-LEVEL	2,030	1,968	0.96	09/06/19	315,000.00 315,000.00 Adj	93,800 30%
14-01-05-100-004	6730 BORDMAN ROAD	HORTON BRANTON & KATHLEEN TR LAVDAS NICHOLAS	WD	401	R-S	1 STORY	3,360	1,973	8.26	09/05/19	420,000.00 420,000.00 Adj	218,100 52%
14-01-34-451-003	8961 32 MILE ROAD	KNUPPENBURG DANE ESTATE MARTIN JESSICA M	WD	401	R1	2 STORY	2,553	1,925	2.38	09/04/19	260,000.00 260,000.00 Adj	111,500 43%
14-01-26-200-013	13090 34 MILE ROAD	MCGILLIVARY NICHOLAS & JAMIE CICCARELLI LYNDA	WD	401	R1	2 STORY	2,438	1,997	4.41	09/04/19	452,500.00 452,500.00 Adj	190,600 42%
14-01-32-100-017	70353 FISHER ROAD	MATHIAK GARY & LINDA KRANICK SHAWN & EMILY	WD	401	R1	1.75 STORY	3,399	1,997	6.00	08/30/19	457,000.00 457,000.00 Adj	261,000 57%

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14-01-14-102-005	76756 MARY GRACE DRIVE	BERRY JAMES C & DEBORAH D CARR RICHARD & COLLEEN	WD	401	R1A	1 STORY	1,791	1,994	0.94	08/28/19	340,000.00 340,000.00 Adj	134,100 39%
			03-ARM'S LENGTH other parcels in sale:									
14-01-15-403-015	11237 NADIA DRIVE	KRAEMER MARY ANN R TTEE CASTIGLIONE PHILLIP	WD	401	R1	1 STORY	2,437	1,995	1.01	08/26/19	425,000.00 425,000.00 Adj	162,300 38%
			03-ARM'S LENGTH other parcels in sale:									
14-01-14-326-009	75413 ELK HORN DRIVE	LORENZ NICHOLAS PALAZZOLO LEONARD & KARA	WD	401	R1	2 STORY	3,013	2,014	0.61	08/23/19	435,000.00 435,000.00 Adj	176,000 40%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-126-022	8721 DUTCHESS LANE	SCOTT HELEN PANICARA ROBERT W	WD	401	R1A	1.75 STORY	3,229	1,968	1.10	08/16/19	373,000.00 373,000.00 Adj	166,500 45%
			03-ARM'S LENGTH other parcels in sale:									
14-01-04-100-009	80901 WOODRIDGE LANE	GETEJANC PAVEL & FLOAREA FORMICUCCIA RINO & DOMINIC	WD	401	R-S	1 STORY	2,830	2,020	5.81	08/16/19	110,000.00 110,000.00 Adj	46,400 42%
			03-ARM'S LENGTH other parcels in sale:									
14-01-14-326-003	75773 ELK HORN DRIVE	DZIECIOLOWSKI KENNETH/FORD GL SANTILLI JAMES JR & PATRICIA P	WD	401	R1	2 STORY	3,103	2,014	0.73	08/15/19	395,000.00 395,000.00 Adj	189,200 48%
			03-ARM'S LENGTH other parcels in sale:									
14-01-28-300-011	71550 ELDRED ROAD	FEIGE MARGARET & MICHAEL DANKO THOMAS & STEPHANIE	WD	401	R1	1.75 STORY	3,333	1,987	3.09	08/15/19	425,000.00 425,000.00 Adj	192,600 45%
			03-ARM'S LENGTH other parcels in sale:									
14-01-22-227-032	74409 VAN DYKE	MANTEY MARY JANE HARGAN DARRELL	WD	401	R1A	1 STORY	1,542	1,988	0.96	08/12/19	230,000.00 230,000.00 Adj	108,400 47%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-127-017	70391 ROMEO ORCHARD	HAYES CLAYTON & LORRAINE ZUYDDYK BRADLEY	WD	401	R1A	1.5 STORY	2,077	1,988	1.03	08/01/19	328,000.00 328,000.00 Adj	158,300 48%
			03-ARM'S LENGTH other parcels in sale:									
14-01-33-378-013	69308 BROOKHILL DRIVE	PABISZ SUZANNE FISCHIONE ANDREA & ANTHONY	PTA	401	R1	1.5 STORY	2,709	1,994	0.60	07/31/19	362,000.00 362,000.00 Adj	188,700 52%
			03-ARM'S LENGTH other parcels in sale:									
14-01-12-300-025	77410 OAK CREEK COURT	PARTYKA JOHN M & THERESA L COMPTON LEONARD A & GAIL A	WD	401	R-S	1.25 STORY	2,715	2,002	5.65	07/24/19	436,000.00 436,000.00 Adj	197,900 45%
			03-ARM'S LENGTH other parcels in sale:									
14-01-33-378-003	69556 BROOKHILL DRIVE	PARK JAMES K GALE KELLY & MICHAEL	WD	401	R1	1.75 STORY	2,838	1,979	0.40	07/17/19	325,000.00 325,000.00 Adj	144,600 44%
			03-ARM'S LENGTH other parcels in sale:									

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14-01-34-351-005	69320 CAMPGROUND ROAD	TREMBLAY BRIAN & LAURA HEIN MARY	WD	401	R1	1.25 STORY	2,292	1,956	0.31	07/17/19	270,000.00 270,000.00 Adj	113,700 42%
14-01-34-201-016	70650 ROMEO ORCHARD	PRETZER-SIMPSON MICHELE L HOLLOWAY LARRY W JR & PATRICIA	WD	401	R1A	1 STORY	2,255	1,967	1.03	07/15/19	327,000.00 327,000.00 Adj	109,300 33%
14-01-34-351-012	8025 32 MILE ROAD	SHIER KELLY & LORI MC LEOD SCOTT	WD	401	R1	1 STORY	2,698	1,952	0.77	07/12/19	282,500.00 282,500.00 Adj	105,000 37%
14-01-34-301-016	8500 GATES STREET	GREBE ROBERT J & TANYA WITEK MATTHEW & JENNIFER	WD	401	R1	TRI-LEVEL	2,671	1,970	2.42	07/10/19	337,500.00 337,500.00 Adj	133,200 39%
14-01-22-300-004	8035 34 MILE ROAD	KORALEWSKI EDWARD TIDMORE TERRY	WD	401	R1A	1 STORY	1,488	1,963	1.00	07/10/19	129,900.00 129,900.00 Adj	78,000 60%
14-01-34-126-014	70471 DUTCHESS LANE	DEAN CONRAD A & CHERYL A SLEGIANES JOHN	WD	401	R1A	TRI-LEVEL	2,316	1,969	0.91	07/08/19	329,900.00 329,900.00 Adj	104,200 32%
14-01-34-226-014	70360 MORENCY DRIVE	SCHULTE CHARLES R & MARY M COCCIMIGLIO CARMON & LISA	WD	401	R1A	1 STORY	1,572	1,987	1.05	06/24/19	265,000.00 265,000.00 Adj	110,400 42%
14-01-09-400-008	7841 36 MILE ROAD	REISS BENJAMIN & JANICE KUNKEL ZACH	WD	401	R-S	1.25 STORY	1,561	1,944	2.63	06/24/19	180,000.00 180,000.00 Adj	75,300 42%
14-01-34-126-019	8661 DUTCHESS LANE	OBRECHT JOHN & DEBORAH MC PHERSON ROBERT	WD	401	R1A	1.75 STORY	2,347	1,968	0.89	06/18/19	372,000.00 372,000.00 Adj	134,400 36%
14-01-34-127-003	70466 DUTCHESS LANE	KING CARPENTRY INC SCHUHRKE ROBERT	WD	401	R1A	1 STORY	2,080	2,020	0.86	06/17/19	75,000.00 75,000.00 Adj	34,400 46%
14-01-05-100-003	6700 BORDMAN ROAD	GUMRO JAMES TRUST LAVDAS NICHOLAS & MARIA	WD	401	R-S	2 STORY	7,961	2,006	87.98	06/14/19	2,915,000.00 2,915,000.00 Adj	1,189,400 41%
14-01-31-400-049	69575 HENRY ROSS DRIVE	KRAFT RICHARD W & MARTINE M BROWN BEN & SARA	WD	401	R1	1.5 STORY	2,918	2,020	5.10	06/13/19	159,000.00 159,000.00 Adj	55,700 35%

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4/1/2018 thru 3/31/2020

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14-01-22-226-005	74661 NORDMAN COURT	FREDERICK JOHN & KIMBERLY MAY KELVIN & DONNA	WD	401	R1A	1 STORY	1,416	1,980	0.91	06/13/19	234,000.00 234,000.00	95,100 41%
03-ARM'S LENGTH other parcels in sale:												
14-01-34-351-035	69250 CAMPGROUND ROAD	BRADLEY JAMES & VALERIE STOICK MICHAEL	WD	401	R1	1 STORY	1,087	1,951	0.61	06/12/19	170,000.00 170,000.00	69,700 41%
03-ARM'S LENGTH other parcels in sale:												
14-01-15-476-015	11411 35 MILE ROAD	COLLIS GERALD R & CAREN K SMITH MARGO & JABLONOWSKI ROE	WD	401	R1A	1 STORY	1,930	1,972	2.90	06/11/19	272,500.00 272,500.00	108,700 40%
03-ARM'S LENGTH other parcels in sale:												
14-01-34-201-031	70631 MORENCY DRIVE	IRWIN KRISTIN N HERFERT RYAN	WD	401	R1A	1 STORY	1,493	1,953	0.78	06/07/19	150,000.00 150,000.00	94,100 63%
03-ARM'S LENGTH other parcels in sale:												
14-01-35-200-043	70020 MC VICAR ROAD	SPRING KATIE N COWELL DAVID	PTA	401	R1B	2 STORY	2,444	1,870	2.88	06/06/19	257,000.00 257,000.00	97,100 38%
03-ARM'S LENGTH other parcels in sale:												
14-01-12-300-031	77280 OAK CREEK LANE	LA BAERE MARK D & PAMELA R SAELENS DEBORAH & EDWARD	WD	401	R-S	1.25 STORY	3,468	2,005	5.06	06/06/19	640,000.00 640,000.00	275,200 43%
03-ARM'S LENGTH other parcels in sale:												
14-01-27-300-010	8571 33 MILE ROAD	GLOVER DENNIS GEBHARD JON	LC	401	R1A	2 STORY	3,874	1,970	9.47	05/28/19	387,347.00 387,347.00	185,200 48%
03-ARM'S LENGTH other parcels in sale:												
14-01-14-300-004	11822 EBELING ROAD	STAUFFER TERESA M FERRANTE JOHN & LISA	WD	401	R1	1 STORY	1,821	1,968	1.36	05/28/19	252,500.00 252,500.00	96,800 38%
03-ARM'S LENGTH other parcels in sale:												
14-01-34-326-005	8829 PIPPEN DRIVE	DANIEL JEFFREY S & KATHRYN A KAHLER MATT	WD	401	R1	1.5 STORY	1,792	1,970	1.23	05/28/19	240,000.00 240,000.00	119,100 50%
03-ARM'S LENGTH other parcels in sale:												
14-01-28-300-021	71453 ELDRED ROAD	MCKENZIE CATHERINE & CHRISTOP TURNER WILLIAM	QC	401	R1	1.5 STORY	3,807	2,002	4.00	05/28/19	510,000.00 510,000.00	247,800 49%
03-ARM'S LENGTH other parcels in sale:												
14-01-14-101-014	11934 FRANCESCA COURT	VERSCHURE DAVID & ROSE ANN GIBB FREDERICK & CATHERINE	WD	401	R1A	1.5 STORY	2,457	1,994	0.91	05/10/19	439,900.00 439,900.00	164,600 37%
03-ARM'S LENGTH other parcels in sale:												
14-01-34-202-012	11246 ORCHARD HILLS COURT	KAKE FREDERICK D & KATHY A LIGON BENJAMIN	PTA	401	R1A	2 STORY	3,179	1,970	0.84	05/10/19	320,700.00 320,700.00	142,600 44%
03-ARM'S LENGTH other parcels in sale:												

02/11/21

101 AG Improved
102 AG Vacant

201 COM Improved
202 COM Vacant

301 IND Improved
302 IND Vacant

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

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

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	CROZIER BRETT ADKIN MARK	WD	401	R1A	1 STORY	1,514	1,981	0.92	05/06/19	280,000.00 280,000.00	93,300 33%
			03-ARM'S LENGTH other parcels in sale:									
14-01-33-300-018	6910 GATES STREET	KALM RICHARD S & DARLENE K RICE BRANDON & KARA	WD	401	R1	2 STORY	3,164	1,981	5.00	05/03/19	475,000.00 475,000.00	199,300 42%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-127-005	70390 DUTCHESS LANE	WEREDICK KENNETH III & MARCIA KRUEGER AARON & KRISTINE	WD	401	R1A	1 STORY	2,330	1,972	0.86	04/24/19	365,000.00 365,000.00	162,700 45%
			03-ARM'S LENGTH other parcels in sale:									
14-01-35-128-006	12328 FRANK DRIVE	TACCONELLI DAVID P & GRACE A SZELIGA RONALD & DEBORA	WD	401	R1B	1 STORY	2,106	1,999	0.47	04/19/19	345,000.00 345,000.00	168,400 49%
			03-ARM'S LENGTH other parcels in sale:									
14-01-33-377-017	69394 SAXON DRIVE	WALDEN DAVID S KASPER PAUL & KRISTEN	WD	401	R1	1 STORY	2,139	1,977	0.98	04/01/19	305,000.00 305,000.00	141,000 46%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-126-012	70531 DUTCHESS LANE	BRINKER GAIL & WESOLOWSKI ET A RICE BRADLEY & JULIA	WD	401	R1A	1 STORY	1,976	1,973	1.10	03/29/19	312,000.00 312,000.00	123,200 39%
			03-ARM'S LENGTH other parcels in sale:									
14-01-07-100-015	78325 PEARL DRIVE	GATNY RYAN & LAURA PIERRE CHRISTOPHER	WD	401	R-S	1.25 STORY	2,582	1,988	5.06	03/29/19	416,000.00 416,000.00	155,100 37%
			03-ARM'S LENGTH other parcels in sale:									
14-01-22-100-019	74822 GOULD ROAD	GARDNER DANIEL P & KAREN GIGLIO DAVID & MARIA	WD	401	R1A	1.5 STORY	2,442	2,002	1.02	03/13/19	375,000.00 375,000.00	180,100 48%
			03-ARM'S LENGTH other parcels in sale:									
14-01-25-200-007	14748 34 MILE ROAD	SZYDLOWSKI DAVID & JOSEPHINE GUADAGNI ANTHONY	WD	401	R1	1.5 STORY	3,234	1,995	4.40	03/01/19	385,000.00 385,000.00	233,000 61%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-252-001	70160 ROMEO ORCHARD	WEAVER JASON & MARY MATLOCK TROY & FRANCES	WD	401	R1A	1 STORY	2,310	1,967	0.86	02/27/19	364,000.00 364,000.00	121,900 33%
			03-ARM'S LENGTH other parcels in sale:									
14-01-22-201-020	74843 JUDGES COURT	ZIELINSKY ART SMITH LORI K	WD	401	R1A	2 STORY	3,645	1,994	2.24	02/21/19	500,000.00 500,000.00	202,100 40%
			03-ARM'S LENGTH other parcels in sale:									
14-01-35-126-017	70558 MELLEEN STREET	CICCHINI STEVEN & KATHLEEN THEUT AUSTIN & MEGAN	WD	401	RM-1	TRI-LEVEL	1,968	1,992	0.34	02/11/19	265,000.00 265,000.00	91,300 34%
			03-ARM'S LENGTH other parcels in sale:									

02/11/21

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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-301-013	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%
			03-ARM'S 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 %
			03-ARM'S LENGTH other parcels in sale:									
14-01-22-201-019	74957 JUDGES COURT	SMITH BUDDY GENE UPPER DECK CONTRACTING LLC	LC	401	R1A	1 STORY	2,607	1,993	2.38	12/27/18	265,000.00 265,000.00 Adj	132,300 50%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-351-028	8611 32 MILE ROAD	DEBAENE PETER & LISA NESTER ADAM & DOMANSKI TRISHA	WD	401	R1	1 STORY	2,971	1,949	2.38	12/21/18	310,000.00 310,000.00 Adj	120,300 39%
			03-ARM'S LENGTH other parcels in sale:									
14-01-28-151-007	6196 AUTUMN ASH LANE	TAYLOR MADE LLC YOSHONIS SHARRON	WD	401	R1	1 STORY	2,581	2,020	0.65	12/21/18	73,500.00 73,500.00 Adj	38,700 53%
			03-ARM'S 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 %
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S LENGTH other parcels in sale:									
14-01-14-102-014	76292 MARY GRACE COURT	DIDOMENICO RONALD L & DEBORAI 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%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-351-024	8363 32 MILE ROAD	LORIDON LUCIEN & ANTJE ZIBA AGIM	WD	401	R1	1 STORY	1,932	1,978	2.38	11/30/18	250,000.00 250,000.00 Adj	129,200 52%
			03-ARM'S 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%
			03-ARM'S LENGTH other parcels in sale:									

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TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-34-126-011	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	137,800 41%
03-ARM'S 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	97,100 39%
03-ARM'S 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	143,300 47%
03-ARM'S LENGTH 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	170,600 42%
03-ARM'S 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	205,700 45%
03-ARM'S 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	216,000 46%
03-ARM'S LENGTH other parcels in sale:												
14-01-34-127-003	70466 DUTCHESS LANE	REEDY TIMOTHY KING CARPENTRY INC	WD	401	R1A	1 STORY	2,080	2,020	0.86	11/09/18	69,000.00 69,000.00	34,400 50%
03-ARM'S 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	92,400 38%
03-ARM'S 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	193,900 40%
03-ARM'S 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	215,900 33%
03-ARM'S 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	409,800 43%
03-ARM'S LENGTH 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	83,000 40%
03-ARM'S LENGTH other parcels in sale:												

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50190 Romeo Schools
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10
Page

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-28-200-040	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%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-102-006	8241 MORNINGSIDE DRIVE	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%
			03-ARM'S 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%
			03-ARM'S LENGTH 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%
			03-ARM'S LENGTH 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%
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S LENGTH other parcels in sale:									
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%
			03-ARM'S LENGTH other parcels in sale:									
14-01-28-151-010	6082 WHITE BIRCH LANE	TAYLOR MADE LLC CAPPUSO BUILDING LLC	WD	401	R1	1 STORY	2,793	2,019	0.72	09/17/18	85,000.00 85,000.00 Adj	39,200 46%
			03-ARM'S LENGTH other parcels in sale:									
14-01-28-151-010	6082 WHITE BIRCH LANE	CAPPUSO BUILDING LLC ACKERMAN PAUL & MARY ANN	WD	401	R1	1 STORY	2,793	2,019	0.72	09/17/18	95,000.00 95,000.00 Adj	39,200 41%
			03-ARM'S LENGTH other parcels in sale:									
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%
			03-ARM'S LENGTH other parcels in sale:									

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11
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TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

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 MELLEEN 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%
			03-ARM'S LENGTH other parcels in sale:									
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%
			03-ARM'S LENGTH other parcels in sale:									
14-01-22-100-050	8289 TAMARACK LANE	RODGERS MARK A KELAHAN JACOB & LAURA	WD	401	R1A	2 STORY	3,347	2,014	1.84	08/29/18	538,500.00 538,500.00 Adj	226,500 42%
			03-ARM'S LENGTH 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%
			03-ARM'S LENGTH other parcels in sale:									
14-01-28-200-035	7292 TAFT ROAD	MARLEY RYAN & AMANDA HETTRICK 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%
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S LENGTH other parcels in sale:									
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%
			03-ARM'S 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%
			03-ARM'S LENGTH 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%
			03-ARM'S LENGTH 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 %
			03-ARM'S LENGTH other parcels in sale:									

02/11/21

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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

12
Page

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-03-300-032	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%
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%
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%
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%
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%
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%
14-01-14-300-031	12477 BUGLE LAKE DRIVE	ELK HORN ESTATES DEVELOPMENT BROSKI JASON & KAREN	WD	401	R1	1 STORY	2,492	2,018	1.00	06/01/18	93,000.00 93,000.00 Adj	47,200 51%
14-01-34-102-007	8285 MORNINGSIDE DRIVE	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%
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%
14-01-22-201-026	74430 JUDGES COURT	BROWN MARIA GOIKE MATTHEW & FOLTZ-GOIKE JE	WD	401	R1A	1 STORY	2,180	1,992	2.46	05/14/18	353,500.00 353,500.00 Adj	133,700 38%
14-01-34-201-023	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%
14-01-10-200-013	78743 KIDDER ROAD	LABAJ LUDWIG & URSULA TRUSTEE RUSSELL MARK & ELIZABETH	WD	401	R-S	1 STORY	2,074	2,019	5.00	05/10/18	95,000.00 95,000.00 Adj	58,100 61%

02/11/21

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50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

13
Page

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

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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	141,200 44%
03-ARM'S 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	142,400 45%
03-ARM'S LENGTH other parcels in sale:												
14-01-28-151-011	6006 WHITE BIRCH LANE	TAYLOR MADE LLC CONKLIN MICHAEL	WD	401	R1	1 STORY	3,081	2,018	1.01	04/25/18	74,950.00 74,950.00	42,300 56%
03-ARM'S 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	266,900 57%
03-ARM'S LENGTH other parcels in sale:												
Property Class 402												
14-01-12-300-019	77725 RIVERVIEW DRIVE VACANT	JOVANOVSKI DANIEL GOJCAJ SANDER	WD	402	R-S		00	00	4.06	03/04/20	72,500.00 72,500.00	51,100 70%
03-ARM'S LENGTH other parcels in sale:												
14-01-10-200-018	VAN DYKE VACANT	MERIMEE CHRISTOPHER/ MERIMEE GILAJ NDOC	WD	402	R-S		00	00	15.05	02/18/20	60,000.00 60,000.00	58,000 97%
03-ARM'S LENGTH other parcels in sale:												
14-01-08-100-015	78050 FISHER ROAD VACANT	BUCHANAN PATRICK M & MEGAN L PACITTI MICHAEL & DIANNA	WD	402	R-S		00	00	9.77	02/07/20	115,000.00 115,000.00	59,200 51%
03-ARM'S LENGTH other parcels in sale:												
14-01-29-201-004	34 MILE ROAD VACANT	MAYNARD BRIAN & SANDIE MURRAY MICHAEL & KRISTIN	WD	402	R1		00	00	10.10	02/06/20	147,000.00 147,000.00	64,800 44%
03-ARM'S LENGTH other parcels in sale:												
14-01-28-151-009	6100 WHITE BIRCH LANE VACANT	TAYLOR MADE LLC SALAYSAY JACOB	WD	402	R1		00	00	0.80	01/03/20	73,500.00 73,500.00	36,100 49%
03-ARM'S LENGTH other parcels in sale:												
14-01-27-227-009	11564 34 MILE ROAD VACANT	TOWNSHIP OF BRUCE GOJCAJ ROBERT & DUKIC LEKA	WD	001	R1A		00	00	1.00	12/04/19	31,100.00 31,100.00	0 %
03-ARM'S LENGTH other parcels in sale:												
14-01-04-400-004	HIPP ROAD VACANT	HANJIAN JOHN & NOWAK CARMEN MIODOWSKI MICHAEL & AMY	WD	402	R-S		00	00	6.67	10/28/19	130,000.00 130,000.00	52,100 40%
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44020 Almont Schools

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-08-400-010	5205 36 MILE ROAD VACANT	ROVANO CATHERINE MARIE DEDIVANAJ AGRON & SYLVIA	WD	402	R-S		00	00	10.39	10/23/19	65,000.00 65,000.00	Adj 60,200 93%
			03-ARM'S LENGTH other parcels in sale:									
14-01-10-200-012	78835 KIDDER ROAD VACANT	LABAJ LUDWIK RASEGAN KIRK & GENENE	WD	402	R-S		00	00	5.00	09/19/19	95,000.00 95,000.00	Adj 52,100 55%
			03-ARM'S LENGTH other parcels in sale:									
14-01-06-200-027	3485 MC KAIL ROAD VACANT	DENEWETH THOMAS F & TERESA J KASHBARA STEVEN & JANEEN	WD	402	R-S		00	00	10.98	04/26/19	160,000.00 160,000.00	Adj 60,900 38%
			03-ARM'S LENGTH other parcels in sale:									
14-01-14-400-023	13442 EBELING ROAD	RHODES EILEEN C BENNETT BLAKE & SUSAN	LC	401	R1	1 STORY	00	00	2.51	03/21/19	74,900.00 74,900.00	Adj 0 %
			03-ARM'S LENGTH other parcels in sale:									
14-01-33-226-003	33 MILE ROAD VACANT	RAISIGEL JAMES ETAL GERMAN RYAN	WD	402	R1		00	00	3.72	03/20/19	27,000.00 27,000.00	Adj 23,000 85%
			03-ARM'S LENGTH other parcels in sale:									
14-01-09-200-007	37 MILE ROAD VACANT	ROSS CHRISTOPHER & ELLEN TAYLOR BLAKE & DIANE	WD	402	R-S		00	00	5.16	03/04/19	105,000.00 105,000.00	Adj 53,100 51%
			03-ARM'S LENGTH other parcels in sale:									
14-01-33-100-032	70171 ELDRED ROAD VACANT	GILES PAUL H COLUMBO DOUGLAS & CHARLOTTE	WD	402	R1		00	00	2.46	02/15/19	103,500.00 103,500.00	Adj 44,200 43%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-426-004	71668 JULIUS DRIVE	RHU D LLC HABNER CHRIS & LEE ANN	WD	407	R1	2 STORY	2,802	2,019	0.00	02/15/19	75,177.00 75,177.00	Adj 32,500 43%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-426-002	13510 LUKAS STREET	RHU D LLC BONDAR STEPHEN & MC LENNAN RA	WD	407	R1	2 STORY	2,799	2,019	0.00	01/11/19	72,500.00 72,500.00	Adj 32,500 45%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-426-015	71401 JULIUS DRIVE	RHU D LLC EWERT GREGORY & DONNA	WD	407	R1	1 STORY	1,711	2,019	0.00	12/21/18	68,853.00 68,853.00	Adj 32,500 47%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-426-005	71642 JULIUS DRIVE	RHU D LLC SILVERADO CUSTOM HOMES INC	WD	407	R1	1.25 STORY	2,113	2,019	0.00	12/20/18	65,000.00 65,000.00	Adj 32,500 50%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-426-029	71743 JULIUS DRIVE	RHU D LLC BARTZ OLIVIA BUDNDY & BRADLEY \	WD	407	R1	2 STORY	2,777	2,019	0.00	11/09/18	77,677.00 77,677.00	Adj 32,500 42%
			03-ARM'S LENGTH other parcels in sale:									

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44020 Almont Schools

15
Page

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-32-100-032	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 51,600 33%
			03-ARM'S LENGTH 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 35,400 44%
			03-ARM'S LENGTH 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 35,400 44%
			03-ARM'S LENGTH 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%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-426-023	71601 JULIUS DRIVE	RHU D LLC COUTURE JORDAN & EMILY	WD	407	R1	2 STORY	2,667	2,018	0.00	08/28/18	70,000.00 70,000.00	Adj 32,500 46%
			03-ARM'S LENGTH 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%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-426-034	13453 LUKAS STREET	RHU D LLC VIHONSKY CHRISTOPHER/PORZONDI	PTA	407	R1	1 STORY	1,839	2,018	0.00	05/18/18	68,853.00 68,853.00	Adj 32,500 47%
			03-ARM'S LENGTH other parcels in sale:									
Property Class 407												
14-01-26-301-011	11986 TWIN BROOKS DRIVE	DUTCHIK PATRICIA A CLARK GARY II & GINA	WD	407	R1B	1 STORY	1,957	2,006	0.00	03/16/20	290,000.00 290,000.00	Adj 154,300 53%
			03-ARM'S LENGTH other parcels in sale:									
14-01-27-426-001	11512 BAYBERRY DRIVE	SPENCER DENNIS JR & DEANE L HAXER GARY & PATRICK-HAXER LESI	WD	407	R1A	1.25 STORY	3,574	2,003	1.09	03/12/20	480,000.00 480,000.00	Adj 247,300 52%
			03-ARM'S LENGTH other parcels in sale:									
14-01-35-181-020	12280 GLASGOW DRIVE	MILLER DOMINIC & BILLIG VICTORI KOSTEN GREGORY	WD	407	RM-1	2 STORY	1,584	1,997	0.00	02/21/20	235,000.00 235,000.00	Adj 97,600 42%
			03-ARM'S LENGTH other parcels in sale:									
14-01-35-181-017	12250 GLASGOW DRIVE	RUCINS INGRID JOHNSON JON & CANDICE	WD	407	RM-1	1 STORY	1,379	1,995	0.00	01/21/20	225,000.00 225,000.00	Adj 96,500 43%
			03-ARM'S LENGTH other parcels in sale:									

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4/1/2018 thru 3/31/2020

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14-01-26-301-046	12257 TWIN BROOKS DRIVE	CONSTANT CONSTRUCTION LLC PAYNE TERRENCE JR & ANN MARIE	WD	407	R1B	1 STORY	1,886	2,018	0.00	12/24/19	360,000.00 360,000.00 Adj	88,200 25%
			03-ARM'S LENGTH other parcels in sale:									
14-01-02-305-020	11510 ERIN'S WAY	DEANGELO PETER P & KAY L TREECE JASON & SCARLETT	WD	407	R-S	1 STORY	2,298	2,014	1.10	12/18/19	525,000.00 525,000.00 Adj	200,200 38%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-301-017	71916 COSIMO CIRCLE	CONSTANT CONSTRUCTION LLC GRIFFIN ROBERT & JANET	WD	407	R1B	1 STORY	1,859	2,018	0.00	11/06/19	339,150.00 339,150.00 Adj	87,900 26%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-426-008	71582 JULIUS DRIVE	RHU D LLC LANIER JANET E	WD	407	R1	1 STORY	1,689	2,020	0.00	09/06/19	67,500.00 67,500.00 Adj	32,500 48%
			03-ARM'S LENGTH other parcels in sale:									
14-01-32-326-005	4697 TIMBER RIDGE DRIVE	GIACOLETTI JOHN A & ADRIENNE L STREBERGER DANIEL & VICTORIA	WD	407	R1	1 STORY	3,642	2,005	2.09	09/05/19	605,000.00 605,000.00 Adj	316,800 52%
			03-ARM'S LENGTH other parcels in sale:									
14-01-22-451-001	73112 WINDMILL LANE	CALLIEA STEPHEN & CYNTHIA ALEXANDER JOSEF & MARGA	WD	407	R1A	1 STORY	2,068	1,997	1.02	08/12/19	337,500.00 337,500.00 Adj	144,700 43%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-251-032	72606 OXAL POINT	REYNOLDS ERIKA L & GARRY E COENEN JENNIFER	WD	407	R1	1 STORY	2,249	2,005	0.96	08/01/19	372,000.00 372,000.00 Adj	193,300 52%
			03-ARM'S LENGTH other parcels in sale:									
14-01-27-476-001	71026 OAKTREE LANE	MC CLAY JEFFERY & MARY J NOWAKOWSKI NICHOLAS & JENNIFE	WD	407	R1A	2 STORY	3,050	1,997	0.92	07/16/19	434,500.00 434,500.00 Adj	197,700 46%
			03-ARM'S LENGTH other parcels in sale:									
14-01-15-326-002	75506 PORTABELLA LANE	DOMBROWSKI DANIEL L & ADELE T FERRO MICHAEL	WD	407	R1	2 STORY	2,996	2,020	2.11	07/12/19	75,000.00 75,000.00 Adj	50,100 67%
			03-ARM'S LENGTH other parcels in sale:									
14-01-26-301-018	71918 COSIMO CIRCLE	CONSTANT CONSTRUCTION LLC RUSSELL HAROLD & DONNA	WD	407	R1B	1 STORY	1,859	2,018	0.00	06/13/19	349,900.00 349,900.00 Adj	150,500 43%
			03-ARM'S LENGTH other parcels in sale:									
14-01-34-227-005	70700 HILLSIDE COURT	PAVELEK ROSA E WUNDRACH PATRICK	WD	407	R1B	1.25 STORY	2,117	1,998	0.37	06/03/19	245,000.00 245,000.00 Adj	146,800 60%
			03-ARM'S LENGTH other parcels in sale:									
14-01-35-127-016	12245 MENTZ DRIVE	SMITH BRIAN S & MARY JANE USHMAN MATTHEW & HANNAH	WD	407	R1C	1 STORY	1,757	1,993	0.25	05/23/19	264,900.00 264,900.00 Adj	119,400 45%
			03-ARM'S LENGTH other parcels in sale:									

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14-01-35-152-018	70278 WHITETAIL LANE	WATSON WARREN B & ROSEMARY ANDERSEN PATRICIA	WD	407	RM-1	CONDO	1,463	1,989	0.30	05/17/19	210,000.00 210,000.00 Adj	100,700 48%
14-01-26-426-031	13511 LUKAS STREET	MGM HOMES LLC LORENZ TIMOTHY & LORNA	WD	407	R1	2 STORY	2,271	2,018	0.00	05/10/19	325,000.00 325,000.00 Adj	143,500 44%
14-01-35-127-003	70653 MC VICAR ROAD	POGODZINSKI CASEY & VINCENZA KING EDWARD & MARJORIE	WD	407	R1C	1 STORY	1,976	1,996	0.00	04/22/19	320,000.00 320,000.00 Adj	133,100 42%
14-01-35-181-040	12430 GLASGOW DRIVE	QUAY GREGORY H TRUST TARDIFF RONALD & CAROL	WD	407	RM-1	1 STORY	1,180	1,996	0.00	04/05/19	195,000.00 195,000.00 Adj	87,600 45%
14-01-02-305-003	11513 ERIN'S WAY	GLEN ARBOR BUILDING CO LLC BALLARD CYNTHIA ANN	WD	407	R-S	1 STORY	2,552	2,017	1.30	03/08/19	65,000.00 65,000.00 Adj	210,100 323%
14-01-26-426-030	13535 LUKAS STREET	MGM HOMES LLC MC MICHAEL NEAL & JANICE	WD	407	R1	1 STORY	1,725	2,018	0.00	03/07/19	316,000.00 316,000.00 Adj	32,500 10%
14-01-15-326-012	8654 COUNTRY MANOR DRIVE	BUTCHER JONATHON T WALKER DANIEL & LANA	WD	407	R1		00	00	2.97	01/25/19	115,000.00 115,000.00 Adj	49,800 43%
14-01-26-426-013	71424 JULIUS DRIVE	SILVERADO CUSTOM HOMES INC JACK BRANDON	WD	407	R1	1 STORY	1,693	2,018	0.00	12/05/18	310,000.00 310,000.00 Adj	32,500 10%
14-01-09-201-003	78675 HARVEST LANE	DAVIS JEFFREY M & CHARISE M WERNER BORN & LAWRENCE JEANET	WD	407	R-S	1.5 STORY	4,757	2,000	5.32	11/29/18	720,000.00 720,000.00 Adj	288,200 40%
14-01-35-152-007	70123 WHITETAIL LANE	TOLES SARAH J ARINI DARRELL & ANNA	WD	407	RM-1	CONDO	1,479	1,989	0.30	11/19/18	207,500.00 207,500.00 Adj	89,300 43%
14-01-34-227-012	70469 HILLSIDE COURT	POPE RAYMOND & HELEN TODARDO FRANCESCO	WD	407	R1B	1 STORY	1,999	1,996	0.37	10/26/18	300,000.00 300,000.00 Adj	142,100 47%
14-01-22-451-016	73474 WINDMILL LANE	KORTE TIMOTHY & ANNETTE CHAMBERS ELAINE	WD	407	R1A	1 STORY	1,938	1,995	1.15	10/24/18	352,500.00 352,500.00 Adj	143,700 41%

02/11/21

101 AG Improved
102 AG Vacant

201 COM Improved
202 COM Vacant

301 IND Improved
302 IND Vacant

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

50190 Romeo Schools
50050 Armada Schools
44020 Almont Schools

18
Page

TOWNSHIP OF BRUCE SALES STUDY

4/1/2018 thru 3/31/2020

Parcel Number	Property Address	Grantor Grantee	Terms	Class	Zoning	Style	Sq Ft	Year Built	Acres	Sale Date	Sale Price	SEV @ Sale Ratio
14-01-35-181-008	12415 GLASGOW DRIVE	WOLFE DEAN G SCHABEL DANIEL & DIANA	WD	407	RM-1	1 STORY	1,205	1,995	0.00	08/14/18	224,900.00 224,900.00 Adj	77,700 35%
03-ARM'S LENGTH other parcels in sale:												
14-01-27-426-004	11472 BAYBERRY DRIVE	KOMER THOMAS L & KATHLEEN A BEJNAR MARK & SHANNON	WD	407	R1A	1.75 STORY	2,944	2,002	2.04	08/10/18	490,000.00 490,000.00 Adj	179,600 37%
03-ARM'S LENGTH other parcels in sale:												
14-01-27-426-007	11424 BAYBERRY DRIVE	FANTENE RONALD G & BOHNING SH ALLEN CURTIS & ANNETTE	WD	407	R1A	1.5 STORY	2,916	2,000	2.32	07/31/18	437,500.00 437,500.00 Adj	207,900 48%
03-ARM'S LENGTH other parcels in sale:												
14-01-26-301-025	11967 TWIN BROOKS DRIVE	MICHELS KRISTEN SCHLUENTZ DAVID & LORRAINE	WD	407	R1B	1 STORY	1,634	2,008	0.00	07/20/18	295,000.00 295,000.00 Adj	115,900 39%
03-ARM'S LENGTH other parcels in sale:												
14-01-02-305-001	11505 ERIN'S WAY	GLEN ARBOR BUILDING CO LLC SCHUCHARD BRYAN & MICHELLE	WD	407	R-S	2 STORY	2,947	2,017	1.30	07/12/18	65,000.00 65,000.00 Adj	199,100 306%
03-ARM'S LENGTH other parcels in sale:												
14-01-35-127-022	12268 MENTZ DRIVE	NUDI MICHAEL L & SUSAN M MC KINNON STEVEN & FECTEAU MIC	WD	407	R1C	2 STORY	2,102	1,994	0.23	07/11/18	310,000.00 310,000.00 Adj	111,300 36%
03-ARM'S LENGTH other parcels in sale:												
14-01-09-201-009	78837 HARVEST LANE	KOPKE LAURA A DIETLIN ROBERT & REBECCA	WD	407	R-S	1 STORY	3,050	2,009	5.03	07/09/18	625,000.00 625,000.00 Adj	258,900 41%
03-ARM'S LENGTH other parcels in sale:												
14-01-35-181-005	12461 GLASGOW DRIVE	BISHOP THOMAS C & DIANE M BARATIAN KATHLEEN	WD	407	RM-1	1 STORY	1,264	1,996	0.00	06/14/18	265,000.00 265,000.00 Adj	83,000 31%
03-ARM'S LENGTH other parcels in sale:												
14-01-35-181-049	12500 GLASGOW DRIVE	LAU CAROLYN A/LIFE ESTATE CHESNICK JENNIFER	WD	407	RM-1	2 STORY	1,616	1,998	0.00	05/18/18	209,000.00 209,000.00 Adj	91,000 44%
03-ARM'S LENGTH other parcels in sale:												
14-01-35-127-017	12223 MENTZ DRIVE	HESS SCOTT & SHARON LEFEVRE ANTHONY & LORRAINE	WD	407	R1C	1 STORY	1,635	1,993	0.25	04/26/18	272,000.00 272,000.00 Adj	107,700 40%
03-ARM'S LENGTH other parcels in sale:												
14-01-09-201-001	78631 HARVEST LANE	PEARCE TROY W & SHIRLEE N CAPPUSO HOMES OF WASHINGTON I	PTA	407	R-S	1.5 STORY	3,631	2,019	5.05	04/05/18	135,000.00 135,000.00 Adj	53,100 39%
03-ARM'S LENGTH other parcels in sale:												

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19
Page