

# 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
<b>Property Class 201</b>												
27-01-35-476-027	454 E ST CLAIR STREET	FOLTZ DAVID D SR BETHCATE LLC	WD	201	VERIFY		00	00	0.73	06/11/19	270,000.00 270,000.00 Adj	38,400 14%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-381-010	215 N MAIN STREET	FRATELLI HOLDINGS LLC AGECI LLC	CD	201	VERIFY		00	00	0.12	06/06/19	539,000.00 539,000.00 Adj	254,300 47%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-379-003	246 N MAIN STREET	SELGADO RICARDO & TINA K HUSSEY DEANA	LC	201	VERIFY		00	00	0.26	01/30/19	270,000.00 270,000.00 Adj	104,800 39%
			03-ARM'S LENGTH other parcels in sale:									
<b>Property Class 301</b>												
27-01-36-200-029	70001 POWELL ROAD	KEMP & PEYERK-STERLING LLC KEMP & PEYERK LLC	QC	301	VERIFY		00	00	27.07	12/01/19	1,152,398.00 1,105,160.00 Adj	987,300 89%
			03-ARM'S LENGTH other parcels in sale: 27-01-36-200-013 MULTIPLE PARCELS									
<b>Property Class 302</b>												
27-01-36-200-013	POWELL ROAD VACANT	KEMP & PEYERK-STERLING LLC KEMP & PEYERK LLC	QC	302	VERIFY		00	00	5.42	12/01/19	1,152,398.00 47,237.00 Adj	42,200 89%
			03-ARM'S LENGTH other parcels in sale: 27-01-36-200-029 MULTIPLE PARCELS									
27-01-36-400-036	POWELL ROAD VACANT	SHAHER 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%
			03-ARM'S LENGTH other parcels in sale:									
<b>Property Class 401</b>												
27-01-35-355-002	155 CHURCH STREET	GROVER KURTIS & JULI RYDQUIST LAUREN	WD	401	VERIFY 2 STORY		3,123	1,838	0.28	03/16/20	250,000.00 250,000.00 Adj	136,700 55%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-353-028	140 CHURCH STREET	MESSER GREGORY & MCCLOSKEY-M MC LUCKIE MEGAN & SZELIGA JAROP	WD	401	VERIFY 2 STORY		1,942	1,920	0.22	03/16/20	237,500.00 237,500.00 Adj	95,300 40%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-404-003	278 EWELL STREET	KAISER RONALD A & SANDRA ROBINSON JOSHUA	WD	401	VERIFY 1 STORY		1,163	1,971	0.42	03/06/20	193,000.00 193,000.00 Adj	82,400 43%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-327-024	300 GATES STREET	RECKLING BRADLEY & JACQUELINE KAHL JACKSON & JESSICA	WD	401	VERIFY 1 STORY		1,297	1,988	0.19	02/26/20	235,000.00 235,000.00 Adj	99,000 42%
			03-ARM'S LENGTH other parcels in sale:									

02/11/21

101 AG Improved  
102 AG Vacant

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50190 Romeo Schools  
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27-01-35-353-039	213 HOLLISTER STREET	GROVER KURTIS & JULI C L MOUSSE LLC	WD	401	VERIFY	2 STORY	2,032	1,916	0.21	12/23/19	173,000.00 173,000.00 Adj	97,700 56%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-305-027	140 HOLLISTER STREET	ROSIEK CHERYL A BRENT DANIEL & KELLY	PTA	401	VERIFY	1.5 STORY	1,710	1,974	0.40	12/02/19	234,900.00 234,900.00 Adj	113,000 48%
03-ARM'S LENGTH other parcels in sale:												
27-01-34-426-011	412 WONDER LANE	BADKE JOHN E & CHELSEA PHILLIPS GARY	WD	401	VERIFY	1 STORY	864	1,968	0.20	11/27/19	146,000.00 146,000.00 Adj	68,800 47%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-405-007	297 DICKENSON STREET	LACKOWSKI KYLE R & LINDA R BILSKI THOMAS	WD	401	VERIFY	1.5 STORY	1,526	2,017	0.19	11/25/19	255,000.00 255,000.00 Adj	111,500 44%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-328-007	220 FAIRGROVE STREET	BISHOP R ELIZA WARNICK ELIZJAH	WD	401	VERIFY	1.5 STORY	1,442	1,924	0.63	11/25/19	175,000.00 175,000.00 Adj	105,500 60%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-403-012	312 FAIRGROVE STREET	HOUSE GARY & CYNTHIA DUNCAN KRISTEN	WD	401	VERIFY	1 STORY	1,825	1,964	0.16	11/07/19	179,000.00 179,000.00 Adj	69,200 39%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-303-011	192 TURNER STREET	HRAYCHUCK SHELLEY L(MASCARELL ZAWACKI CHRISTOPHER	WD	401	VERIFY	1 STORY	1,243	1,959	0.14	10/23/19	212,000.00 212,000.00 Adj	70,300 33%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-353-013	157 HOLLISTER STREET	SENIOR HOME VESTORS 38, LLC STANEK RYAN & GINA	WD	401	VERIFY	1.75 STORY	1,936	1,870	0.42	10/18/19	375,050.00 375,050.00 Adj	94,900 25%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-303-021	130 TURNER STREET	FOSS NORMA F RASKA KATIE	WD	401	VERIFY	2 STORY	1,456	1,935	0.15	10/01/19	168,000.00 168,000.00 Adj	79,600 47%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-302-021	357 PROSPECT STREET	MC GLON TONI SICKMILLER BROOKE & VIEAUX NICH	WD	401	VERIFY	2 STORY	2,763	1,989	0.25	09/24/19	267,000.00 267,000.00 Adj	140,200 53%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-454-001	272 DICKENSON STREET	PROSPECT INVESTMENTS LLC SPANO RICHARD JR	WD	401	VERIFY	2 STORY	1,684	2,018	0.30	09/19/19	277,000.00 277,000.00 Adj	48,500 18%
03-ARM'S LENGTH other parcels in sale:												
27-01-35-354-005	185 CHURCH STREET	FREEDOM BUILDING & RENOVATION HUMMON GLENN & MARY	WD	401	VERIFY	2 STORY	1,462	1,900	0.32	09/12/19	230,000.00 230,000.00 Adj	83,500 36%
03-ARM'S LENGTH other parcels in sale:												

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50190 Romeo Schools  
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4/1/2018 thru 3/31/2020

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27-01-35-453-010	259 DORSEY STREET	MC CLYMONT WILLIAM & REBECCA LINKE DENNIS	WD	401	VERIFY	1 STORY	1,713	2,017	0.31	08/16/19	285,000.00 285,000.00	Adj 130,900 46%
27-01-35-328-020	253 EWELL STREET	JACKSON DAVID J & KIMBERLY R RAINBOW REAL ESTATE	WD	401	VERIFY	1 STORY	864	1,950	0.18	08/09/19	135,000.00 135,000.00	Adj 68,100 50%
27-01-35-380-013	262 N BAILEY STREET	ROSSI LAWRENCE J & LUANNE P FRAZER CHRISTINE &	WD	401	VERIFY	2 STORY	3,548	1,871	0.34	08/07/19	367,500.00 367,500.00	Adj 169,300 46%
27-01-34-427-003	400 MORTON STREET	LEWIS-WASHINSKI TRACY N HEITMAN MARK & KATIE	PTA	401	VERIFY	1 STORY	1,761	1,947	0.50	06/12/19	229,000.00 229,000.00	Adj 134,000 59%
27-01-35-380-012	237 N HARRIET STREET	PROSPECT INVESTMENTS LLC MIEDEMA ERIN	WD	401	VERIFY	2 STORY	1,656	2,018	0.13	05/28/19	264,500.00 264,500.00	Adj 57,200 22%
27-01-35-305-010	131 MINOT STREET	RANDALL TODD R & WENDY K REES JANNA & STROZESKI TODD	WD	401	VERIFY	1.75 STORY	1,549	1,871	0.57	05/23/19	228,400.00 228,400.00	Adj 111,300 49%
27-01-35-353-017	129 HOLLISTER STREET	SCHULTZ GERTRUDE KREINER TYNE	WD	401	VERIFY	1 STORY	1,050	1,930	0.17	05/14/19	124,750.00 124,750.00	Adj 65,100 52%
27-01-35-353-002	308 PROSPECT STREET	RICE BRANDON M & KARA A KOMLEI BIRCH ERIC & NICOLE	WD	401	VERIFY	2 STORY	2,175	1,923	0.23	04/15/19	255,000.00 255,000.00	Adj 103,400 41%
27-01-35-353-015	139 HOLLISTER STREET	COOK BRANDON J LANG BRENDA	WD	401	VERIFY	1.5 STORY	1,289	1,939	0.53	04/05/19	180,000.00 180,000.00	Adj 95,400 53%
27-01-35-354-001	213 CHURCH STREET	BENEDICT RICHARD R STEINER SUSAN	WD	401	VERIFY	2 STORY	3,012	1,880	0.38	03/14/19	200,000.00 200,000.00	Adj 119,700 60%
27-01-35-454-008	259 CLINTON STREET	PROSPECT INVESTMENT LLC BLASKA BENJAMIN & JORDAN	WD	401	VERIFY	1 STORY	1,358	1,985	0.22	03/13/19	184,000.00 184,000.00	Adj 71,200 39%
27-01-35-305-032	393 N MAIN STREET	LAUBENSTEIN DEAN & KATHLEEN REDMAN DEREK & LYNDASAY	WD	401	VERIFY	2 STORY	2,527	1,839	0.50	03/11/19	298,000.00 298,000.00	Adj 134,000 45%

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27-01-35-329-005	218 EWELL STREET	FIRST CONGREGATIONAL CHURCH MARIN- MC DONALD CASEY & MARIN	WD	401	VERIFY	1 STORY	976	1,962	0.29	02/15/19	150,000.00 150,000.00	0 Adj %
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-328-014	213 EWELL STREET	VILLAGE GROVE PROPERTIES LLC MICHELIS NICHOLA	PTA	401	VERIFY	1 STORY	736	1,949	0.18	02/01/19	115,000.00 115,000.00	49,800 Adj 43%
			03-ARM'S 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	64,300 Adj 38%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-404-001	270 EWELL STREET	LABELLE SHERRYL & BEYER SHELE HARM JACOB & SARAH	WD	401	VERIFY	1 STORY	1,179	1,960	0.15	01/11/19	145,000.00 145,000.00	49,500 Adj 34%
			03-ARM'S 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	77,500 Adj 63%
			03-ARM'S 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	78,600 Adj 35%
			03-ARM'S LENGTH other 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	127,400 Adj 42%
			03-ARM'S 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	121,300 Adj 45%
			03-ARM'S LENGTH other parcels in sale:									
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	57,300 Adj 40%
			03-ARM'S 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	77,700 Adj 47%
			03-ARM'S LENGTH 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	96,000 Adj 42%
			03-ARM'S 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	57,300 Adj 30%
			03-ARM'S LENGTH other parcels in sale:									

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4  
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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%
			03-ARM'S LENGTH other parcels in sale:									
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%
			03-ARM'S 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%
			03-ARM'S LENGTH 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%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-353-016	135 HOLLISTER STREET	ROBERTS SHANE M & STACY L SCCCCHATZ 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%
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S 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%
			03-ARM'S LENGTH 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%
			03-ARM'S 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%
			03-ARM'S 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	1,842	1,845	0.82	06/05/18	290,000.00 290,000.00 Adj	121,500 42%
			03-ARM'S LENGTH other parcels in sale:									

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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%
			03-ARM'S 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%
			03-ARM'S LENGTH other parcels in sale:									
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%
			03-ARM'S 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%
			03-ARM'S LENGTH other parcels in sale:									
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%
			03-ARM'S 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%
			03-ARM'S LENGTH other parcels in sale:									
<b>Property Class 001</b>												
27-01-35-454-016	CLINTON STREET VACANT	VILLAGE OF ROMEO MELDRUM BENJAMIN & PAUL	QC	001	VERIFY		00	00	0.48	06/21/19	100,000.00 100,000.00 Adj	44,800 45%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-378-001	129 CHURCH STREET VACANT	DEMERGIS PETE K RIFFLE ED	PTA	402	VERIFY		00	00	0.15	03/28/19	82,500.00 82,500.00 Adj	85,000 103%
			03-ARM'S LENGTH other parcels in sale:									
<b>Property Class 407</b>												
27-01-35-407-052	476 NEWCASTLE LANE	CHOINARD EUGENE TRUST REES DAVID & MARIE	WD	407	VERIFY	CONDO	1,204	1,999	0.00	02/21/20	175,000.00 175,000.00 Adj	79,000 45%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-036	481 NEWCASTLE LANE	GARSTECKI RAYMOND STEVENS ANTHONY & JODI AND	WD	407	VERIFY	CONDO	1,204	2,000	0.00	11/22/19	200,950.00 200,950.00 Adj	85,000 42%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-051	472 NEWCASTLE LANE	HINCKLEY LINDA BLUM JUDITH	WD	407	VERIFY	CONDO	1,193	1,999	0.00	10/25/19	185,000.00 185,000.00 Adj	79,400 43%
			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  
407 RES Condo Improved  
408 Res Condo Vacant  
414 Res Site Condo Improved  
415 Res Site Condo Vacant

50190 Romeo Schools  
50050 Armada Schools  
44020 Almont Schools

# TOWNSHIP OF BRUCE SALES STUDY

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
27-01-35-407-075	456 HARVARD DRIVE	EVANS AGNES HELD DAVID O	WD	407	VERIFY	CONDO	1,193	2,002	0.00	09/05/19	178,000.00 178,000.00	Adj 81,700 46%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-009	465 VICTORIA LANE	PICHETTE GEORGE & CAROL TTEES ALFONSI DEBORAH	WD	407	VERIFY	CONDO	1,204	1,999	0.37	07/15/19	181,500.00 181,500.00	Adj 79,000 44%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-033	493 NEWCASTLE LANE	FALKER HOWARD R GARBACIK DAVID	WD	407	VERIFY	CONDO	1,204	2,000	0.00	03/14/19	196,000.00 196,000.00	Adj 73,200 37%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-406-024	452 FAIRGROVE STREET	YOUNG KIMBERLY FOX WILLIAM & SARAH	WD	407	VERIFY	CONDO 1 STY	1,028	1,994	0.14	02/27/19	115,000.00 115,000.00	Adj 43,200 38%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-406-008	461 FAIRGROVE STREET	BOGGS TONI YENS DIANE	WD	407	VERIFY	CONDO 1 STY	1,028	1,991	0.14	12/07/18	98,000.00 98,000.00	Adj 41,900 43%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-084	492 HARVARD DRIVE	MOORE A CARYLL RAEB PATRICIA & FRANK	WD	407	VERIFY	CONDO	1,204	2,001	0.00	11/12/18	195,000.00 195,000.00	Adj 78,800 40%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-055	488 NEWCASTLE LANE	GREEN JAMES MC LAUGHLIN WILLIAM & MARY JAN	WD	407	VERIFY	CONDO	1,193	1,999	0.00	10/12/18	196,000.00 196,000.00	Adj 72,700 37%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-406-029	411 EWELL STREET	VASILE FRANCES HOUBECK CLAIRESE MARIE	WD	407	VERIFY	CONDO 1 STY	1,028	1,996	0.14	09/12/18	125,000.00 125,000.00	Adj 44,100 35%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-040	465 NEWCASTLE LANE	ALBERTSON PATSY LANDUYT DONALD & KAREN	WD	407	VERIFY	CONDO	1,204	2,000	0.00	08/14/18	191,500.00 191,500.00	Adj 75,600 39%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-007	457 VICTORIA LANE	GANICH MICHAEL & SHIRLEY YATES MARLENE	WD	407	VERIFY	CONDO	1,193	1,999	0.37	06/29/18	180,000.00 180,000.00	Adj 74,400 41%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-406-006	453 FAIRGROVE STREET	SERRA GREGORY D RINKE CHAD & WEBER SHAUN	WD	407	VERIFY	CONDO 1 STY	1,028	1,991	0.14	06/19/18	97,000.00 97,000.00	Adj 43,000 44%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-301-013	340 MINOT STREET	SEELE JOHN MICHAEL SHERRILL THOMAS & JACQUELINE	WD	407	VERIFY	1 STORY	1,012	1,974	0.00	06/15/18	111,222.00 111,222.00	Adj 29,500 27%
			03-ARM'S LENGTH other parcels in sale:									

02/11/21

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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
27-01-35-406-014	347 FAIRGROVE STREET	BLANZY ANGELA L FERRARI AMBER	WD	407	VERIFY	CONDO 1 STY	1,028	1,992	0.14	04/16/18	110,000.00 110,000.00 Adj	44,600 41%
			03-ARM'S LENGTH other parcels in sale:									
27-01-35-407-034	489 NEWCASTLE LANE	BEATHAM BRIAN K TRUST COFFIN JEFFREY S	WD	407	VERIFY	CONDO	1,193	2,000	0.00	04/12/18	175,000.00 175,000.00 Adj	77,000 44%