

**TOWNSHIP OF BRUCE**  
**SALE AND EQUALIZATION STUDY**  
**3/31/2019 THROUGH 4/1/2021**

Parcel Number	Property Address	Grantor Grantee	Inst	Class	Style	Sq Ft	Year Built	Acres	ECF	Sale Date	Sale Price	SEV@Sale Ratio	Price per Sq.Ft.
<b>ECF Neighborhood 0100</b>													
14-01-06-200-025	6440 BORDMAN ROAD	UHLIANUK PETER EVOLA LORENZO & MELISSA	WD	101	2 STORY	5,080	1928	44.19	0100	03/23/21	810,000	252,100 %31.12	\$159
other parcels in sale:													
<b>ECF Neighborhood 1400</b>													
14-01-34-203-006	70935 VAN DYKE	HNM LLC ORSELLI PROPERTIES LLC	WD	201		0	0	0.16	1400	07/01/19	110,000	61,600 %56.00	\$
other parcels in sale:													
14-01-34-203-002	70951 VAN DYKE	SOFIA LORELLI HOLDINGS INC LSAM INVESTMENT LLC	LC	201		0	0	0.26	1400	06/18/19	250,000	89,300 %35.72	\$
other parcels in sale:													
<b>ECF Neighborhood 14-1</b>													
14-01-04-100-021	80208 WOODRIDGE LANE VACANT	PREMCESKI ACE & GROZDANKA GWISDALLA JOSEPH & JANE	WD	402		0	0	5.21	14-1	02/19/21	100,000	56,300 %56.30	\$
other parcels in sale:													
14-01-08-100-009	78450 FISHER ROAD VACANT	WEIBELL CAREY ANN VERKEST STEVEN	WD	402		0	0	10.52	14-1	02/05/21	152,000	75,400 %49.61	\$
other parcels in sale:													
14-01-05-300-024	4050 MC KAIL ROAD	CAVASOZ JESSE & HYLAN SHEVAM HOWIE JAMES & KATHRYN	WD	401	2 STORY	2,902	1974	10.02	14-1	01/19/21	625,000	228,900 %36.62	\$215
other parcels in sale:													
14-01-09-200-004	7430 37 MILE ROAD	CARNAHAN STEPHEN R & DIANA M FINLEY BRANDEN & DARLA	WD	401	2 STORY	2,811	1940	5.00	14-1	01/05/21	407,000	129,200 %31.74	\$145
other parcels in sale:													
14-01-09-300-012	6361 36 MILE ROAD	KNIGHT EDWARD & SHARON HICKMOTT JUSTIN & LAWSON HEA	WD	401	2 STORY	3,890	1880	20.00	14-1	12/31/20	549,000	241,100 %43.92	\$141
other parcels in sale:													
14-01-07-100-017	78672 PEARL DRIVE	IACOBACCI SERGIO & ROSARIA L TIKA WASIM	WD	401	1.5 STORY	4,978	2001	5.01	14-1	11/13/20	641,000	376,700 %58.77	\$129
other parcels in sale:													
14-01-06-100-005	1935 MC KAIL ROAD	PARLIN BETTY TRUST/ WM PARLIN MIO RODET	PTA	401	1.5 STORY	1,958	1975	10.01	14-1	10/09/20	350,000	144,700 %41.34	\$179
other parcels in sale:													
14-01-06-200-027	3485 MC KAIL ROAD VACANT	KASHBARA STEVEN & JANEEN JAEGER RONALD & SUSAN	WD	402		0	0	10.98	14-1	10/09/20	160,000	76,100 %47.56	\$
other parcels in sale:													
14-01-06-100-022	80201 WALES ROAD	LLOYD EVAN & MICHELLE PETRELI UNDERWOOD LEONARD & DANIELL	WD	401	1 STORY	3,259	2000	5.00	14-1	05/06/20	539,500	294,300 %54.55	\$166
other parcels in sale:													
14-01-08-100-015	78050 FISHER ROAD VACANT	BUCHANAN PATRICK M & MEGAN I	WD	402		0	0	9.77	14-1	02/07/20	115,000	59,200	\$
other parcels in sale:													
03/03/22		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			601 DEV Improved 602 DEV Vacant					

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		PAUL H MICHAEL & DIANNA	other parcels in sale:										%51.48
14-01-04-400-004	HIPP ROAD VACANT	HANJIAN JOHN & NOWAK CARMEN MIODOWSKI MICHAEL & AMY	WD	402		0	0	6.67	14-1	10/28/19	130,000	52,100	\$
			other parcels in sale:										%40.08
14-01-05-100-004	6730 BORDMAN ROAD	HORTON BRANTON & KATHLEEN T LAVDAS NICHOLAS	WD	401	1 STORY	3,360	1973	8.26	14-1	09/05/19	420,000	218,100	\$125
			other parcels in sale:										%51.93
14-01-04-100-009	80901 WOODRIDGE LANE	GETEJANC PAVEL & FLOAREA FORMICUCCIA RINO & DOMINIC	WD	401	1 STORY	3,333	2020	5.81	14-1	08/16/19	110,000	46,400	\$33
			other parcels in sale:										%42.18
14-01-09-400-008	7841 36 MILE ROAD	REISS BENJAMIN & JANICE KUNKEL ZACH	WD	401	1.25 STORY	1,561	1944	2.63	14-1	06/24/19	180,000	75,300	\$115
			other parcels in sale:										%41.83
14-01-05-100-003	6700 BORDMAN ROAD	GUMRO JAMES TRUST LAVDAS NICHOLAS & MARIA	WD	401	2 STORY	7,961	2006	87.98	14-1	06/14/19	2,915,000	1,189,400	\$366
			other parcels in sale:										%40.80
14-01-06-200-027	3485 MC KAIL ROAD VACANT	DENEWETH THOMAS F & TERESA KASHBARA STEVEN & JANEEN	WD	402		0	0	10.98	14-1	04/26/19	160,000	60,900	\$
			other parcels in sale:										%38.06
<b>ECF Neighborhood 14-2</b>													
14-01-01-300-010	79182 BROWN ROAD	DAVID KODY & JENNIFER CARRIER DEVIN	WD	401	2 STORY	2,772	2013	2.16	14-2	03/31/21	469,900	213,600	\$170
			other parcels in sale:										%45.46
14-01-15-200-021	11450 36 MILE ROAD VACANT	CARVER DAVID COLEMAN WESLEY	PTA	402		0	0	4.89	14-2	03/05/21	85,000	51,800	\$
			other parcels in sale:										%60.94
14-01-03-300-031	79580 HIPP ROAD	HAMILTON DOUGLAS & HEIDI ZUEHLK BYRON & ANDREW	WD	401	1.5 STORY	3,684	1995	10.27	14-2	02/10/21	675,000	224,400	\$183
			other parcels in sale:										%33.24
14-01-15-200-020	11380 36 MILE ROAD VACANT	CARVER DAVID ARNOTT JAMES & JASON	WD	402		0	0	3.18	14-2	01/22/21	85,000	50,700	\$
			other parcels in sale:										%59.65
14-01-15-200-019	11300 36 MILE ROAD VACANT	CARVER DAVID DELL TROY	WD	402		0	0	5.00	14-2	01/22/21	90,000	54,600	\$
			other parcels in sale:										%60.67
14-01-12-300-024	77409 OAK CREEK COURT	DOMBROWSKI SHARON FRAZIER CRAIG & TEVES-FRASIER	WD	402		0	0	6.23	14-2	01/15/21	105,000	59,300	\$
			other parcels in sale:										%56.48
14-01-01-300-003	79800 SCOTCH SETTLEMENT	KOSS CHAD VAN HOOSER AMMIE & SCOTT	WD	401	TRI-LEVEL	2,392	1971	10.01	14-2	01/08/21	425,000	138,500	\$178
			other parcels in sale:										%32.59
14-01-01-300-011	BROWN ROAD VACANT	DAVID KODY & JENNIFER	WD	402		0	0	5.10	14-2	12/15/20	85,000	52,300	\$
03/03/22		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	601 DEV Improved 602 DEV Vacant							

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		MC COWAN ROBERT & APRIL III	other parcels in sale:										%61.53
14-01-01-100-016	80842 SCOTCH SETTLEMENT	HILDEBRANDT WALTER MEKARI ELAINE & ISIF MARIA	WD	401	1 STORY	1,368	1993	9.45	14-2	12/01/20	368,500	138,300	\$269
			other parcels in sale:										%37.53
14-01-12-100-030	78505 BROWN ROAD VACANT	LENA ANTHONY S & LISA WONSOWICZ KENNETH & KAREN	WD	402		0	0	4.03	14-2	11/30/20	92,500	51,000	\$
			other parcels in sale:										%55.14
14-01-15-401-017	11125 35 MILE ROAD	WILSON JOHN PERALES RUDOLPH & STEPHANIE	WD	401	2 STORY	1,869	2000	2.42	14-2	10/19/20	351,000	163,100	\$188
			other parcels in sale:										%46.47
14-01-14-400-023	13442 EBELING ROAD	BENNETT BLAKE & SUSAN BOUSSIE STEPHANIE & MOORE JOS	WD	401	1 STORY	2,307	2021	2.51	14-2	08/28/20	84,900	50,400	\$37
			other parcels in sale:										%59.36
14-01-14-101-018	11825 HATTIE LANE	DI FRANKS JAMES & MARY LINSKY MICHAEL & ERIN	WD	401	2 STORY	2,424	1996	0.93	14-2	08/19/20	402,000	170,400	\$166
			other parcels in sale:										%42.39
14-01-12-300-019	77725 RIVERVIEW DRIVE VACANT	GOJCAJ SANDER WIDMER JASON & ELIZABETH	WD	402		0	0	5.04	14-2	08/13/20	80,000	51,100	\$
			other parcels in sale:										%63.88
14-01-03-100-018	80268 HIPPO ROAD	BOCKART REYNARD LIV TRUST FRANCIS ADEL & HERMIZ NAWAL	WD	401	1.5 STORY	2,502	1993	5.00	14-2	06/03/20	436,000	201,800	\$174
			other parcels in sale:										%46.28
14-01-15-326-012	8654 COUNTRY MANOR DRIVE VACANT	WALKER DANIEL & LANA ABRAHAM RICHARD & KAYLA	WD	407		0	0	2.97	14-2	05/22/20	110,000	50,700	\$
			other parcels in sale:										%46.09
14-01-01-100-007	80529 SCOTCH SETTLEMENT	HILL ZDZISLAWA LALONDE RICHARD & TANIA	WD	401	1.25 STORY	1,894	1989	10.00	14-2	12/19/19	390,000	156,400	\$206
			other parcels in sale:										%40.10
14-01-02-305-020	11510 ERIN'S WAY	DEANGELO PETER P & KAY L TREECE JASON & SCARLETT	WD	407	1 STORY	2,298	2014	1.10	14-2	12/18/19	525,000	200,200	\$228
			other parcels in sale:										%38.13
14-01-15-401-016	75088 PETERS DRIVE	PHILLIPS JOHN LARRY II & KAREN GUTKNECHT DAVID & LAURA	WD	401	2 STORY	2,600	1997	2.94	14-2	11/22/19	440,000	188,400	\$169
			other parcels in sale:										%42.82
14-01-14-102-012	76354 MARY GRACE COURT	ROGALSKI JAIME & MARIUSZ ASHBROOK ROBERT & FRUKE	WD	401	2 STORY	2,865	2001	0.87	14-2	10/24/19	414,900	183,900	\$145
			other parcels in sale:										%44.32
14-01-12-100-035	77915 BROWN ROAD	MESSNER BROOKE E LORENZ NICHOLAS	WD	401	1.5 STORY	3,565	2020	10.12	14-2	10/15/19	110,000	65,800	\$31
			other parcels in sale:										%59.82
14-01-10-200-012	78835 KIDDER ROAD VACANT	LABAJ LUDWIK RASEGAN KIRK & GENENE	WD	402		0	0	5.00	14-2	09/19/19	95,000	52,100	\$
			other parcels in sale:										%54.84

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14-01-14-102-005	76756 MARY GRACE DRIVE	BERRY JAMES C & DEBORAH D CARR RICHARD & COLLEEN	WD	401	1 STORY	1,791	1994	0.94	14-2	08/28/19	340,000	134,100 %39.44	\$190
14-01-15-403-015	11237 NADIA DRIVE	KRAEMER MARY ANN R TTEE CASTIGLIONE PHILLIP	WD	401	1 STORY	2,437	1995	1.01	14-2	08/26/19	425,000	162,300 %38.19	\$174
14-01-12-300-025	77410 OAK CREEK COURT	PARTYKA JOHN M & THERESA L COMPTON LEONARD A & GAIL A	WD	401	1.25 STORY	2,715	2002	5.65	14-2	07/24/19	436,000	197,900 %45.39	\$161
14-01-15-326-002	75506 PORTABELLA LANE	DOMBROWSKI DANIEL L & ADELE FERRO MICHAEL	WD	407	2 STORY	3,114	2020	2.11	14-2	07/12/19	75,000	50,100 %66.80	\$24
14-01-15-476-015	11411 35 MILE ROAD	COLLIS GERALD R & CAREN K SMITH MARGO & JABLONOWSKI RC	WD	401	1 STORY	1,930	1972	2.90	14-2	06/11/19	272,500	108,700 %39.89	\$141
14-01-12-300-031	77280 OAK CREEK LANE	LA BAERE MARK D & PAMELA R SAELENS DEBORAH & EDWARD	WD	401	1.25 STORY	3,468	2005	5.06	14-2	06/06/19	640,000	275,200 %43.00	\$185
14-01-14-300-004	11822 EBELING ROAD	STAUFFER TERESA M FERRANTE JOHN & LISA	WD	401	1 STORY	1,821	1968	1.36	14-2	05/28/19	252,500	96,800 %38.34	\$139
14-01-14-101-014	11934 FRANCESCA COURT	VERSCHURE DAVID & ROSE ANN GIBB FREDERICK & CATHERINE	WD	401	1.5 STORY	2,457	1994	0.91	14-2	05/10/19	439,900	164,600 %37.42	\$179
<b>ECF Neighborhood 14-20</b>													
14-01-14-300-037	12118 BUGLE LAKE DRIVE	VOLPE JOSEPH JR REV LIVING TRU LANDUYT JOSEPH & KAREN	WD	401	1 STORY	2,715	2018	1.10	14-20	03/15/21	690,000	241,000 %34.93	\$254
14-01-14-326-027	75388 ELK HORN DRIVE	ERICSON ERIC & JOYCE KOSS ROBERT & JOANNE	WD	401	1 STORY	2,375	2014	0.65	14-20	10/14/20	425,000	191,500 %45.06	\$179
14-01-14-326-025	75298 ELK HORN DRIVE	ELK HORN ESTATES DEVELOPMEN MARINEAU EDWARD	WD	401	1 STORY	2,057	2021	0.65	14-20	07/30/20	91,000	39,700 %43.63	\$44
14-01-14-326-004	75699 ELK HORN DRIVE	ELK HORN ESTATES DEVELOPMEN MC MULLEN THOMAS & MARIA	WD	401	1 STORY	2,270	2021	0.73	14-20	07/17/20	72,000	40,200 %55.83	\$32
14-01-14-326-001	75800 ELK HORN DRIVE	SQUIRES JEFFREY A PACHMAYER KRISTEN & DAVID II	WD	401	1 STORY	2,054	2014	0.62	14-20	03/18/20	360,000	159,500 %44.31	\$175
14-01-14-300-032	12303 BUGLE LAKE DRIVE	NOWAK STEPHANIE B NGUYEN-JOHNS NICOLE & JOHNS L	WD	401	1 STORY	2,734	2014	1.01	14-20	03/16/20	419,000	172,600 %41.19	\$153

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14-01-14-326-009	75413 ELK HORN DRIVE	LORENZ NICHOLAS PALAZZOLO LEONARD & KARA	WD	401	2 STORY	3,013	2014	0.61	14-20	08/23/19	435,000	176,000 %40.46	\$144
14-01-14-326-003	75773 ELK HORN DRIVE	DZIECIOLOWSKI KENNETH/FORD SANTILLI JAMES JR & PATRICIA P	WD	401	2 STORY	3,103	2014	0.73	14-20	08/15/19	395,000	189,200 %47.90	\$127
<b>ECF Neighborhood 14-3</b>													
14-01-33-201-002	7000 33 MILE ROAD	MC GEE JOSEPH REVOCABLE TRUS BRADMON JESS & KIMBERLY	WD	401	TRI-LEVEL	2,476	1975	7.65	14-3	03/20/21	500,000	190,700 %38.14	\$202
14-01-33-377-037	69327 BROOKHILL DRIVE	BRYANT GEORGE III GEKIERE-BRENNER MEGAN & BRENN	WD	401	2 STORY	2,490	1978	0.88	14-3	03/09/21	275,000	144,500 %52.55	\$110
14-01-32-300-027	4801 32 MILE ROAD	BOLTON CLARENCE & MIRANDA AI HAUGH JUSTIN & JENEA	WD	401	1.75 STORY	3,866	1975	10.69	14-3	03/03/21	440,000	235,400 %53.50	\$114
14-01-32-400-035	69245 SLATING LANE	VALEANU NICOLAE COMPO DEREK & CAROL	WD	401	0	0	0	2.29	14-3	02/26/21	132,500	56,200 %42.42	\$
14-01-33-100-008	70202 ELDRED ROAD	DODSON REVOCABLE LIVING TRU KLUCK ROBERT	WD	401	2 STORY	2,188	1969	2.32	14-3	02/01/21	390,000	121,500 %31.15	\$178
14-01-31-126-002	70797 CLAIRWOOD LANE	SPIKES MICHAEL & LISA M MILLER JEFFERY & KRISTA	WD	401	1.25 STORY	4,087	2015	2.07	14-3	12/23/20	835,000	398,700 %47.75	\$204
14-01-31-400-015	69201 HENRY ROSS DRIVE	FRACALOSSO TODD A & JENNIFER KAATZ DAVID & PAMELA	WD	401	1 STORY	1,723	1973	2.07	14-3	10/27/20	379,000	152,800 %40.32	\$220
14-01-33-377-001	69557 BROOKHILL DRIVE	LUCCI PETER LIVING TRUST CORKUM TREVOR & JAMIE	WD	401	1.75 STORY	2,972	1978	0.45	14-3	10/21/20	350,000	168,800 %48.23	\$118
14-01-31-200-042	3620 33 MILE ROAD	KLATT JOHN G & SUSAN E ROTHRAUFF CHRISTIAN & KATHRYN	WD	401	1.25 STORY	4,637	2004	3.18	14-3	10/14/20	730,000	375,800 %51.48	\$157
14-01-33-252-005	70322 MOUNTAIN CREEK COURT	COLOMBO DOUGLAS & CHARLOTT BYDALEK JAMES & LESA	WD	407	1.25 STORY	4,590	2000	2.48	14-3	09/16/20	595,000	312,300 %52.49	\$130
14-01-33-100-032	70171 ELDRED ROAD VACANT	COLOMBO DOUGLAS & CHARLOTT GILES PAUL H	WD	402		0	0	2.46	14-3	09/16/20	103,000	56,400 %54.76	\$
14-01-31-100-019	70500 DEQUINDRE ROAD	ROE SANDRA I TATHAM PATRICIA	WD	401	1 STORY	1,196	1957	5.00	14-3	09/11/20	285,000	128,500 %45.09	\$238



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		MIC DOUGHLIN KEVIN & MELISSA	other parcels in sale:										%49.97
14-01-30-400-019	3000 TAFT ROAD	CHAMPAGNE JOHN R & LINDA M LABRANCHE MICHAEL	WD	401	TRI-LEVEL	2,598	1966	2.29	14-3	11/15/19	287,500	112,900	\$111
			other parcels in sale:										%39.27
14-01-32-400-028	69461 SLATING LANE	RANDALL FREDERICK W VAN HEUSDEN STEVEN & PAULA	WD	401	1 STORY	1,882	1997	3.03	14-3	11/07/19	380,200	178,000	\$202
			other parcels in sale:										%46.82
14-01-30-100-015	2030 34 MILE ROAD	DANKO THOMAS & STEPHANIE MOTRINC STEVEN & KATRINA	WD	401	1.5 STORY	2,619	1989	3.15	14-3	10/04/19	385,000	175,500	\$147
			other parcels in sale:										%45.58
14-01-32-326-005	4697 TIMBER RIDGE DRIVE	GIACOLETTI JOHN A & ADRIENNE STREBERGER DANIEL & VICTORIA	WD	407	1 STORY	3,642	2005	2.09	14-3	09/05/19	605,000	316,800	\$166
			other parcels in sale:										%52.36
14-01-32-100-017	70353 FISHER ROAD	MATHIAK GARY & LINDA KRANICK SHAWN & EMILY	WD	401	1.75 STORY	3,399	1997	6.00	14-3	08/30/19	457,000	261,000	\$134
			other parcels in sale:										%57.11
14-01-28-300-011	71550 ELDRED ROAD	FEIGE MARGARET & MICHAEL DANKO THOMAS & STEPHANIE	WD	401	1.75 STORY	3,333	1987	3.09	14-3	08/15/19	425,000	192,600	\$128
			other parcels in sale:										%45.32
14-01-33-378-013	69308 BROOKHILL DRIVE	PABISZ SUZANNE FISCHIONE ANDREA & ANTHONY	PTA	401	1.5 STORY	2,709	1994	0.60	14-3	07/31/19	362,000	188,700	\$134
			other parcels in sale:										%52.13
14-01-31-426-012	69595 WILDFLOWER LANE	PALAZZOLO JOSEPHONE M TRUST SANTORO MARIO & MARISA	WD	407	1.5 STORY	3,842	2019	0.80	14-3	07/30/19	100,000	36,100	\$26
			other parcels in sale:										%36.10
14-01-33-378-003	69556 BROOKHILL DRIVE	PARK JAMES K GALE KELLY & MICHAEL	WD	401	1.75 STORY	2,838	1979	0.40	14-3	07/17/19	325,000	144,600	\$115
			other parcels in sale:										%44.49
14-01-31-400-049	69575 HENRY ROSS DRIVE	KRAFT RICHARD W & MARTINE M BROWN BEN & SARA	WD	401	1.5 STORY	2,888	2020	5.10	14-3	06/13/19	159,000	55,700	\$55
			other parcels in sale:										%35.03
14-01-28-300-021	71453 ELDRED ROAD	MCKENZIE CATHERINE & CHRISTC TURNER WILLIAM	QC	401	1.5 STORY	3,807	2002	4.00	14-3	05/28/19	510,000	247,800	\$134
			other parcels in sale:										%48.59
14-01-33-351-009	69356 LAKE POINT COURT	TOR ROBERT & MARY PRIMAVERA STEFANO & ANTONELL	WD	407	1 STORY	3,284	2019	2.38	14-3	05/24/19	147,000	45,200	\$45
			other parcels in sale:										%30.75
14-01-33-300-018	6910 GATES STREET	KALM RICHARD S & DARLENE K RICE BRANDON & KARA	WD	401	2 STORY	3,164	1981	5.00	14-3	05/03/19	475,000	199,300	\$150
			other parcels in sale:										%41.96
14-01-33-377-017	69394 SAXON DRIVE	WALDEN DAVID S KASPER PAUL & KRISTEN	WD	401	1 STORY	2,139	1977	0.98	14-3	04/01/19	305,000	141,000	\$143
			other parcels in sale:										%46.23

**TOWNSHIP OF BRUCE**  
**SALE AND EQUALIZATION STUDY**  
**3/31/2019 THROUGH 4/1/2021**

Parcel Number	Property Address	Grantor Grantee	Inst	Class	Style	Sq Ft	Year Built	Acres	ECF	Sale Date	Sale Price	SEV@Sale Ratio	Price per Sq.Ft.
<b>ECF Neighborhood 14-4</b>													
14-01-35-251-010	13064 BOARDWALK DRIVE	CAMPBELL DONALD FAMILY TRUST KENNEDY DAVID & KELLI	WD	401	1 STORY	2,193	1997	0.54	14-4	03/12/21	400,000	171,100 %42.78	\$182
14-01-22-300-059	73443 HIDDEN CREEK LANE	WOOD WARREN HESSLER JUSTIN & CRISTINA	WD	401	1.5 STORY	6,380	2006	5.28	14-4	03/10/21	950,000	482,200 %50.76	\$149
14-01-26-426-009	71564 JULIUS DRIVE	RHU D LLC MINAUDO ANTONINO &	WD	407	2 STORY	2,793	2021	0.00	14-4	03/03/21	82,500	35,000 %42.42	\$30
14-01-22-400-013	11565 34 MILE ROAD	WESCH JOSEPH JR DAVIES GHAYDA	WD	401	1 STORY	919	1954	0.56	14-4	02/26/21	175,000	58,700 %33.54	\$190
14-01-22-227-007	74630 NORDMAN COURT	MICHAELI TODD A REED BRYAN	WD	401	1 STORY	1,888	1972	0.91	14-4	01/21/21	282,400	97,200 %34.42	\$150
14-01-25-201-015	72856 TEAL COURT	HUDSON CHRISTY MONTGOMERY ROBERT	WD	407	1.5 STORY	4,572	1998	1.66	14-4	12/28/20	680,000	378,000 %55.59	\$149
14-01-26-426-115	71560 SARAH DRIVE	RHU D LLC SHORT BROOKE & KYLE	WD	407	2 STORY	2,875	2021	0.00	14-4	12/18/20	85,000	35,000 %41.18	\$30
14-01-26-426-089	13312 SAVANNAH DRIVE	RHU D LLC DELOR BRADLEY & ERICA & ULCH	WD	407	2 STORY	2,854	2021	0.00	14-4	12/18/20	84,727	35,000 %41.31	\$30
14-01-26-426-084	13154 SAVANNAH DRIVE	RHU D LLC ULCH DIANE & DELOR BRADLEY & f	WD	407	1 STORY	1,798	2021	0.00	14-4	12/18/20	78,502	35,000 %44.58	\$44
14-01-26-426-104	13212 HANNAH DRIVE	RHU D LLC RIEDEL MATTHEW	WD	407	2 STORY	2,183	2021	0.00	14-4	12/18/20	81,000	35,000 %43.21	\$37
14-01-26-426-059	71559 SARAH DRIVE	RHU D LLC MIKLA ALEXANDER & LONG SARAH	WD	407	1 STORY	1,716	2021	0.00	14-4	12/16/20	75,000	35,000 %46.67	\$44
14-01-25-201-016	72878 TEAL COURT	LUDEMAN DONALD & SHAWN SENGSTOCK BENJAMIN & CHRISTIN	WD	407	1.5 STORY	3,269	1999	2.77	14-4	12/11/20	550,000	245,800 %44.69	\$168
14-01-26-426-010	71532 JULIUS DRIVE	RHU D LLC MONROE RAYMOND & GERALDINE	WD	407	1 STORY	1,748	2021	0.00	14-4	12/04/20	74,002	35,000 %47.30	\$42
14-01-26-426-026	71673 JULIUS DRIVE	RHU D LLC ODELL MICHAEL & EMMA	WD	407	1 STORY	1,728	2021	0.00	14-4	12/03/20	65,000	35,000 %53.85	\$38



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Parcel Number	Property Address	Grantor Grantee	Inst	Class	Style	Sq Ft	Year Built	Acres	ECF	Sale Date	Sale Price	SEV@Sale Ratio	Price per Sq.Ft.
14-01-22-227-002	11488 35 MILE ROAD	MC PEEK DANIEL & KATHLEEN DEVIJA ROLAND & VILMA	WD	401	1 STORY	1,471	1992	0.92	14-4	11/24/20	276,000	106,100 %38.44	\$188
14-01-35-251-008	13022 BOARDWALK DRIVE	GRIFFIN JEFFREY & SHANNON TYRELL MICHAEL & LAURA	WD	401	1.5 STORY	2,704	1996	0.57	14-4	11/20/20	408,000	182,500 %44.73	\$151
14-01-26-200-028	72625 SORREL DRIVE	CZARTORYSKI KEVIN & PAMELA TOMAYKO RYAN & AMANDA	WD	401	2 STORY	2,833	2021	3.49	14-4	11/12/20	132,500	47,900 %36.15	\$47
14-01-35-179-002	70333 MC VICAR ROAD	AFTON KENNETH TRUSTEE SEHGA MOYET REY	PTA	401	1.25 STORY	1,275	1910	0.72	14-4	11/06/20	148,000	72,100 %48.72	\$116
14-01-27-426-006	11448 BAYBERRY DRIVE	PUGLISE FRANK & SANG HEE GOJCAJ SANDER	WD	407	1.75 STORY	3,402	2001	2.27	14-4	11/05/20	455,000	254,700 %55.98	\$134
14-01-22-300-057	73534 GOULD ROAD	WALTER DARREL FERRARO JAMES & LAURA	WD	401	1 STORY	2,115	2003	3.29	14-4	10/26/20	475,000	207,700 %43.73	\$225
14-01-26-426-085	13182 SAVANNAH DRIVE	RHU D LLC ROGERS TAYLOR & BESTE DANIELL	WD	407	1 STORY	1,702	2021	0.00	14-4	10/09/20	76,502	35,000 %45.75	\$45
14-01-24-326-001	73051 CALDWELL LANE	DAVIS KRISTEN TRUST KOSS KAREN TRUST	WD	401	1.25 STORY	4,716	2005	2.00	14-4	10/07/20	660,000	411,500 %62.35	\$140
14-01-26-426-125	71621 DOLORES DRIVE	RHU D LLC SEOG DUSTIN & ERICA	WD	407	2 STORY	2,738	2020	0.00	14-4	10/01/20	84,727	35,000 %41.31	\$31
14-01-26-426-056	71629 SARAH DRIVE	RHU D LLC MYATT JAMES	WD	407	2 STORY	2,143	2021	0.00	14-4	09/29/20	77,527	35,000 %45.15	\$36
14-01-26-426-057	71597 SARAH DRIVE	RHU D LLC HARPER CHERYL	WD	407	1 STORY	1,709	2021	0.00	14-4	09/24/20	74,002	35,000 %47.30	\$43
14-01-26-426-114	71576 SARAH DRIVE	RHU D LLC PARKER NEENEE	WD	407	2 STORY	2,726	2020	0.00	14-4	09/11/20	83,551	35,000 %41.89	\$31
14-01-35-201-007	12919 EXCALIBUR LANE	STOREY TIMOTHY M & GLORIA J BIEMACZONEK MARK & MARY	WD	401	1 STORY	2,037	1995	0.86	14-4	08/27/20	399,000	172,400 %43.21	\$196
14-01-27-202-011	72868 SOLANUS DRIVE	PEDROTTE CHARLES E TAMOU CHARLES K AND CHARLES N	WD	401	1 STORY	3,054	2004	0.92	14-4	08/25/20	585,000	262,500 %44.87	\$192
14-01-22-400-026	11435 34 MILE ROAD	BARRON ELIZABETH M	WD	401	1 STORY	1,741	1993	3.85	14-4	08/11/20	349,900	135,800	\$201

# TOWNSHIP OF BRUCE SALE AND EQUALIZATION STUDY 3/31/2019 THROUGH 4/1/2021

Parcel Number	Property Address	Grantor Grantee	Inst	Class	Style	Sq Ft	Year Built	Acres	ECF	Sale Date	Sale Price	SEV@Sale Ratio	Price per Sq.Ft.
		FORGET DANIEL & LAURA	other parcels in sale:										%38.81
14-01-22-300-013	8279 34 MILE ROAD	MENARD DAVID & SHELLY TELLER DAN	WD	401	1.5 STORY	3,850	2006	9.17	14-4	07/30/20	590,000	301,700 %51.14	\$153
14-01-22-100-029	74252 GOULD ROAD	GERHARDT CHRISTOPHER G & HE STING TAYLOR & KAPPAZ ERIN	WD	401	1 STORY	2,585	2016	2.77	14-4	07/29/20	443,000	237,700 %53.66	\$171
14-01-27-451-034	11242 CHAPMAN COURT	STORK AMANDA S & MATTHEW D MEADOWS JACOB & SUSAN	WD	407	2 STORY	2,645	1997	1.32	14-4	07/23/20	550,000	217,400 %39.53	\$208
14-01-27-300-079	71181 EAST POND CREEK	ZAPPELLA JOHN & LUANN REV TRI BARNOSKY ALEXANDER & KELLY	WD	401	1 STORY	2,342	2021	1.30	14-4	07/17/20	84,000	37,800 %45.00	\$36
14-01-35-151-005	11780 KAEDING STREET	WITULSKI JEFFERY W RICKMAN SHANE	WD	401	1 STORY	816	1941	0.36	14-4	07/16/20	156,000	53,700 %34.42	\$191
14-01-27-278-001	72175 VAN DYKE	FOWLER BRANDI M ABELE JASON	PTA	401	1 STORY	1,253	1957	1.30	14-4	07/10/20	185,400	78,300 %42.23	\$148
14-01-26-426-108	71748 SARAH DRIVE	RHU D LLC BARRETT RICHARD & ROSALYN	WD	407	1 STORY	2,231	2020	0.00	14-4	07/01/20	79,557	35,000 %43.99	\$36
14-01-27-426-004	11472 BAYBERRY DRIVE	BEJNAR SHANNON/M BEJNAR REV EVERLY WILLIAM & MARY BETH	WD	407	1.75 STORY	2,944	2002	2.04	14-4	06/30/20	535,000	207,400 %38.77	\$182
14-01-26-426-011	71478 JULIUS DRIVE	MGM HOMES LLC RATTU SORIN & CLAUDIA	WD	407	1 STORY	1,929	2019	0.00	14-4	06/26/20	350,000	116,900 %33.40	\$181
14-01-24-200-020	74217 KANIE ROAD	THEUT DEBORA VINSON AMY & JARED	WD	401	1 STORY	3,618	2000	10.23	14-4	06/25/20	525,000	294,000 %56.00	\$145
14-01-26-426-113	71598 SARAH DRIVE	RHU D LLC HATZIS IAONNIS-JOHN & KELLY	WD	407	1.25 STORY	2,154	2020	0.00	14-4	06/25/20	79,557	35,000 %43.99	\$37
14-01-26-426-028	71701 JULIUS DRIVE	MGM HOMES LLC CALLEWAERT KURT & SARAH	WD	407	1 STORY	1,911	2019	0.00	14-4	06/24/20	356,000	115,000 %32.30	\$186
14-01-27-300-067	71326 EAST POND CREEK	ISRAEL TIMOTHY & KIMBERLY BARTON DENNIS & GRACE	LC	401	1 STORY	2,489	1998	1.08	14-4	06/22/20	420,000	195,100 %46.45	\$169
14-01-24-300-002	73550 MC KAY ROAD	VINSON JARED P & AMY MANDLEY HOLLY	WD	401	1 STORY	1,966	1977	5.00	14-4	06/18/20	375,000	133,200 %35.52	\$191



**TOWNSHIP OF BRUCE**  
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Parcel Number	Property Address	Grantor Grantee	Inst	Class	Style	Sq Ft	Year Built	Acres	ECF	Sale Date	Sale Price	SEV@Sale Ratio	Price per Sq.Ft.
		WRUBLEWSKI ROBERT & KRISTIN	other parcels in sale:										%44.03
14-01-24-400-022	73317 KANIE ROAD	WEBSTER JAMES & HILKE SWIACKI ANDREW & LAURYN	WD	401	1.25 STORY	2,056	1997	10.05	14-4	09/24/19	380,000	158,700 %41.76	\$185
14-01-27-100-014	72856 CAMPGROUND ROAD	SCHILKEY JOSEPH ALBERT & ELIZ GALLAGHER MARTIN & ALICIA	WD	401	1 STORY	2,313	2016	1.46	14-4	09/13/19	395,000	189,900 %48.08	\$171
14-01-26-200-013	13090 34 MILE ROAD	MCGILLIVARY NICHOLAS & JAMIE CICCARELLI LYNDA	WD	401	2 STORY	2,438	1997	4.41	14-4	09/04/19	452,500	190,600 %42.12	\$186
14-01-22-227-032	74409 VAN DYKE	MANTEY MARY JANE HARGAN DARRELL	WD	401	1 STORY	1,542	1988	0.96	14-4	08/12/19	230,000	108,400 %47.13	\$149
14-01-22-451-001	73112 WINDMILL LANE	CALLIEA STEPHEN & CYNTHIA ALEXANDER JOSEF & MARGA	WD	407	1 STORY	2,068	1997	1.02	14-4	08/12/19	337,500	144,700 %42.87	\$163
14-01-26-251-032	72606 OXAL POINT	REYNOLDS ERIKA L & GARRY E COENEN JENNIFER	WD	407	1 STORY	2,249	2005	0.96	14-4	08/01/19	372,000	193,300 %51.96	\$165
14-01-27-476-001	71026 OAKTREE LANE	MC CLAY JEFFERY & MARY J NOWAKOWSKI NICHOLAS & JENNIF	WD	407	2 STORY	3,050	1997	0.92	14-4	07/16/19	434,500	197,700 %45.50	\$142
14-01-22-300-004	8035 34 MILE ROAD	KORALEWSKI EDWARD TIDMORE TERRY	WD	401	1 STORY	1,488	1963	1.00	14-4	07/10/19	129,900	78,000 %60.05	\$87
14-01-22-226-005	74661 NORDMAN COURT	FREDERICK JOHN & KIMBERLY MAY KELVIN & DONNA	WD	401	1 STORY	1,416	1980	0.91	14-4	06/13/19	234,000	95,100 %40.64	\$165
14-01-35-200-043	70020 MC VICAR ROAD	SPRING KATIE N COWELL DAVID	PTA	401	2 STORY	2,444	1870	2.88	14-4	06/06/19	257,000	97,100 %37.78	\$105
14-01-34-227-005	70700 HILLSIDE COURT	PAVELEK ROSA E WUNDRACH PATRICK	WD	407	1.25 STORY	2,117	1998	0.37	14-4	06/03/19	245,000	146,800 %59.92	\$116
14-01-27-300-010	8571 33 MILE ROAD	GLOVER DENNIS GEBHARD JON	LC	401	2 STORY	3,874	1970	9.47	14-4	05/28/19	387,347	185,200 %47.81	\$100
14-01-26-426-031	13511 LUKAS STREET	MGM HOMES LLC LORENZ TIMOTHY & LORNA	WD	407	2 STORY	2,271	2018	0.00	14-4	05/10/19	325,000	143,500 %44.15	\$143
14-01-22-400-021	11535 34 MILE ROAD	CROZIER BRETT ADKIN MARK	WD	401	1 STORY	1,514	1981	0.92	14-4	05/06/19	280,000	93,300 %33.32	\$185

**TOWNSHIP OF BRUCE**  
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**3/31/2019 THROUGH 4/1/2021**

Parcel Number	Property Address	Grantor Grantee	Inst	Class	Style	Sq Ft	Year Built	Acres	ECF	Sale Date	Sale Price	SEV@Sale Ratio	Price per Sq.Ft.
14-01-26-251-025	72660 SORREL DRIVE	ORLANDO FRANK & KELLEY MC QUADE DENNIS & SUSAN	WD	407	1.25 STORY	3,362	2019	0.84	14-4	04/29/19	98,700	31,000 %31.41	\$29
14-01-35-128-006	12328 FRANK DRIVE	TACCONELLI DAVID P & GRACE A SZELIGA RONALD & DEBORA	WD	401	1 STORY	2,106	1999	0.47	14-4	04/19/19	345,000	168,400 %48.81	\$164
<b>ECF Neighborhood 14-5</b>													
14-01-26-301-033	12232 TWIN BROOKS DRIVE	MULLEN ROBIN STRICKFADEN THOMAS	WD	407	1 STORY	1,758	2008	0.00	14-5	12/30/20	277,600	139,600 %50.29	\$158
14-01-26-301-021	71903 COSIMO CIRCLE	LILLER FAMILY TRUST MARRESE RONALD & SUSAN	WD	407	1 STORY	1,763	2006	0.00	14-5	06/18/20	335,000	169,900 %50.72	\$190
14-01-26-301-011	11986 TWIN BROOKS DRIVE	DUTCHIK PATRICIA A CLARK GARY II & GINA	WD	407	1 STORY	1,957	2006	0.00	14-5	03/16/20	290,000	154,300 %53.21	\$148
14-01-26-301-018	71918 COSIMO CIRCLE	CONSTANT CONSTRUCTION LLC RUSSELL HAROLD & DONNA	WD	407	1 STORY	1,859	2018	0.00	14-5	06/13/19	349,900	150,500 %43.01	\$188
14-01-35-152-018	70278 WHITETAIL LANE	WATSON WARREN B & ROSEMARY ANDERSEN PATRICIA	WD	407	CONDO	1,463	1989	0.30	14-5	05/17/19	210,000	100,700 %47.95	\$144
<b>ECF Neighborhood 14-6</b>													
14-01-35-181-053	12213 GLASGOW DRIVE	ROHN DONALD & SANDRA LIVING SALIGA JASON	PTA	407	1 STORY	1,192	1997	0.00	14-6	03/05/21	234,000	100,100 %42.78	\$196
14-01-35-181-027	12330 GLASGOW DRIVE	VINSON EMILIE R KRUS ANNE, RICHARD & ANDREA	WD	407	2 STORY	1,584	1998	0.00	14-6	01/26/21	263,000	115,800 %44.03	\$166
14-01-35-181-056	12319 GLASGOW DRIVE	KLUSENDORF EDWARD & LINDA PETKOVSKI SUZAN	WD	407	1 STORY	1,162	1998	0.00	14-6	09/11/20	235,000	102,700 %43.70	\$202
14-01-35-127-006	12495 MENTZ DRIVE	WISE NORMAN & SUSAN SUZORE GRETA	WD	407	1.5 STORY	2,241	1994	0.00	14-6	07/24/20	348,000	148,300 %42.61	\$155
14-01-35-181-002	12507 GLASGOW DRIVE	HAYDEN KIMBERLY TRUSTTEE ME/ PEDROTTE CHARLES & PATRICIA	WD	407	1 STORY	1,402	1997	0.00	14-6	05/01/20	275,000	117,700 %42.80	\$196
14-01-35-181-020	12280 GLASGOW DRIVE	MILLER DOMINIC & BILLIG VICTOR KOSTEN GREGORY	WD	407	2 STORY	1,584	1997	0.00	14-6	02/21/20	235,000	97,600 %41.53	\$148

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**3/31/2019 THROUGH 4/1/2021**

Parcel Number	Property Address	Grantor Grantee	Inst	Class	Style	Sq Ft	Year Built	Acres	ECF	Sale Date	Sale Price	SEV@Sale Ratio	Price per Sq.Ft.
14-01-35-181-017	12250 GLASGOW DRIVE	RUCINS INGRID JOHNSON JON & CANDICE	WD	407	1 STORY	1,379	1995	0.00	14-6	01/21/20	225,000	96,500 %42.89	\$163
14-01-35-127-016	12245 MENTZ DRIVE	SMITH BRIAN S & MARY JANE USHMAN MATTHEW & HANNAH	WD	407	1 STORY	1,757	1993	0.25	14-6	05/23/19	264,900	119,400 %45.07	\$151
14-01-35-127-003	70653 MC VICAR ROAD	POGODZINSKI CASEY & VINCENZA KING EDWARD & MARJORIE	WD	407	1 STORY	1,976	1996	0.00	14-6	04/22/19	320,000	133,100 %41.59	\$162
14-01-35-181-040	12430 GLASGOW DRIVE	QUAY GREGORY H TRUST TARDIFF RONALD & CAROL	WD	407	1 STORY	1,180	1996	0.00	14-6	04/05/19	195,000	87,600 %44.92	\$165
<b>ECF Neighborhood 14-8</b>													
14-01-34-102-004	8167 MORNINGSIDE DRIVE	BUSI ENRICA & GIOVANNI CAPPUSO BUILDING LLC	WD	401	2 STORY	0	0	1.04	14-8	03/12/21	80,000	37,100 %46.38	\$
14-01-34-102-001	8051 MORNINGSIDE DRIVE	CAPPUSO BUILDING LLC KILCOYNE PATRICK	WD	401	1 STORY	2,551	2018	1.00	14-8	03/05/21	507,500	276,800 %54.54	\$199
14-01-34-102-021	8050 MORNINGSIDE DRIVE	CAPPUSO BUILDING LLC CAPO FATMIR & BUKURIE	WD	401	1 STORY	2,931	2018	1.13	14-8	01/28/21	525,000	186,400 %35.50	\$179
14-01-34-102-005	8199 MORNINGSIDE DRIVE	SCHULTZ GARY & BENNA BATU ARKAN & ANAAM	WD	401	1.5 STORY	3,733	2005	1.04	14-8	10/23/20	610,000	359,400 %58.92	\$163
14-01-34-102-009	8391 MORNINGSIDE DRIVE	BELLOW WENDY & SCOTT PELCHER DANIEL	WD	401	1 STORY	2,799	2017	0.97	14-8	10/15/20	540,000	283,100 %52.43	\$193
14-01-34-102-010	8433 MORNINGSIDE DRIVE	HUNLEY MARY & ROBERT ZSIDO MATT & KELLY	WD	401	1.75 STORY	3,235	2014	1.09	14-8	10/05/20	570,000	287,800 %50.49	\$176
<b>ECF Neighborhood 1500</b>													
14-01-36-126-018	70525 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISE KRYTA REAL ESTATE LLC	WD	302		0	0	1.31	1500	12/15/20	172,500	88,100 %51.07	\$
14-01-36-126-004	70572 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISE RFT GROUP LLC	WD	302		0	0	1.29	1500	12/15/20	170,000	87,400 %51.41	\$
14-01-36-126-017	70487 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISE KRYTA REAL ESTATE LLC	WD	302		0	0	1.31	1500	12/15/20	172,500	88,100 %51.07	\$

**TOWNSHIP OF BRUCE  
SALE AND EQUALIZATION STUDY  
3/31/2019 THROUGH 4/1/2021**

Parcel Number	Property Address	Grantor Grantee	Inst	Class	Style	Sq Ft	Year Built	Acres	ECF	Sale Date	Sale Price	SEV@Sale Ratio	Price per Sq.Ft.
14-01-36-126-023	2020 SPLIT/COMBINATION	FORTUNE PROPERTY ENTERPRISE BLAKE INVESTMENT PROPERTIES L	WD	001		0	0	1.31	1500	05/23/19	525,000	88,100 %50.99	\$
						other parcels in sale:14-01-36-126-022 14-01-36-126-024							
14-01-36-126-024	2020 SPLIT/COMBINATION	FORTUNE PROPERTY ENTERPRISE BLAKE INVESTMENT PROPERTIES L	WD	001		0	0	1.36	1500	05/23/19	525,000	91,500 %50.99	\$
						other parcels in sale:14-01-36-126-023 14-01-36-126-022							
14-01-36-126-022	70753 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISE BCM-L LLC	WD	302		0	0	1.31	1500	05/23/19	525,000	88,100 %50.99	\$
						other parcels in sale:14-01-36-126-023 14-01-36-126-024							
14-01-36-126-013	70243 BEAVER CREEK DRIVE VAC	FORTUNE PROPERTY ENTERPRISE RRW LLC	WD	302		0	0	1.63	1500	05/08/19	215,000	109,700 %51.02	\$
						other parcels in sale:							