

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.
ECF Neighborhood 0500													
27-01-35-407-041	461 NEWCASTLE LANE	SWEENEY JACOB E HOOD SHAWN	WD	407	CONDO	1,204	2000	0.00	0500	03/19/21	216,000	93,200 %43.15	\$179
27-01-35-406-012	339 FAIRGROVE STREET	MHM INVESTMENTS LLC NELSON BRIAN KEITH	WD	407	CONDO 1 STY	1,028	1992	0.14	0500	03/08/21	124,000	52,200 %42.10	\$121
27-01-35-406-004	346 FAIRGROVE STREET	FENNELL ALEX HUG THELMA	WD	407	CONDO 1 STY	1,028	1990	0.14	0500	03/02/21	128,200	53,300 %41.58	\$125
27-01-35-407-021	476 VICTORIA LANE	BELLAS EDITH WILSON JOHN WILLIAM	WD	407	CONDO	1,204	1999	0.37	0500	10/20/20	210,000	88,700 %42.24	\$174
27-01-35-407-028	448 VICTORIA LANE	BOMBASSEI SANDRA J SELVA AURORA	WD	407	CONDO	1,204	1999	0.37	0500	10/19/20	206,000	88,700 %43.06	\$171
27-01-35-407-042	457 NEWCASTLE LANE	DUNLAP RODERICK A & KATHERIN THOMPSON LORRAINE & FREDERIC	WD	407	CONDO	1,193	2000	0.00	0500	10/09/20	216,500	96,100 %44.39	\$181
27-01-35-407-058	533 VICTORIA LANE	VENETIS MICHAEL C SAGER SCOTT	WD	407	CONDO	1,193	1999	0.00	0500	10/08/20	200,000	89,200 %44.60	\$168
27-01-35-407-033	493 NEWCASTLE LANE	GARBACIK DAVID PITT BARBARA	WD	407	CONDO	1,204	2000	0.00	0500	09/10/20	198,000	89,600 %45.25	\$164
27-01-35-407-036	481 NEWCASTLE LANE	GOULD THEODORE & NANCY MISURACA WILLIAM & FERN	WD	407	CONDO	1,204	2000	0.00	0500	08/20/20	205,000	97,900 %47.76	\$170
27-01-35-407-017	497 VICTORIA LANE	LABRUYERE GLENDA L SMITH WILLIAM G	WD	407	CONDO	1,204	1999	0.37	0500	04/10/20	200,000	93,700 %46.85	\$166
27-01-35-407-052	476 NEWCASTLE LANE	CHOINARD EUGENE TRUST REES DAVID & MARIE	WD	407	CONDO	1,204	1999	0.00	0500	02/21/20	175,000	79,000 %45.14	\$145
27-01-35-407-036	481 NEWCASTLE LANE	GARSTECKI RAYMOND STEVENS ANTHONY & JODI AND	WD	407	CONDO	1,204	2000	0.00	0500	11/22/19	200,950	85,000 %42.30	\$167
27-01-35-407-051	472 NEWCASTLE LANE	HINCKLEY LINDA BLUM JUDITH	WD	407	CONDO	1,193	1999	0.00	0500	10/25/19	185,000	79,400 %42.92	\$155
27-01-35-407-075	456 HARVARD DRIVE	EVANS AGNES HELD DAVID O	WD	407	CONDO	1,193	2002	0.00	0500	09/05/19	178,000	81,700 %45.90	\$149

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27-01-35-407-009	465 VICTORIA LANE	PICHETTE GEORGE & CAROL TTEE ALFONSI DEBORAH	WD	407	CONDO	1,204	1999	0.37	0500	07/15/19	181,500	79,000 %43.53	\$151
ECF Neighborhood 0501													
27-01-35-353-039	213 HOLLISTER STREET	C L MOUSSE LLC MESKI VENTURES LLC	PTA	401	2 STORY	2,032	1916	0.21	0501	03/31/21	170,000	100,800 %59.29	\$84
27-01-35-326-004	432 N MAIN STREET	EMMERT DONALD J & BECKY S PASS CHARLES	WD	401	2 STORY	1,978	1890	0.40	0501	02/19/21	300,000	106,900 %35.63	\$152
27-01-35-305-038	349 N MAIN STREET	HUG THELMA CESIEL KATHRYN	WD	401	1.75 STORY	1,641	1901	0.38	0501	02/19/21	327,500	111,500 %34.05	\$200
27-01-34-476-005	244 MORTON STREET	WELCH DOLORES LIFE ESTATE LAWRENCE TAYLOR & COURTNEY	WD	401	1.25 STORY	1,276	1958	0.23	0501	01/22/21	195,000	79,500 %40.77	\$153
27-01-34-451-030	263 MORTON STREET	VOLPE ANTHONY & KRISTEN FOLTZ JAY	WD	401	2 STORY	2,324	2006	0.44	0501	01/20/21	345,000	174,300 %50.52	\$148
27-01-35-379-002	256 N MAIN STREET	FOLTZ JAY PTASHNIK JONATHON & HEATHER	WD	401	2 STORY	2,867	1924	0.28	0501	01/20/21	436,000	209,800 %48.12	\$152
27-01-34-476-027	245 CHANDLER STREET	COESENS MICHAEL J POPOVIC NEBOJSA & PATOUHAS K	WD	401	2 STORY	1,404	1915	0.53	0501	01/05/21	287,000	107,900 %37.60	\$204
27-01-35-302-018	329 PROSPECT STREET	HERON TAYLOR J & ASHLEY M KENT STACY	WD	401	2 STORY	1,870	1875	0.27	0501	12/29/20	340,000	115,600 %34.00	\$182
27-01-35-326-035	349 N BAILEY STREET	MCI REAL ESTATE LLC GIAMPAOLO LAURA	WD	401	1.75 STORY	1,633	1924	0.20	0501	12/14/20	212,000	92,800 %43.77	\$130
27-01-35-303-022	124 TURNER STREET	LEINENGER LAVERN J & ANN-MAR HARRIS DAVID & BRINKER JEANNE	WD	401	1.75 STORY	1,187	1929	0.10	0501	11/04/20	176,000	60,400 %34.32	\$148
27-01-35-353-007	272 PROSPECT STREET	SPECK ADAM & STEPHANIE DELISLE JOSEPH & MARIE	WD	401	2 STORY	1,761	1900	0.29	0501	10/15/20	317,000	118,900 %37.51	\$180
27-01-35-326-024	441 N BAILEY STREET	REES DAVID B & MARIE H MUCZYNSKI DEAN & TAMMY	WD	401	2 STORY	2,484	1900	0.46	0501	09/18/20	248,000	129,400 %52.18	\$100
27-01-35-353-030	128 CHURCH STREET	HOENICKE BRANDON & MICHELE LEMERISE AMANDA	WD	401	1.75 STORY	1,186	1910	0.07	0501	08/28/20	192,500	59,200 %30.75	\$162

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		SUNMILLER DRIVE & VIEVA IN	other parcels in sale:										%52.51
27-01-35-354-005	185 CHURCH STREET	FREEDOM BUILDING & RENOVATI HUMMON GLENN & MARY	WD	401	2 STORY	1,462	1900	0.32	0501	09/12/19	230,000	83,500	\$157
			other parcels in sale:										%36.30
27-01-35-380-013	262 N BAILEY STREET	ROSSI LAWRENCE J & LUANNE P FRAZER CHRISTINE &	WD	401	2 STORY	3,548	1871	0.34	0501	08/07/19	367,500	169,300	\$104
			other parcels in sale:										%46.07
27-01-34-427-003	400 MORTON STREET	LEWIS-WASHINSKI TRACY N HEITMAN MARK & KATIE	PTA	401	1 STORY	1,761	1947	0.50	0501	06/12/19	229,000	134,000	\$130
			other parcels in sale:										%58.52
27-01-35-305-010	131 MINOT STREET	RANDALL TODD R & WENDY K REES JANNA & STROZESKI TODD	WD	401	1.75 STORY	1,549	1871	0.57	0501	05/23/19	228,400	111,300	\$147
			other parcels in sale:										%48.73
27-01-35-353-017	129 HOLLISTER STREET	SCHULTZ GERTRUDE KREINER TYNE	WD	401	1 STORY	1,050	1930	0.17	0501	05/14/19	124,750	65,100	\$119
			other parcels in sale:										%52.18
27-01-35-353-002	308 PROSPECT STREET	RICE BRANDON M & KARA A KOML BIRCH ERIC & NICOLE	WD	401	2 STORY	2,175	1923	0.23	0501	04/15/19	255,000	103,400	\$117
			other parcels in sale:										%40.55
27-01-35-353-015	139 HOLLISTER STREET	COOK BRANDON J LANG BRENDA	WD	401	1.5 STORY	1,289	1939	0.53	0501	04/05/19	180,000	95,400	\$140
			other parcels in sale:										%53.00
ECF Neighborhood 0502													
27-01-35-377-010	169 DICKENSON STREET	FITZGERALD LAURA MARIE STEEL SUSAN	WD	401	1 STORY	1,336	2017	0.24	0502	01/27/21	301,000	119,500	\$225
			other parcels in sale:										%39.70
27-01-35-329-011	375 JEFFREY COURT	RANDALL RICHARD L & NANCY J T THOMPSON BENJAMIN EVERETT	PTA	401	1 STORY	2,085	1956	0.96	0502	01/22/21	340,000	159,300	\$163
			other parcels in sale:										%46.85
27-01-35-401-007	273 FAIRGROVE STREET	ESCHENBURG JOHN & AMY DALY MICHELLE LEE	WD	401	1 STORY	988	1958	0.16	0502	12/30/20	148,000	60,500	\$150
			other parcels in sale:										%40.88
27-01-35-377-007	180 RETTELL STREET	BARYLSKI LAWRENCE JR KHOURY MICHAEL & DIANDRA	WD	401	1.5 STORY	1,975	1949	0.30	0502	12/07/20	344,900	143,300	\$175
			other parcels in sale:										%41.55
27-01-35-327-025	306 GATES STREET	GUDOBBA LAURA BOSHNAKIAN ALISHA	WD	401	1.25 STORY	1,440	1987	0.19	0502	10/13/20	210,000	90,700	\$146
			other parcels in sale:										%43.19
27-01-35-401-016	332 GATES STREET	JACOBS BRIAN GALLER KERI	WD	401	1.75 STORY	2,621	2002	0.32	0502	09/30/20	349,900	170,500	\$133
			other parcels in sale:										%48.73
27-01-35-401-013	356 GATES STREET	HAXER GARY & PATRICK LESLEY	WD	401	TRI-LEVEL	1,632	1982	0.26	0502	08/28/20	185,000	98,300	\$113
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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		KLEBBA JEREMY	other parcels in sale:										%53.14
27-01-35-327-020	257 FAIRGROVE STREET	EZYK ROBERT & APOLONIA PETITTA VINCENT	WD	401	1.25 STORY	1,137	1949	0.16	0502	08/21/20	190,000	68,100 %35.84	\$167
27-01-35-404-003	278 EWELL STREET	KAISER RONALD A & SANDRA ROBINSON JOSHUA	WD	401	1 STORY	1,163	1971	0.42	0502	03/06/20	193,000	82,400 %42.69	\$166
27-01-35-327-024	300 GATES STREET	RECKLING BRADLEY & JACQUELIN KAHL JACKSON & JESSICA	WD	401	1 STORY	1,297	1988	0.19	0502	02/26/20	235,000	99,000 %42.13	\$181
27-01-35-405-007	297 DICKENSON STREET	LACKOWSKI KYLE R & LINDA R BILSKI THOMAS	WD	401	1.5 STORY	1,526	2017	0.19	0502	11/25/19	255,000	111,500 %43.73	\$167
27-01-35-328-007	220 FAIRGROVE STREET	BISHOP R ELIZA WARNICK ELIZJAH	WD	401	1.5 STORY	1,442	1924	0.63	0502	11/25/19	175,000	105,500 %60.29	\$121
27-01-35-403-012	312 FAIRGROVE STREET	HOUSE GARY & CYNTHIA DUNCAN KRISTEN	WD	401	1 STORY	1,825	1964	0.16	0502	11/07/19	179,000	69,200 %38.66	\$98
27-01-35-453-010	259 DORSEY STREET	MC CLYMONT WILLIAM & REBECC LINKE DENNIS	WD	401	1 STORY	1,713	2017	0.31	0502	08/16/19	285,000	130,900 %45.93	\$166
27-01-35-328-020	253 EWELL STREET	JACKSON DAVID J & KIMBERLY R RAINBOW REAL ESTATE	WD	401	1 STORY	864	1950	0.18	0502	08/09/19	135,000	68,100 %50.44	\$156
ECF Neighborhood 1200													
27-01-35-381-008	223 N MAIN STREET	YOUNGBLOOD LLC MAIN STREET ROMEO LLC	PTA	201		0	0	0.08	1200	11/16/20	350,000	106,000 %30.29	\$
27-01-35-381-005	114 W ST CLAIR STREET	ROCCA SERVICES INC AVERY REAL ESTATE HOLDINGS LLC	WD	201		0	0	0.34	1200	09/15/20	380,000	125,500 %33.03	\$
27-01-35-381-010	215 N MAIN STREET	FRATELLI HOLDINGS LLC AGECI LLC	CD	201		0	0	0.12	1200	06/06/19	539,000	254,300 %47.18	\$
ECF Neighborhood 1300													
27-01-36-426-001	180 SHAFER DRIVE	BISBEE-SHAFER ELENA ROAMER PROPERTIES LLC	WD	301		0	0	1.23	1300	05/29/20	1,100,000	393,000 %35.73	\$