

2024 Assessment Roll
Soo Township
Commercial/Industrial ECF

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	Occupancy	Personal Property	Land Value	Site Imprv	Building Residual	2024 Building Dep Cost	Indicated ECF Factor
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Overall Factor - all sales from 2023 analysis

6 sales

012-074-031-00	1365.1285	3/25/22	\$250,000	3757 S Mackinac Trail	Repair Shop/Str blg/MH	\$0	\$104,400	\$0	\$145,600	\$171,330	0.8498
002-290-002-00	1344.1104	5/27/21	\$483,728	6800 E 15 Mile Rd	Bar restaurant/WF	\$0	\$71,400	\$0	\$412,328	\$525,006	0.7854
002-480-005-00	1354.816	9/28/21	\$240,000	16829 S Scenic Dr	WF resort/seasonal cabins	\$0	\$91,875	\$0	\$148,125	\$187,473	0.7901
012-074-014-00	1357.1032	11/8/21	\$3,000,000	4281 I75 Bus Spur	Franchise Motel	\$0	\$404,170	\$33,393	\$2,562,437	\$2,759,490	0.9286
012-022-023-50	1313.1311	1/15/19	\$55,000	3451 S Riverside Dr	Maintenance Bldg	\$0	\$17,500	\$169	\$37,331	\$50,574	0.7381
012-019-038-25	1285.615	7/31/18	\$180,000	263 W 3 Mile Rd	Storage Building	\$0	\$33,465	\$1,484	\$145,051	\$160,087	0.9061

\$3,450,872 \$3,853,960 0.8954
median: .81997 mean: .8954

200 Overall 0.8800
24 CM1

Convenience Market/Gas Station Sales

4 sales

002-700-002-00	1344.816	5/5/21	\$100,000	17244 S Scenic Dr	garage/service station	\$0	\$22,700	\$0	\$77,300	\$42,462	1.8205
008-029-001-25		1/15/19	\$1,085,000	4416 W M80		\$0	\$93,920	\$0	\$991,080	\$295,582	3.3530
008-075-030-00	1241.843	10/25/16	\$345,000	6737 W M80	convenience/gas	\$0	\$165,098	\$0	\$179,902	\$179,111	1.0044
011-240-020-00	1243.200	11/1/16	\$790,000	18896 S Mackinac Trail	convenience/gas	\$0	\$68,476	\$0	\$721,524	\$563,320	1.2808

\$1,969,806 \$1,080,474 1.8231
median: 1.55065 mean: 1.8231

Service/Convenience 1.8000
24 CGS

Soo Township has no central shopping district, however the shared boundary with the city of Sault Sainte Marie includes a commercial district with more urban characteristics. The southern area of the township has commercial parcels integrated with residential land use and include small owner-operated or locally owned businesses and home businesses. The eastern boundary of the township is along the St Mary's River - commercial activity includes marina storage or repair services. M-129 is a state highway connecting Sault Sainte Marie, Kincheloe, Pickford and Cedarville. Several businesses are located on M-129 including contractors, fuel suppliers and vehicle repair shops.

Data selected to develop an economic condition factor include businesses similar to those in the township. *Relevant characteristics* of the comparables selected are rural location, owner-operated or franchise, service or tourist related enterprise. Sales included in the analysis are from Bruce, Soo, Kinross and Rudyard Townships. It is necessary to expand the search for comparables to a wider geographic area, but also include older historical sales to increase the reliability of the analysis.

Two ECF factors are developed - an overall commercial factor (**24 CM1**) - this is applied to the calculations of all township businesses with the exception of Convenience Market/Gas Station parcels. A number of sales have occurred in Chippewa/Mackinac County of market/gas stations allowing for the development of a separate Service/Convenience ECF (**24 CGS**)