

2000M MAJOR/PRIME 2024 LAND RATES

Parcel Number	Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acres	Sold when Sold	Adj. Sale	Current Appraisal	Land Residual	Land Value	Effective Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Pages	Parcel's in Land Table	
28-168-001	2301 WAT	05/17/22	\$1,700,000	OTH	03-ARM'S	\$1,700,000	\$0	0.00	\$848,011	\$1,382,479	\$530,490	1,125.9	864.7	22.35	22.35	\$1,228	\$61,856	\$1.42	1,125.94	2800W	5523/179	2800W	CO	
28-190-001	3600 LAPE	02/28/23	\$120,000	WD	03-ARM'S	\$150,000	\$127,500	85.00	\$263,980	\$27,389	\$141,369	199.5	283.9	1.30	1.30	\$137	\$21,068	\$0.48	199.45	2000M	5603/506	2000M	CO	
28-190-001	3550 LAPE	02/07/22	\$387,000	WD	19-MULTI	\$387,000	\$179,600	46.41	\$363,879	\$168,323	\$145,202	228.0	494.0	1.29	0.65	\$738	\$130,281	\$2.99	228.00	2000M	5492/547	28-190-00	2000M	CO
28-190-001	3500 LAPE	07/13/21	\$350,000	QC	03-ARM'S	\$350,000	\$158,800	45.37	\$429,884	\$60,738	\$140,622	228.0	247.0	1.29	1.29	\$266	\$46,974	\$1.08	228.00	2000M	5417/907	2000M	CO	
28-190-001	3450 LAPE	01/26/22	\$300,000	WD	03-ARM'S	\$300,000	\$144,800	48.27	\$307,344	\$63,850	\$71,194	114.0	247.0	0.65	0.65	\$560	\$98,839	\$2.27	114.00	2000M	5501/859	2000M	CO	
28-253-001	2422 GRIS	11/16/22	\$250,000	WD	03-ARM'S	\$250,000	\$80,600	32.24	\$165,456	\$136,031	\$51,487	98.7	100.0	0.23	0.23	\$1,379	\$601,907	\$13.82	98.66	2000M	5582/093	2000M	CO	
28-360-001	2403 GRIS	01/05/23	\$120,000	WD	03-ARM'S	\$120,000	\$72,100	60.08	\$149,289	\$43,841	\$73,130	140.0	100.0	0.32	0.32	\$313	\$136,576	\$3.14	140.00	2000M	5594/703	2000M	CO	
28-664-001	LAPEER	08/30/22	\$0	MLC	03-ARM'S	\$280,000	\$77,000	27.50	\$164,323	\$202,186	\$86,509	231.1	302.6	0.77	0.30	\$875	\$262,579	\$6.03	231.11	2000M	5558/020	28-664-00	2000M	CO
28-750-001	815 24TH	11/22/21	\$475,000	WD	03-ARM'S	\$475,000	\$206,100	43.39	\$434,872	\$196,750	\$156,622	155.0	407.5	1.45	1.45	\$1,269	\$135,690	\$3.12	155.00	2000M	5471/523	2000M	CO	
28-750-001	1215 24TH	10/24/22	\$0	WD	19-MULTI	\$5,750,000	\$2,033,700	35.37	\$4,212,490	\$2,416,166	\$878,656	384.9	1429.6	12.63	12.63	\$6,278	\$191,304	\$4.39	384.85	2000M	5580/564	28-360-00	2000M	CO
06-343-001	3111 24TH	02/25/22	\$170,000	WD	03-ARM'S	\$170,000	\$67,500	39.71	\$167,541	\$6,567	\$4,108	50.0	120.0	0.14	0.14	\$131	\$47,587	\$1.09	50.00	5501:127				
06-752-001	1232 WAT	09/30/21	\$112,500	WD	03-ARM'S	\$112,500	\$28,300	25.16	\$92,600	\$24,719	\$4,819	46.2	105.6	0.11	0.11	\$536	\$220,705	\$5.07	46.15	5442:114				
Totals:			\$3,984,500			\$10,044,500	\$3,176,000		\$7,599,669	\$4,729,039	\$2,284,208	3,001.2			42.53	41.41								
						Sale. Ratio =>	31.62				Average				Average									
						Std. Dev. =>	20.52				per FF=>	\$1,576			per Net Acre=>	111,198.25			per SqFt=>	\$2.55				

2024 MAJOR/PRIME ACREAGE USED: \$111,198 PER SF USED: \$2.55

*Included sales from City of Port Huron that were used in previous year analysis as they still fall within study time frame

**2023 MAJOR/PRIME RATES INCREASED APPROXIMATELY 0.84% FOR 2024
USED AN INCREASE OF 0.84% FROM 2023 XWAY/WATER ST SF RATE FOR 2024**

2023 XWAY/WATER ST SF RATE: \$5.23
2024 XWAY/WATER ST SF RATE USED: \$5.27

2000M SPARSELY POPULATED 2024 LAND RATES

Parcel Number	Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acres	Sold when Sold	Adj. Sale	Current Appraisal	Land Residual	Land Value	Effective Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Pages	Parcel's in Land Table
28-007-301	4030 GRIS	04/02/21	\$0	MLC	03-ARM'S	\$36,000	\$31,200	86.67	\$68,512	\$36,000	\$68,512	225.0	358.0	1.85	1.85	\$160	\$19,459	\$0.45	225.00	3000N	5350/496	3000N	INC
28-007-301	4030 GRIS	06/17/22	\$36,000	WD	03-ARM'S	\$36,000	\$30,100	83.61	\$68,512	\$36,000	\$68,512	225.0	358.0	1.85	1.85	\$160	\$19,459	\$0.45	225.00	3000N	5541/896	3000N	INC
28-007-301	4110 GRIS	05/25/22	\$45,000	WD	03-ARM'S	\$45,000	\$30,800	68.44	\$70,070	\$45,000	\$70,070	238.2	945.5	5.11	5.11	\$189	\$8,806	\$0.20	208.17	3000N	5530/738	3000N	INC
28-190-011	3860 GRIS	02/01/23	\$0	MLC	03-ARM'S	\$400,000	\$0	0.00	\$299,958	\$233,870	\$133,828	428.0	291.9	3.56	3.56	\$546	\$65,639	\$1.51	409.47	2000N	5595/864	2000N	COI
28-190-001	MICHIGAN	05/07/22	\$50,000	WD	03-ARM'S	\$50,000	\$117,300	234.60	\$109,472	\$50,000	\$109,472	274.4	348.2	2.30	2.30	\$182	\$21,739	\$0.50	274.36	2000M	5550/543	2000M	CO
28-750-001	2436 HOW	08/12/22	\$0	MLC	03-ARM'S	\$269,000	\$53,800	20.00	\$130,977	\$157,398	\$19,375	70.2	231.0	0.42	0.42	\$2,242	\$371,222	\$8.52	80.00	2000N	5552/392	2000N	COI
28-750-001	982 25TH	10/25/22	\$168,000	WD	03-ARM'S	\$168,000	\$46,200	27.50	\$120,302	\$68,113	\$20,415	74.0	126.3	0.33	0.33	\$921	\$205,779	\$4.72	114.00	2000N	5583/296	2000N	COI
Totals:			\$299,000			\$1,004,000	\$309,400		\$867,803	\$626,381	\$490,184	1,534.7			15.43	15.43							
						Sale. Ratio =>	30.82				Average				Average								
						Std. Dev. =>	78.13				per FF=>	\$408			per Net Acre=>	40,600.27			per SqFt=>	\$0.93			

2024 SPARSELY POP'D ACREAGE USED: \$40,600

REMOVED 12/8/2021 SALE FOR \$240,000 74-28-006-4002-000 AS OUTLIER DUE TO ALMOST HALF OF PROPERTY STATE WETLANDS