

2000M COMMERCIAL MAJOR BUSINESS CORRIDORS 2026 LAND RATES

All sales with (-) land residuals removed.

Residential/Commercial/Industrial properties mixed along major thoroughfares and main roads throughout township.
 *Included sales from all classes within specific areas.
 *Included City of Port Huron sales & Vac Land Sale in Kimball

MAJOR/PRIME 2026 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
28-006-3013-000	4198 LAPEER	11/11/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$159,081	\$97,641	\$46,722	110.5	420.7	0.84	0.84	\$884	\$116,239	\$2.67	87.00	
28-006-4013-000	4408 LAPEER	07/31/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$155,300	47.20	\$311,406	\$122,550	\$104,956	248.1	923.3	4.24	4.24	\$494	\$28,903	\$0.66	200.04	
28-006-4016-000	4446 LAPEER	04/09/24	\$10	CD	03-ARM'S LENGTH	\$3,292,950	\$196,700	5.97	\$470,437	\$2,903,388	\$80,875	200.0	453.0	2.08	2.08	\$14,517	\$1,395,860	\$32.04	200.00	
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$352,466	\$149,861	\$152,327	200.0	453.0	2.08	2.08	\$749	\$72,049	\$1.65	200.00	
28-190-0046-000	3220 LAPEER	03/14/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$62,600	54.43	\$131,508	\$31,891	\$48,399	83.0	140.0	0.37	0.37	\$384	\$87,134	\$2.00	114.00	
28-190-0078-000	3663 LAPEER	12/06/24	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$71,400	57.12	\$164,116	\$893	\$40,009	126.4	122.7	0.36	0.36	\$7	\$2,508	\$0.06	126.38	
28-190-0118-200	3552 GRISWOLD	03/21/25	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$525,000	\$262,700	50.04	\$594,008	\$96,577	\$165,585	600.0	600.0	4.13	2.07	\$161	\$23,373	\$0.54	600.00	
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$296,553	\$69,011	\$105,564	132.1	310.0	0.94	0.94	\$522	\$73,416	\$1.69	132.09	
28-253-0014-000	2508 GRISWOLD	02/26/25	\$148,000	MLC	03-ARM'S LENGTH	\$148,000	\$49,100	33.18	\$105,670	\$65,366	\$23,036	39.5	100.0	0.10	0.10	\$1,654	\$647,188	\$14.86	44.00	
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LENGTH	\$169,900	\$48,200	28.37	\$124,341	\$67,197	\$21,638	37.1	100.0	0.10	0.10	\$1,810	\$707,337	\$16.24	41.33	
28-360-0045-000	2403 GRISWOLD	02/03/25	\$0	MLC	03-ARM'S LENGTH	\$290,000	\$77,400	26.69	\$187,794	\$176,734	\$74,528	140.0	100.0	0.32	0.32	\$1,262	\$550,573	\$12.64	140.00	
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,200	32.85	\$177,479	\$92,030	\$34,509	59.2	370.0	0.43	0.43	\$1,555	\$216,541	\$4.97	50.00	
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$294,431	\$78,538	\$122,969	95.0	504.4	1.10	1.10	\$827	\$71,398	\$1.64	95.00	
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$81,100	28.96	\$191,312	\$133,056	\$44,368	104.9	332.1	0.76	0.76	\$1,269	\$175,536	\$4.03	99.38	
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$66,900	43.16	\$139,463	\$50,490	\$34,953	185.9	594.0	1.22	0.41	\$272	\$41,250	\$0.95	180.10	
28-825-0040-000	4461 LAPEER	05/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,500	76.33	\$191,468	\$124,237	\$165,705	308.5	680.0	4.82	4.82	\$403	\$25,797	\$0.59	308.50	
28-825-0042-000	4487 LAPEER	08/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$143,900	71.95	\$287,619	\$200,000	\$287,619	268.6	424.7	5.09	1.37	\$745	\$39,331	\$0.90	931.90	
06-675-0001-000	3529 24TH	02/01/24	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,750,000	\$1,193,000	31.81	\$2,783,606	\$1,537,449	\$571,055	2,107.4	580.2	28.07	28.07	\$730	\$54,780	\$1.26	2,107.40	
Totals:						\$3,072,010			\$10,834,850	\$3,068,400	\$6,962,758	\$5,996,909	\$2,124,817	5,046.2	57.03	50.43				
								Sale. Ratio =>	28.32					Average per FF=>		Average per Net Acre=>	105,162.81		Average per SqFt=>	\$2.41
								Std. Dev. =>	16.72											

2025 2000M MAJOR/PRIME PER ACRE RATE:\$112,520
2000M MAJOR/PRIME PER ACRE RATE FOR 2026 USED: \$105,163

2025 MAJOR/PRIME PER SF RATE: \$2.58
2000M MAJOR/PRIME PER SF RATE FOR 2026 USED: \$2.41

MAJ/PR SPARSELY POPULATED 2026 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
28-006-3013-000	4198 LAPEER	11/11/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$159,081	\$97,641	\$46,722	110.5	420.7	0.84	0.84	\$884	\$116,239	\$2.67	87.00	
28-006-4013-000	4408 LAPEER	07/31/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$155,300	47.20	\$311,406	\$122,550	\$104,956	248.1	923.3	4.24	4.24	\$494	\$28,903	\$0.66	200.04	
28-006-4016-000	4446 LAPEER	04/09/24	\$10	CD	03-ARM'S LENGTH	\$3,292,950	\$196,700	5.97	\$470,437	\$2,903,388	\$80,875	200.0	453.0	2.08	2.08	\$14,517	\$1,395,860	\$32.04	200.00	
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$352,466	\$149,861	\$152,327	200.0	453.0	2.08	2.08	\$749	\$72,049	\$1.65	200.00	
28-007-3013-501	4100 GRISWOLD	07/26/24	\$355,960	WD	03-ARM'S LENGTH	\$355,960	\$215,700	60.60	\$38,867	\$331,553	\$14,460	150.0	990.0	3.37	3.37	\$2,210	\$98,296	\$2.26	150.00	
28-007-3015-000	4118 GRISWOLD	03/20/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$124,600	69.22	\$314,759	\$51,942	\$186,701	426.1	1330.0	13.10	13.10	\$122	\$3,965	\$0.09	426.06	
28-018-1003-000	4209 GRISWOLD	11/10/23	\$0	MLC	03-ARM'S LENGTH	\$273,000	\$146,500	53.66	\$321,460	\$93,323	\$141,783	1,230.0	1506.9	42.55	42.55	\$76	\$2,193	\$0.05	1,230.00	
28-190-0098-100	MICHIGAN	01/05/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$43,800	125.14	\$110,012	\$35,000	\$110,012	240.0	1136.5	6.30	6.30	\$146	\$5,556	\$0.13	90.00	
28-190-0102-000	2194 MICHIGAN	11/21/24	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$87,900	43.30	\$196,512	\$94,497	\$88,009	161.5	1163.5	4.30	4.30	\$585	\$21,976	\$0.50	81.50	
28-190-0118-200	3552 GRISWOLD	03/21/25	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$525,000	\$262,700	50.04	\$594,008	\$96,577	\$165,585	600.0	600.0	4.13	2.07	\$161	\$23,373	\$0.54	600.00	
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$296,553	\$69,011	\$105,564	132.1	310.0	0.94	0.94	\$522	\$73,416	\$1.69	132.09	
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,200	32.85	\$177,479	\$92,030	\$34,509	59.2	370.0	0.43	0.43	\$1,555	\$216,541	\$4.97	50.00	
28-666-0005-000	2435 MICHIGAN	01/08/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,100	28.54	\$81,978	\$75,061	\$27,039	74.9	187.0	0.52	0.52	\$1,002	\$145,750	\$3.35	120.00	
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$81,100	28.96	\$191,312	\$133,056	\$44,368	104.9	332.1	0.76	0.76	\$1,269	\$175,536	\$4.03	99.38	
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$66,900	43.16	\$139,463	\$50,490	\$34,953	185.9	594.0	1.22	0.41	\$272	\$41,250	\$0.95	180.10	
28-825-0040-000	4461 LAPEER	05/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,500	76.33	\$191,468	\$124,237	\$165,705	308.5	680.0	4.82	4.82	\$403	\$25,797	\$0.59	308.50	
28-825-0042-000	4487 LAPEER	08/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$143,900	71.95	\$287,619	\$200,000	\$287,619	268.6	424.7	5.09	1.37	\$745	\$39,331	\$0.90	931.90	
25-005-2009-100	LAPEER	01/19/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,400	32.40	\$75,600	\$100,000	\$75,600	138.6	343.3	3.60	3.60	\$722	\$27,778	\$0.64	456.76	
Totals:						\$3,437,970			\$7,263,910	\$2,141,500	\$4,310,480	\$4,820,217	\$1,866,787	4,838.8	100.36	93.77				
								Sale. Ratio =>	29.48					Average per FF=>		Average per Net Acre=>	48,030.22		Average per SqFt=>	\$1.10
								Std. Dev. =>	25.50											

2025 2000M SPARSLEY POPULATED PER ACRE RATE: \$40,665
2000M MAJOR/PRIME SPARSLEY POPULATED PER ACRE RATE FOR 2026 USED: \$48,030

X-WAY & WATER ST 2026 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front				
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LENGTH	\$169,900	\$48,200	28.37	\$124,341	\$67,197	\$21,638	37.1	100.0	0.10	0.10	\$1,810	\$707,337	\$16.24	41.33				
28-360-0045-000	2403 GRISWOLD	02/03/25	\$0	MLC	03-ARM'S LENGTH	\$290,000	\$77,400	26.69	\$187,794	\$176,734	\$74,528	140.0	100.0	0.32	0.32	\$1,262	\$550,573	\$12.64	140.00				
28-762-0011-000	2011 WATER	10/04/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$77,600	45.67	\$157,874	\$51,341	\$39,315	71.9	342.0	0.40	0.40	\$714	\$129,977	\$2.98	50.30				
06-422-0036-000	1852 WATER	11/22/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,500	34.09	\$90,371	\$24,271	\$4,642	46.4	100.0	0.11	0.11	\$523	\$231,152	\$5.31	45.57				
06-422-0040-000	1858 WATER	04/25/23	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$22,400	26.35	\$58,879	\$31,121	\$5,000	50.0	50.0	0.06	0.06	\$622	\$545,982	\$12.53	50.00				
06-728-0005-000	1905 WATER	09/24/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$42,800	26.77	\$107,192	\$59,779	\$7,071	70.7	200.0	0.33	0.33	\$845	\$183,935	\$4.22	70.70				
06-728-0010-000	1829 WATER	05/08/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,400	41.85	\$127,743	\$10,899	\$8,642	64.3	200.0	0.30	0.30	\$170	\$36,946	\$0.85	64.25				
Totals:			\$654,800			\$1,114,700	\$360,300		\$854,194	\$421,342	\$160,836	480.4		1.59	1.59								
								Sale. Ratio =>	32.32					Average			Average						
								Std. Dev. =>	8.00					per FF=>	\$877			per Net Acre=>	264,495.92			Average	
														per SqFt=>				\$6.07					

2000M X-WAY & WATER ST PER SF RATE: \$5.33

2000M X-WAY & WATER ST PER SF RATE FOR 2026 USED: \$6.07