2300 COM MOTEL-NATIONAL CHAINS 2024 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	r Parcels ir	Land Table
28-168-0002-001	2301 WATER	05/17/22	$1,700,000	OTH	03-ARM'S LENGT	$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
28-190-0029-000	3600 LAPEER	02/28/23	$120,000	WD	03-ARM'S LENGT	$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
28-190-0030-000	3550 LAPEER	02/07/22	$387,000	WD	19-MULTI PARCE	$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
28-190-0032-000	3500 LAPEER	07/13/21	$350,000	QC	03-ARM'S LENGT	$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
28-190-0035-000	3450 LAPEER	01/26/22	$300,000	WD	03-ARM'S LENGT	$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
28-253-0008-000	2422 GRISWOLD (BL)	11/16/22	$250,000	WD	03-ARM'S LENGT	$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
28-360-0045-000	2403 GRISWOLD (BL)	01/05/23	$120,000	WD	03-ARM'S LENGT	$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
28-664-0004-010	LAPEER	08/30/22	$0	MLC	03-ARM'S LENGT	$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
28-750-0005-000	815 24TH	11/22/21	$475,000	WD	03-ARM'S LENGT	$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
28-750-0073-001	1215 24TH	10/24/22	$0	WD	19-MULTI PARCE	$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
06-343-0004-000	3111 24TH	02/25/22	$170,000	WD	03-ARM'S LENGT	$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		
06-752-0017-000	1232 WATER	09/30/21	$112,500	WD	03-ARM'S LENGT	$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**			**Average**						
							Std. Dev. =>	**20.52**			**per FF=>**	**$1,576**		**per Net Acre=>**	**111,198.25**		**per SqFt=>**	**$2.55**					

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