

2700 BRIDGE HARBOUR YACHT CLUB CONDOMINIUM 2024 PER UNIT RATE

BRIDGE HARBOUR YACHT CLUB CONDOMINIUM ST. CLAIR COUNTY CONDOMINIUM PLAN #72 RECORDED IN LIBER 1228, PAGES 700 TO 767
 1ST AMENDMENT RECORDED IN LIBER 1234, PAGES 474 TO 526- CHANGES NAME TO BRIDGE HARBOR YACHT CLUB CONDOMINIUM
 2ND AMENDMENT RECORDED IN LIBER 1258, PAGES 176 TO 180- AMENDS LEGAL DESC
 3RD AMENDMENT RECORDED IN LIBER 1405, PAGES 707 TO 717- AMENDS LEGAL DESC
 3RD AMENDMENT RE-RECORDED IN LIBER 1442, PAGES 716 TO 726- CORRECTS AMENDED LEGAL DESC

*PER MASTER DEED LIBER 1234, PGS 474-526 ARTICLE V
 VALUE DETERMINATIVE OF THE PROPORTIONATE SHARE OF EACH
 RESPECTIVE CO-OWNER IN THE COMMON ELEMENTS OF CONDO PROJECT
 **THE PERCENTAGE OF VALUE ASSIGNED TO EACH UNIT IS EQUAL
 EVEN THOUGH THERE ARE DIFFERENCES IN SQUARE FOOTAGE
 AND PRICE AMONG THE UNITS.

2024 LAND VALUE: \$293,028
 2024 LAND IMP VALUE: \$581,674
 2024 BUILDING VALUE: \$442,918
 \$1,317,620
 264 UNITS

\$4,991 TCV PER UNIT 2024

COM WATERFRONT 2024 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	ECF Area	Libers/Page	Other Parcels in Sa	Land Table	
28-168-0002-001	2301 WATER	05/17/22	\$1,700,000	OTH	03-ARM'S LENGTH	\$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 COM WA	
28-540-0055-000	3284 WALDHEIM	05/07/21	\$0	MLC	03-ARM'S LENGTH	\$340,000	\$127,500	37.50	\$356,738	\$133,552	\$150,290	190.0	206.5	0.90	0.90	\$703	\$148,226	\$3.40	190.00	4800W	6364/177		4800W RES WATT	
28-864-0037-000	4013 ALETHA	11/15/21	\$350,000	WD	19-MULTI PARCEL	\$350,000	\$148,800	42.51	\$307,900	\$148,238	\$106,138	400.1	427.5	2.34	1.40	\$370	\$63,350	\$1.45	474.65	4800W	5458/223	28-864-0036-000		
Totals:			\$2,050,000			\$2,390,000	\$276,300		\$1,512,649	\$1,664,269	\$786,918	1,716.1		25.59	24.65									
							Sale. Ratio =>	11.56			Average			Average										
							Std. Dev. =>	23.23			per FF=>	\$970		per Net Acre=>	65,033.37									

Minimal sales for waterfront in township, 1 commercial; 2 residential
 Included the 2 residential waterfront sales in analysis.
 Looked for sales in general vicinity on water, only found 2
 1 City of PH vl listing on St Clair River, 1 acre \$2,500,000-not comparable to area
 1 Kimball Twp vl listing on private Pine Lake-not comparable to area

2023 COM WATERFRONT WET-MAIN ACREAGE WAS \$65,007
 CURRENT ANALYSIS VERY CLOSE TO 2023 ANALYSIS, USED 2023 RATES FOR 2024

2024 COM WATERFRONT ACREAGE USED: \$65,007