

2700 BRIDGE HARBOUR YACHT CLUB CONDOMINIUM 2025 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 DETRMINATIVE 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.

2025 LAND VALUE:	\$318,524
2025 LAND IMP VALUE:	\$568,383
2025 BUILDING VALUE:	\$522,008
	\$1,408,915
264 UNITS	\$5,337 TCV PER UNIT 2025

PORT HURON TOWNSHIP COMMERCIAL WATERFRONT SALES

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
28-168-0002-001	2301 WATER ST	05/17/22	\$1,700,000	OTH	03-ARM'S LENGTH	\$1,700,000	\$0	0.00	\$886,287	\$1,344,203	\$530,490	1,125.9	864.7	22.35	22.35	\$1,194	\$60,143	\$1.38	1,125.94
28-920-0001-001	BRIDGE HARBOUR CONDO	12/13/23	\$2,775,000	OTH	03-ARM'S LENGTH	\$2,775,000	\$313,200	11.29	\$257,607	\$2,775,000	\$257,607	503.6	1276.0	14.75	14.75	\$5,510	\$188,097	\$4.32	0.00
Totals:			\$4,475,000			\$4,475,000	\$313,200		\$1,143,894	\$4,119,203	\$788,097	1,629.6		37.10	37.10				
							Sale. Ratio =>	7.00			Average			Average			Average		
							Std. Dev. =>	7.98			per FF=>	\$2,528		per Net Acre=>	111,020.75		per SqFt=>	\$2.55	

WATERFRONT SALES INCLUDING VACANT WATERFRONT SALES IN ADJACENT UNITS

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
28-540-0071-000	2630 WOODLAND	05/15/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$138,000	35.20	\$277,468	\$221,353	\$106,821	143.0	240.6	0.79	0.79	\$1,548	\$280,194	\$6.43	143.00
28-168-0002-001	2301 WATER ST	05/17/22	\$1,700,000	OTH	03-ARM'S LENGTH	\$1,700,000	\$0	0.00	\$886,287	\$1,344,203	\$530,490	1,125.9	864.7	22.35	22.35	\$1,194	\$60,143	\$1.38	1,125.94
28-764-0003-000	3623 STRAWBERRY	09/08/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$149,700	34.41	\$295,606	\$219,889	\$80,495	40.5	158.8	0.46	0.46	\$5,428	\$482,213	\$11.07	125.11
28-766-0040-000	3204 STRAWBERRY	04/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,500	46.30	\$491,050	\$313,670	\$304,720	246.2	1071.8	4.06	4.06	\$1,274	\$77,259	\$1.77	165.00
28-920-0001-001	BRIDGE HARBOUR CONDO	12/13/23	\$2,775,000	OTH	03-ARM'S LENGTH	\$2,775,000	\$313,200	11.29	\$257,607	\$2,775,000	\$257,607	503.6	1276.0	14.75	14.75	\$5,510	\$188,097	\$4.32	503.64
15-036-4026-000	NORTH RIVER	09/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,800	26.91	\$30,000	\$55,000	\$30,000	100.6	3552.0	8.22	8.35	\$547	\$6,691	\$0.15	100.56
20-091-0035-000	NORTH RIVER	12/30/22	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$25,200	84.28	\$54,525	\$29,900	\$54,525	135.9	132.7	0.42	0.42	\$220	\$71,875	\$1.65	135.85
Totals:			\$5,886,900			\$5,886,900	\$872,400		\$2,292,543	\$4,959,015	\$1,364,658	2,295.7		51.05	51.18				
							Sale. Ratio =>	14.82			Average			Average			Average		
							Std. Dev. =>	27.09			per FF=>	\$2,160		per Net Acre=>	97,149.87		per SqFt=>	\$2.23	

*All waterfront sales in township are improved properties.
Added vacant waterfront sales from adjacent units.

2024 BRIDGE HARBOUR CONDO PER ACRE RATE WAS \$65,007/A
WATERFRONT MIXED SALES SHOWED APPROXIMATELY 8.7% INCREASE
(+ 8.7%) BRIDGE HARBOUR PER ACRE RATE FOR 2025 USED: \$70,663