

2700 BRIDGE HARBOUR YACHT CLUB CONDOMINIUM 2026 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

*2 commercial waterfront sales in township, 1 vacant, 1 improved.
 *3 Commercial waterfront sales found in adjacent units but all are improved property.
 *Used acreage rate for the 2 Port Huron Township sales for 2026 Commercial Bridge Harbour Condo Waterfront per acre rate.

*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.

2026 LAND VALUE: \$318,524
 2026 LAND IMP VALUE: \$537,049
 2026 BUILDING VALUE: \$571,741
 \$1,427,314
 264 UNITS **\$5,406 TCV PER UNIT 2026**
 2025 PER UNIT RATE: \$5,337

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
28-764-0072-100	WATER ST	02/27/25	\$400,000	OTH	13-GOVERNMENT	\$400,000	\$0	0.00	\$621,083	\$400,000	\$621,083	2,359.1	555.7	30.10	30.10	\$170	\$13,291	\$0.31	2,359.11
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	503.60
Totals:			\$3,175,000			\$3,175,000	\$313,200		\$878,690	\$3,175,000	\$878,690	2,862.8		44.85	44.85				
								Sale. Ratio =>	9.86					Average					
								Std. Dev. =>	7.98					Average					
														per FF=>	\$1,109				
														Average					
														per Net Acre=>	70,794.68				
														Average					
														per SqFt=>	\$1.63				

2025 2700 COMMERCIAL BRIDGE HARBOUR CONDO WATERFRONT PER ACRE RATE: \$70,663

2700 COMMERCIAL BRIDGE HARBOUR CONDO WATERFRONT PER ACRE RATE FOR 2026 USED: \$70,795

PORT HURON TOWNSHIP W/ ADJ UNIT 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
28-764-0072-100	WATER ST	02/27/25	\$400,000	OTH	13-GOVERNMENT	\$400,000	\$0	0.00	\$621,083	\$400,000	\$621,083	2,359.1	555.7	30.10	30.10	\$170	\$13,291	\$0.31	2,359.11
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	503.60
06-375-0001-100	1005 RIVER	10/09/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$206,200	39.28	\$426,044	\$222,318	\$123,362	249.2	115.5	0.69	0.69	\$892	\$323,137	\$7.42	259.25
06-611-0004-000	1913 RIVERSIDE DR	04/21/23	\$373,500	WD	03-ARM'S LENGTH	\$373,500	\$201,000	53.82	\$411,122	\$176,693	\$214,315	176.2	100.0	0.45	0.45	\$1,003	\$390,914	\$8.97	197.00
06-611-0004-000	1913 RIVERSIDE DR	04/21/23	\$375,000	LC	03-ARM'S LENGTH	\$375,000	\$201,000	53.60	\$411,122	\$178,193	\$214,315	176.2	100.0	0.45	0.45	\$1,011	\$394,232	\$9.05	197.00
Totals:			\$4,448,500			\$4,448,500	\$921,400		\$2,126,978	\$3,752,204	\$1,430,682	3,464.4		46.44	46.44				
								Sale. Ratio =>	20.71					Average					
								Std. Dev. =>	24.74					Average					
														per FF=>	\$1,083				
														Average					
														per Net Acre=>	80,796.81				
														Average					
														per SqFt=>	\$1.85				