

2800W 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	Liber/Page	Other Parcels in Sa	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 COM WAT				
28-540-0055-000	3284 WALDHEIM	05/07/21	\$340,000	SO	03-ARM'S LENGT	\$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	5364/177		4800W RES WATE				
28-864-0037-000	4013 ALETHA	11/15/21	\$350,000	WD	19-MULTI PARCEI	\$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					per SqFt=>	\$1.49

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
 2023 COM WATERFRONT WET- W/FLOOD PLAIN WAS \$53,049
 CURRENT ANALYSIS VERY CLOSE TO 2023 ANALYSIS, USED 2023 RATES FOR 2024

2024 COM WATERFRONT ACREAGE USED: \$65,007

2023 COM WATERFRONT WET- W/FLOOD PLAIN USED: \$53,049