

2800W COMMERCIAL WATERFRONT 2025 LAND RATES

All sales with (-) land residuals removed.

*All sales in township are improved properties. Only 2 commercial waterfront sales in township and no commercial waterfront sales found in adjacent units to include. The two commercial waterfront sales show land rates increasing dramatically.

*Due to lack of commercial waterfront sales and the residential waterfront sales showed an 8.7% increase, the 2024 commercial waterfront rates were increased by 8.7% for 2025.

PORT HURON TOWNSHIP COMMERCIAL WATERFRONT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqFt	Actual Fron		
28-168-0002-001	2301 WATER ST	05/17/22	\$1,700,000	OTH	03-ARM'S L	\$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 L	\$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 per FF=>	\$2,528	Average per Net Acre=>	111,020.75			Average per SqFt=>	\$2.55	
								Std. Dev. =>	7.98												

PORT HURON TOWNSHIP ALL WATERFRONT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqFt	Actual Fron	
28-540-0071-000	2630 WOODLAND	05/15/23	\$392,000	WD	03-ARM'S L	\$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 L	\$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 L	\$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 L	\$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 L	\$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:			\$5,802,000			\$5,802,000	\$832,400		\$2,208,018	\$4,874,115	\$1,280,133	2,059.3		42.41	42.41					
								Sale. Ratio =>	14.35				Average per FF=>	\$2,367	Average per Net Acre=>	114,931.15			Average per SqFt=>	\$2.64
								Std. Dev. =>	19.10											

2024 WET W/FLOOD PLAIN PER ACRE RATE WAS \$53,049/A

INCREASE OF APPROXIMATELY 8.7% FOR 2025

(+8.7%) 2800W WET W/FLOOD PLAIN PER ACRE RATE FOR 2025 USED: \$57,664