

2800W COMMERCIAL WATERFRONT 2026 LAND RATES

All sales with (-) land residuals removed.

*2 commercial waterfront sales in township, 1 vacant and 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 Waterfront per acre rate.

PORT HURON TOWNSHIP COMMERCIAL WATERFRONT SALES 2026 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						
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				Average										
								Std. Dev. =>	7.98		per FF=>				\$1,109		Average								
																per Net Acre=>		70,794.68		Average					
																per SqFt=>		\$1.63							

2025 2800W COMMERCIAL WATERFRONT PER ACRE RATE: \$57,664

2800W COMMERCIAL 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				Average										
								Std. Dev. =>	24.74		per FF=>				\$1,083		Average								
																per Net Acre=>		80,796.81		Average					
																per SqFt=>		\$1.85							