

**3000N INDUSTRIAL 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 | ther Parcels in Sa | Land Table     |
|-----------------|-----------------------------|-----------|------------------|--------|----------------|--------------------|------------------|---------------|------------------|------------------|------------------|----------------|-------|--------------|----------------|------------|--------------|--------------|--------------|----------|------------|--------------------|----------------|
| 28-007-3010-30C | 4030 GRISWOLD               | 04/02/21  | \$0              | MLC    | 03-ARM'S LENGT | \$36,000           | \$31,200         | 86.67         | \$68,512         | \$36,000         | \$68,512         | 225.0          | 358.0 | 1.85         | 1.85           | \$160      | \$19,459     | \$0.45       | 225.00       | 3000N    | 5350/496   |                    | 3000N IND NORI |
| 28-007-3010-30C | 4030 GRISWOLD               | 06/17/22  | \$36,000         | WD     | 03-ARM'S LENGT | \$36,000           | \$30,100         | 83.61         | \$68,512         | \$36,000         | \$68,512         | 225.0          | 358.0 | 1.85         | 1.85           | \$160      | \$19,459     | \$0.45       | 225.00       | 3000N    | 5541/896   |                    | 3000N IND NORI |
| 28-007-3014-001 | 4110 GRISWOLD               | 05/25/22  | \$45,000         | WD     | 03-ARM'S LENGT | \$45,000           | \$30,800         | 68.44         | \$70,070         | \$45,000         | \$70,070         | 238.2          | 945.5 | 5.11         | 5.11           | \$189      | \$8,806      | \$0.20       | 208.17       | 3000N    | 5530/738   |                    | 3000N IND NORI |
| 28-190-0120-001 | 3860 GRISWOLD               | 02/01/23  | \$0              | MLC    | 03-ARM'S LENGT | \$400,000          | \$0              | 0.00          | \$299,958        | \$233,870        | \$133,828        | 428.0          | 291.9 | 3.56         | 3.56           | \$546      | \$65,639     | \$1.51       | 409.47       | 2000N    | 5595/864   |                    | 2000N COM NOF  |
| 28-190-0086-00C | MICHIGAN & LAPEER           | 05/07/22  | \$50,000         | WD     | 03-ARM'S LENGT | \$50,000           | \$117,300        | 234.60        | \$109,472        | \$50,000         | \$109,472        | 274.4          | 348.2 | 2.30         | 2.30           | \$182      | \$21,739     | \$0.50       | 274.36       | 2000M    | 5550/543   |                    | 2000M COM MA   |
| 28-750-0042-00C | 2436 HOWARD (24TH/32ND)     | 08/12/22  | \$0              | MLC    | 03-ARM'S LENGT | \$269,000          | \$53,800         | 20.00         | \$130,977        | \$157,398        | \$19,375         | 70.2           | 231.0 | 0.42         | 0.42           | \$2,242    | \$371,222    | \$8.52       | 80.00        | 2000N    | 5552/392   |                    | 2000N COM NOF  |
| 28-750-0063-00C | 982 25TH (24TH/32ND/HOWARD) | 10/25/22  | \$168,000        | WD     | 03-ARM'S LENGT | \$168,000          | \$46,200         | 27.50         | \$120,302        | \$68,113         | \$20,415         | 74.0           | 126.3 | 0.33         | 0.33           | \$921      | \$205,779    | \$4.72       | 114.00       | 2000N    | 5583/296   |                    | 2000N COM NOF  |
| <b>Totals:</b>  |                             |           | <b>\$299,000</b> |        |                | <b>\$1,004,000</b> | <b>\$309,400</b> |               | <b>\$867,803</b> | <b>\$626,381</b> | <b>\$490,184</b> | <b>1,534.7</b> |       | <b>15.43</b> | <b>15.43</b>   |            |              |              |              |          |            |                    |                |
|                 |                             |           |                  |        |                |                    |                  |               | Sale. Ratio =>   |                  |                  | Average        |       |              | Average        |            |              | Average      |              |          |            |                    |                |
|                 |                             |           |                  |        |                |                    |                  |               | Std. Dev. =>     |                  |                  | per FF=>       |       |              | per Net Acre=> |            |              | per SqFt=>   |              |          |            |                    |                |
|                 |                             |           |                  |        |                |                    |                  |               |                  |                  |                  | \$408          |       |              | 40,600.27      |            |              | \$0.93       |              |          |            |                    |                |

**2024 3000N MAIN ROADS**  
**ACREAGE USED: \$40,600**

REMOVED 12/8/2021 SALE FOR \$240,000 74-28-006-4002-000 AS OUTLIER DUE TO ALMOST HALF OF PROPERTY STATE WETLANDS

**2023 ACREAGE AND SF RATES REDUCED APPROXIMATELY 3.3% FOR 2024**  
**USED A REDUCTION OF 3.3% FROM 2023 MAIN RDS FF RATE FOR 2024**

2023 3000N MAIN RDS FF RATE: \$384  
**2024 3000N MAIN RDS FF RATE LESS 3.3%: \$371**

**3000N INDUSTRIAL SIDE ROADS 2024 LAND RATES**

NO INDUSTRIAL SALES ON SIDE ROADS 3000N AREA  
 MAIN ROADS REDUCED APPROXIMATELY 3.3%

2023 3000N SIDE RDS FF RATE: \$276  
**2024 3000N SIDE RDS FF RATE LESS 3.3%: \$267**

**2024 3000N SIDE RD SF RATE USED: \$0.62**

REMOVED MAIN RDS SF AND ADDED SIDE ROADS SF TABLE TO 3000N FOR 2024  
 USED THE SIDE ROADS FROM 2000N ACREAGE RATE TO DETERMINE SF RATE FOR 3000N  
 DUE TO THE 2 SECTIONS FOR ACREAGE TABLE ARE ALREADY UTILIZED IN THE 3000N NEIGHBORHOOD  
 THE 2024 NON-MAJOR SIDE RDS ACREAGE RATE FOR 2000N NEIGHBORHOOD IS \$27,210 PER ACRE  
 USING 0.62 PER SF FOR THE SF TABLE IN 3000N NEIGHBORHOOD

**3000N MAJOR/PRIME 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 | ther 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 WA |
| 28-190-0029-00C | 3600 LAPEER        | 02/28/23  | \$120,000          | WD     | 03-ARM'S LENGT | \$150,000           | \$127,500          | 85.00         | \$263,980          | \$27,389           | \$141,369          | 199.5          | 283.9  | 1.30         | 1.30           | \$137      | \$21,068     | \$0.48       | 199.45       | 2000M    | 5603/506   |                    | 2000M COM MA |
| 28-190-0030-00C | 3550 LAPEER        | 02/07/22  | \$387,000          | WD     | 19-MULTI PARCE | \$387,000           | \$179,600          | 46.41         | \$363,879          | \$168,323          | \$145,202          | 228.0          | 494.0  | 1.29         | 0.65           | \$738      | \$130,281    | \$2.99       | 228.00       | 2000M    | 5492/547   | 28-190-0031-00C    | 2000M COM MA |
| 28-190-0032-00C | 3500 LAPEER        | 07/13/21  | \$350,000          | QC     | 03-ARM'S LENGT | \$350,000           | \$158,800          | 45.37         | \$429,884          | \$60,738           | \$140,622          | 228.0          | 247.0  | 1.29         | 1.29           | \$266      | \$46,974     | \$1.08       | 228.00       | 2000M    | 5417/907   |                    | 2000M COM MA |
| 28-190-0035-00C | 3450 LAPEER        | 01/26/22  | \$300,000          | WD     | 03-ARM'S LENGT | \$300,000           | \$144,800          | 48.27         | \$307,344          | \$63,850           | \$71,194           | 114.0          | 247.0  | 0.65         | 0.65           | \$560      | \$98,839     | \$2.27       | 114.00       | 2000M    | 5501/859   |                    | 2000M COM MA |
| 28-253-0008-00C | 2422 GRISWOLD (BL) | 11/16/22  | \$250,000          | WD     | 03-ARM'S LENGT | \$250,000           | \$80,600           | 32.24         | \$165,456          | \$136,031          | \$51,487           | 98.7           | 100.0  | 0.23         | 0.23           | \$1,379    | \$601,907    | \$13.82      | 98.66        | 2000M    | 5582/093   |                    | 2000M COM MA |
| 28-360-0045-00C | 2403 GRISWOLD (BL) | 01/05/23  | \$120,000          | WD     | 03-ARM'S LENGT | \$120,000           | \$72,100           | 60.08         | \$149,289          | \$43,841           | \$73,130           | 140.0          | 100.0  | 0.32         | 0.32           | \$313      | \$136,576    | \$3.14       | 140.00       | 2000M    | 5594/703   |                    | 2000M COM MA |
| 28-664-0004-01C | LAPEER             | 08/30/22  | \$0                | MLC    | 03-ARM'S LENGT | \$280,000           | \$77,000           | 27.50         | \$164,323          | \$202,186          | \$86,509           | 231.1          | 302.6  | 0.77         | 0.30           | \$875      | \$262,579    | \$6.03       | 231.11       | 2000M    | 5558/020   | 28-664-0004-001    | 2000M COM MA |
| 28-750-0005-00C | 815 24TH           | 11/22/21  | \$475,000          | WD     | 03-ARM'S LENGT | \$475,000           | \$206,100          | 43.39         | \$434,872          | \$196,750          | \$156,622          | 155.0          | 407.5  | 1.45         | 1.45           | \$1,269    | \$135,690    | \$3.12       | 155.00       | 2000M    | 5471/523   |                    | 2000M COM MA |
| 28-750-0073-001 | 1215 24TH          | 10/24/22  | \$0                | WD     | 19-MULTI PARCE | \$5,750,000         | \$2,033,700        | 35.37         | \$4,212,490        | \$2,416,166        | \$878,656          | 384.9          | 1429.6 | 12.63        | 12.63          | \$6,278    | \$191,304    | \$4.39       | 384.85       | 2000M    | 5580/564   | 28-360-0011-00C    | 2000M COM MA |
| 06-343-0004-00C | 3111 24TH          | 02/25/22  | \$170,000          | WD     | 03-ARM'S LENGT | \$170,000           | \$67,500           | 39.71         | \$167,541          | \$6,567            | \$4,108            | 50.0           | 120.0  | 0.14         | 0.14           | \$131      | \$47,587     | \$1.09       | 50.00        |          | 5501/127   |                    |              |
| 06-752-0017-00C | 1232 WATER         | 09/30/21  | \$112,500          | WD     | 03-ARM'S LENGT | \$112,500           | \$28,300           | 25.16         | \$92,600           | \$24,719           | \$4,819            | 46.2           | 105.6  | 0.11         | 0.11           | \$536      | \$220,705    | \$5.07       | 46.15        |          | 5442/114   |                    |              |
| <b>Totals:</b>  |                    |           | <b>\$3,984,500</b> |        |                | <b>\$10,044,500</b> | <b>\$3,176,000</b> |               | <b>\$7,599,669</b> | <b>\$4,729,039</b> | <b>\$2,284,208</b> | <b>3,001.2</b> |        | <b>42.53</b> | <b>41.41</b>   |            |              |              |              |          |            |                    |              |
|                 |                    |           |                    |        |                |                     |                    |               | Sale. Ratio =>     |                    |                    | Average        |        |              | Average        |            |              | Average      |              |          |            |                    |              |
|                 |                    |           |                    |        |                |                     |                    |               | Std. Dev. =>       |                    |                    | per FF=>       |        |              | per Net Acre=> |            |              | per SqFt=>   |              |          |            |                    |              |
|                 |                    |           |                    |        |                |                     |                    |               |                    |                    |                    | \$1,576        |        |              | 111,198.25     |            |              | \$2.55       |              |          |            |                    |              |

**2024 MAJOR/PRIME ACREAGE USED: \$111,198**

\*Included sales from City of Port Huron that were used in previous year analysis as they still fall within study time frame