

4800W RESIDENTIAL WATERFRONT 2025 LAND RATES

All sales with (-) land residuals removed.

PORT HURON TOWNSHIP 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
28-540-0071-000	2630 WOODLAND	05/15/23	\$392,000	WD	03-ARM'S LENGTH	\$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 LENGTH	\$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 LENGTH	\$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 LENGTH	\$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 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	14.75
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				Average			Average		
								Std. Dev. =>	19.10	per FF=>		\$2,367		per Net Acre=>	114,931.15		per SqFt=>	\$2.64	

WATERFRONT SALES INCLUDING VACANT WATERFRONT SALES IN ADJACENT UNITS

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
28-540-0071-000	2630 WOODLAND	05/15/23	\$392,000	WD	03-ARM'S LENGTH	\$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 LENGTH	\$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 LENGTH	\$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 LENGTH	\$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 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	503.64
15-036-4026-000	NORTH RIVER	09/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,800	26.91	\$30,000	\$55,000	\$30,000	100.6	3552.0	8.22	8.35	\$547	\$6,691	\$0.15	100.56
20-091-0035-000	NORTH RIVER	12/30/22	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$25,200	84.28	\$54,525	\$29,900	\$54,525	135.9	132.7	0.42	0.42	\$220	\$71,875	\$1.65	135.85
Totals:			\$5,886,900			\$5,886,900	\$872,400		\$2,292,543	\$4,959,015	\$1,364,658	2,295.7		51.05	51.18				
								Sale. Ratio =>	14.82	Average				Average			Average		
								Std. Dev. =>	27.09	per FF=>		\$2,160		per Net Acre=>	97,149.87		per SqFt=>	\$2.23	

*All waterfront sales in township are improved properties. Added vacant waterfront sales from adjacent units.

*Parcels in neighborhood that are not on thru roads only had 1 sale. Not enough sales to determine FF rate. Instead, those FF rates were increased by the 8.7% to be consistent in the area.

*Majority of large acreage waterfront areas include flood plain and/or wetlands. Did not use the average per Net Acre value for those parcels as that would reflect parcels with majority of buildable sites. Instead, acreage tables were increased by the 8.7% to be consistent in the area.

STRAW-WET W/FL FF RATE FOR 2025 USED: \$2,160

2024 MUELLER-WET FF RATE WAS \$747 FF
INCREASE OF APPROXIMATELY 8.7% FOR 2025
MUELLER-WET FF RATE FOR 2025 USED: \$812

2024 RIVW'OD/ALETHA FF RATE WAS \$510 FF
INCREASE OF APPROXIMATELY 8.7% FOR 2025
RIVW'D/ALETHA FF RATE FOR 2025 USED: \$554

2024 SECT LAND BUILD/WET PER ACRE RATE WAS \$36,906/A
INCREASE OF APPROXIMATELY 8.7% FOR 2025
SECT LAND BUILD/WET PER ACRE RATE FOR 2025 USED: \$40,117

2024 SECT LAND FL PL/RUR PER ACRE RATE WAS \$18,491/A
INCREASE OF APPROXIMATELY 8.7% FOR 2025
SECT LAND FL PL/RUR PER ACRE RATE FOR 2025 USED: \$20,100