

RICHMOND SAINT CLAIR 2026 INDUSTRIAL VACANT LAND ANALYSIS

2 Year Sale Study 04/01/2023 thru 03/31/2025

Township	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Prev. Assessed	Land Value	Net Acreage	Net Sqft	\$/ Sqft	ffec. Fror	Ave. Depth	Reason for Adjustment	Class	Other Parcels in Sale
<40,000 SQFT																			
Port Huron	28-750-0063-100	25TH	11/30/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,100	54.00	\$8,100	\$22,664	0.26	11,325.60	\$1.32	90.0	57.4		126.0	202
Port Huron	28-883-0025-000	25TH	12/12/24	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$5,000	17.86	\$5,000	\$8,616	0.29	12,632.40	\$2.22	102.0	102.0		248.0	302 28-883-0026-000
Port Huron	28-883-0025-001	2603 25TH	12/12/24	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$5,000	17.86	\$5,000	\$8,616	0.29	12,632.40	\$2.22	102.0	102.0		248.0	302 28-883-0026-000
City of Port Huron	06-514-0080-000	1608 GARFIELD	02/22/24	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$25,400	37.35	\$25,400	\$96,912	0.69	30,012.84	\$2.27	150.0	176.2		200.1	202
							\$139,000					1.53	66,603.24	\$2.09					
40,000-100,000 SQFT																			
Port Huron	28-840-0008-000	DOVE	05/24/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,700	65.67	\$19,700	\$23,906	0.94	40,946.40	\$0.73	136.0	136.0		301.5	302
China	13-280-0002-000	BREE	04/26/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,100	62.44	\$28,100	\$28,410	1.29	56,148.84	\$0.80	116.9	116.9		480.2	302
Kimball	25-115-0004-011	WADHAMS	03/11/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$72,400	62.96	\$72,400	\$29,230	1.33	57,760.56	\$1.99	165.1	165.1		350.0	302
Richmond City	05-006-1003-000	10720 GRATIOT AVE	03/31/25	\$500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$136,000	\$23,300	17.13	\$23,300	\$46,600	1.58	68,824.8	\$1.98	0.0	0.0			202 05-006-1004-000
							\$326,000					5.14	223,680.6	\$1.46					
100,000-1,000,000 SQFT																			
City of Marysville	03-865-0092-000	804 BUSHA	10/27/23	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$85,000	85.00	\$85,000	\$348,489	2.56	111,600.72	\$0.90	721.0	633.6		615.8	202 03-865-0102-000
Port Huron	28-754-0014-000	PETTIT	08/22/24	\$0	MLC	03-ARM'S LENGTH	\$56,000	\$24,500	43.75	\$24,500	\$68,416	3.10	135,210.24	\$0.41	109.7	109.7		1,232.5	302
Ira	23-130-0002-000	RADIANCE	01/23/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$184,800	54.35	\$184,800	\$375,640	3.77	164,264.76	\$2.07	450.0	450.0		363.0	302
Port Huron	28-825-0042-000	4487 LAPEER	08/01/23	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$143,900	71.95	\$143,900	\$431,456	4.77	207,781.20	\$0.96	999.0	652.5		402.8	202 28-825-0041-000
Marine City	02-001-2030-002	DEGURSE	04/14/23	\$110,100	WD	03-ARM'S LENGTH	\$110,100	\$60,500	54.95	\$60,500	\$163,680	5.17	225,030.96	\$0.49	243.8	243.8		929.1	302
Marine City	02-001-2030-002	DEGURSE	04/19/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$69,100	55.28	\$69,100	\$163,680	5.17	225,030.96	\$0.56	243.8	243.8		929.1	302
St Clair	30-002-4009-000	GRATIOT	01/03/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,300	35.53	\$59,800	\$112,966	8.31	361,983.60	\$0.41	436.5	436.5		829.3	302
Port Huron	28-800-0003-000	MICHIGAN	09/05/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$44,600	74.33	\$44,600	\$114,567	10.00	435,600.00	\$0.14	330.0	330.0		1,320.0	302
Marine City	02-012-3004-000	2006 S PARKER ST	12/26/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,200	49.73	\$149,200	\$147,817	11.15	485,737.56	\$0.62	347.0	347.0		1,480.5	302
							\$1,441,100					54.00	2,352,240.00	\$0.61					
+100,000 SQFT																			
Richmond City	05-006-1004-000	GRATIOT AVE	03/31/25	\$500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$364,000	\$62,600	17.20	\$62,600	\$125,120	23.00	1,001,880.0	\$0.36	0.0	0.0			202 05-006-1003-000
Casco	12-031-3001-000	5816 BETHUY	04/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,900	40.97	\$122,900	\$284,503	40.00	1,742,400.00	\$0.17	1,320.0	1,320.0		1,320.0	302
Greenwood	22-033-4005-020	METCALF RD	08/30/24	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$351,540	\$172,300	49.01	\$74,700	\$452,751	49.61	2,160,793.80	\$0.16	0.0	2,644.5		0.0	302 22-033-4005-010
Greenwood	22-028-1002-030	BROWN	04/11/23	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,146,000	\$416,200	36.32	\$479,600	\$0	191.45	8,339,562.00	\$0.14	0.0	0.0		0.0	302 22-028-1002-010
							\$2,161,540						13,244,635.8	\$0.16					