

2025 Off Water Group Land Value Analysis for 2026 Assessments - Secord Township

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	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	
130-028-403-001-10	264 E RIDGE RD	2/9/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,700	46.27	\$95,865	\$15,135	\$36,000	150.0	280.0	\$101	150.00	1283/366		Back lot off Water	10/02/2020	401	
130-370-000-005-00	PINELANDS PT RD	5/23/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,900	37.67	\$85,033	\$58,759	\$53,792	224.1	411.3	\$262	251.20	1267/804		Back lot off Water	09/27/2021	401	
130-086-000-026-00	3598 LAKESHORE DR	9/29/2023	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$59,100	32.12	\$181,033	\$32,567	\$29,600	123.3	121.0	\$264	122.00	1276/576		Back lot off Water	11/22/2022	401	
130-204-000-002-00	2815 WEST RIVER DR	11/13/2023	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$57,100	30.37	\$185,525	\$26,475	\$24,000	100.0	300.0	\$265	100.00	1279/305		Back lot off Water	08/21/2023	401	
130-202-000-004-00	WEST RIVER DR	5/3/2024	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$31,600	25.28	\$65,214	\$107,788	\$48,002	200.0	677.9	\$539	200.00	1288-411	130-202-000-005-00	Back lot off Water	09/21/2023	401	
130-204-000-004-00	WEST RIVER DR	10/11/2024	\$395,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$395,000	\$208,400	52.76	\$418,041	\$127,972	\$151,013	191.3	738.3	\$669	188.00	1299/004	130-115-000-178-00	Back lot off Water	09/28/2023	402	
Totals:			\$1,057,000			\$1,057,000	\$424,800		\$1,030,711	\$368,696	\$342,407	988.8									
							Sale. Ratio =>	40.19				Average									
							Std. Dev. =>	10.38				per FF=>	\$373								

A review of arm's-length sales during the two-year study period found no vacant land sales in the Off Water Group. The average was given weight when deriving a front foot conclusion. The determined front foot rate has been applied. The determined Residential Acreage Table has also been applied.

2026 Off Water Group Front Foot Rate as Applied

340/FF

2026 Residential Acreage Rate Table

	Per Acre	Total		Per Acre	Total		Per Acre	Total		Per Acre	Total
1 Acre:	\$12,000	\$12,000	3 Acre:	\$8,000	\$24,000	10 Acre:	\$4,500	\$45,000	30 Acre:	\$3,200	\$96,000
1.5 Acre:	\$11,000	\$16,500	4 Acre:	\$7,000	\$28,000	15 Acre:	\$4,000	\$60,000	40 Acre:	\$2,900	\$116,000
2 Acre:	\$10,000	\$20,000	5 Acre:	\$6,000	\$30,000	20 Acre:	\$3,500	\$70,000	50 Acre:	\$2,700	\$135,000
2.5 Acre:	\$9,000	\$22,500	7 Acre:	\$5,000	\$35,000	25 Acre:	\$3,300	\$82,500	100 Acre:	\$2,200	\$220,000