

**2025 Residential Group 401 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	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
130-147-000-030-00	2536 BLUEBERRY LN	12/8/2023	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$62,400	44.26	\$208,036	(\$48,586)	\$18,450	0.55	0.55	(\$88,178)	1281/690		Residential	09/18/2025	401
130-025-200-003-05	1760 THREE RIVERS RD	4/7/2024	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$41,900	209.50	\$88,517	(\$53,757)	\$14,760	0.73	0.73	(\$73,944)	1287/710		Residential	12/17/2021	401
130-146-000-019-00	783 DEER LANE	8/14/2024	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$64,300	54.49	\$143,363	(\$9,373)	\$15,990	0.28	0.28	(\$33,004)	1294/804		Residential	10/23/2024	401
130-024-202-002-11	2422 THREE RIVERS RD	1/24/2024	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,700	101.75	\$99,617	(\$36,367)	\$23,250	3.49	3.49	(\$10,420)			Residential	12/17/2021	401
130-003-100-002-00	3958 THENDARA DR	7/3/2024	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$28,100	80.29	\$54,092	\$27,183	\$46,275	10.54	10.54	\$2,579	1292/684		Residential	09/11/2025	401
130-011-200-001-03	WIRTZ RD	11/10/2023	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$66,100	50.85	\$157,988	\$108,979	\$136,967	40.89	35.39	\$2,665	1279/354	130-011-201-001-02	Residential	12/15/2021	401
130-015-200-001-00	WEST RIVER DR	6/18/2024	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,600	104.00	\$29,630	\$15,000	\$29,630	5.50	5.50	\$2,727	1291/250		Residential	11/09/2023	402
130-033-203-001-00	1120 N M30	12/1/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$103,900	34.63	\$267,931	\$198,162	\$166,093	66.79	66.79	\$2,967	1280/187		Residential	09/30/2025	401
130-002-104-001-02	THREE RIVERS RD	2/23/2024	\$93,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$93,000	\$32,400	34.84	\$89,122	\$93,000	\$89,122	30.00	10.00	\$3,100	1284-071	130-002-104-001-03	Residential	09/18/2025	402
130-013-202-002-00	OFF THREE RIVERS RD	10/24/2023	\$98,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$98,100	\$48,500	49.44	\$123,510	\$98,100	\$123,510	31.50	20.00	\$3,114	1278/287	130-013-202-003-00	Residential	09/15/2025	001
130-002-300-001-10	WIRTZ RD	12/21/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,700	39.75	\$111,565	\$120,000	\$107,013	35.19	35.19	\$3,410	1281/525		Residential	10/28/2021	401
130-013-203-002-00	2808 N THREE RIVERS RD	10/30/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,600	48.00	\$154,857	\$37,321	\$47,178	10.80	10.80	\$3,456	1279/336		Residential	09/15/2025	401
130-024-404-002-36	2001 FORNIER RD	9/19/2024	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$91,200	51.82	\$179,450	\$63,858	\$67,308	18.00	18.00	\$3,548	1298/008		Residential	09/28/2021	401
130-122-000-101-15	3251 PINEHURST DR	9/17/2024	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$38,100	41.19	\$81,095	\$69,569	\$58,164	16.67	16.67	\$4,173	1297/699		Residential	09/10/2024	401
130-024-202-004-00	THREE RIVERS RD	11/1/2024	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$70,300	41.87	\$136,935	\$56,931	\$25,966	5.04	5.04	\$11,296	1300/739		Residential	12/16/2021	401
130-021-303-004-00	N M30	11/22/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$41,500	69.17	\$89,474	\$60,000	\$89,474	4.90	4.90	\$12,245	1302/548		Residential	10/27/2021	402
130-024-202-002-13	THREE RIVERS RD	5/2/2024	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$22,100	26.31	\$41,916	\$65,334	\$23,250	3.49	3.49	\$18,720	1228/480		Residential	12/17/2021	401
130-024-202-002-13	THREE RIVERS RD	1/23/2025	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$22,100	24.83	\$41,916	\$70,334	\$23,250	3.49	3.49	\$20,153	1304/734		Residential	12/17/2021	401
130-045-000-024-00	3167 LAKESHORE DR	7/21/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$105,700	28.19	\$257,676	\$218,198	\$100,874	0.17	0.17	\$1,261,260	1271/844		Residential	11/08/2022	401
Totals:			\$2,299,500			\$2,299,500	\$1,012,200		\$2,356,690	\$1,153,886	\$1,206,524	288.03	251.03						
								Sale. Ratio =>	44.02			Average							
								Std. Dev. =>	42.79			per Net Acre=>		4,006.19					

A review of arm's-length sales during the two-year study period found minimal vacant land sales to draw conclusions from. Additional sales were collected from neighboring townships. The determined Residential Acreage Table has been applied to all Residential Groups.

	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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	\$/Acre	Liber/Page
150-035-400-006-00	HUNTER	04/26/23	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$21,200	46.09	\$46,000	17.50	17.50	\$2,629	1265/838
010-032-200-015-00	BARD	09/19/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,600	45.54	\$65,000	20.00	20.00	\$3,250	1275/825
120-009-200-002-11	4885 SCHMIDT	10/17/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$37,500	57.69	\$65,000	20.00	20.00	\$3,250	1277/855
050-011-402-002-00	W SUN OIL RD	04/01/24	\$79,900	LC	03-ARM'S LENGTH	\$79,900	\$24,000	30.04	\$79,900	20.00	20.00	\$3,995	1287/156
010-029-404-002-02	W LYLE	09/21/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,400	36.00	\$90,000	25.82	25.82	\$3,486	1276/246
060-010-100-001-02	5840 TWO MILE	09/06/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$31,100	29.62	\$105,000	30.00	30.00	\$3,500	1275/245
050-016-102-001-01	1575 SMITH RD	10/19/23	\$124,900	LC	03-ARM'S LENGTH	\$124,900	\$38,200	30.58	\$124,900	30.00	30.00	\$4,163	1278/675
010-003-200-001-04	4271 W CALHOUN	11/22/23	\$158,906	LC	03-ARM'S LENGTH	\$158,906	\$45,800	28.82	\$158,906	37.39	37.39	\$4,250	1279/766
050-011-300-004-00	806 MCKIMMY	06/17/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,000	44.00	\$100,000	40.00	40.00	\$2,500	1291/236
070-010-401-001-00	STILLWAGON	11/27/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,000	38.46	\$130,000	40.00	40.00	\$3,250	1280/30
040-013-302-001-10	4540 E SUGAR RIVER	06/14/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$55,500	41.11	\$135,000	40.00	40.00	\$3,375	1291/201
070-010-404-001-00	827 DRUMMOND	06/21/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,000	42.86	\$140,000	40.00	40.00	\$3,500	1291/480
020-028-100-004-00	HERNER RD	10/07/24	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$44,000	29.73	\$148,000	40.00	40.00	\$3,700	1298/561
060-008-100-001-10	HILTS RD	11/27/23	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$42,000	28.19	\$149,000	40.00	40.00	\$3,725	1279/944
030-024-400-002-00	4200 MCGRATH	08/21/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,500	42.94	\$85,000	40.50	40.50	\$2,099	1273/818
040-019-200-005-51	BENSCH	04/04/23	\$161,000	LC	03-ARM'S LENGTH	\$161,000	\$36,400	22.61	\$161,000	45.73	45.73	\$3,521	1264/908
070-021-300-001-00	5202 N M30	10/13/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,200	35.49	\$195,000	48.28	48.28	\$4,039	1278/76
140-013-200-003-00	OBERLIN RD	10/17/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,000	45.56	\$180,000	60.00	60.00	\$3,000	1278/303
050-027-100-002-00	SHAFFER	06/09/23	\$205,005	WD	03-ARM'S LENGTH	\$205,005	\$78,000	38.05	\$205,005	80.00	80.00	\$2,563	1268/444
050-023-100-004-00	DUNDAS RD	07/31/24	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$88,000	32.96	\$267,000	80.00	80.00	\$3,338	1294/138
150-006-100-003-00	3180 LONG	10/25/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$91,000	34.67	\$262,500	90.00	87.52	\$2,917	1300/392
020-030-200-002-00	3/4 MI W OF DEER RD	06/08/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$97,800	60.37	\$162,000	93.19	93.19	\$1,738	1268/457