

2025 Water Group 2 and Water Group 3 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		
130-135-000-011-00	3647 PINELANDS PT RD	6/16/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,100	49.64	\$322,362	\$16,480	\$68,467	86.7	244.6	\$190	80.00	1270/009		WATER3	09/17/2024	401		
130-113-000-108-00	518 WEST RIVER CT	7/6/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,500	41.85	\$178,727	\$16,949	\$60,676	77.0	146.2	\$220	60.00	1270/413		WATER2	11/10/2023	401		
130-033-101-004-00	1563 LAKESHORE DR	11/20/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$127,500	38.06	\$415,988	\$58,168	\$139,156	176.6	544.5	\$329	169.39	1279/577		WATER2	10/19/2020	401		
130-155-000-010-00	1043 SIESTA RD	10/8/2024	\$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$129,400	49.77	\$273,836	\$72,186	\$86,022	151.4	343.9	\$477	151.37	1298/857	130-155-000-031-00	WATER2	10/11/2024	401		
130-110-000-028-00	3259 BEAVER CT	8/1/2024	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$37,700	55.44	\$96,230	\$45,789	\$74,019	93.9	124.8	\$487	115.90	1294/439		WATER2	09/15/2023	401		
130-126-000-228-10	3909 WEST BRANCH DR	6/19/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,900	40.73	\$275,582	\$43,668	\$59,250	75.0	289.8	\$582	75.00	1269/192		WATER3	09/11/2024	401		
130-175-000-003-02	3989 W THENDARA DR	10/22/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$173,800	40.89	\$443,043	\$51,582	\$69,625	88.1	250.8	\$585	98.30	1300/401		WATER3	09/11/2025	401		
130-126-000-215-00	3821 N WEST BRANCH DR	10/29/2024	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$94,800	45.58	\$220,184	\$45,249	\$57,433	72.7	228.3	\$622	70.00	1300/443		WATER3	09/17/2024	401		
130-110-000-029-00	3263 BEAVER CT	1/13/2025	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$37,200	47.09	\$90,019	\$47,627	\$58,646	74.4	108.0	\$640	75.80	1304/187		WATER2	09/15/2023	401		
130-077-000-079-10	3986 FOUR SEASONS DR	6/7/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,600	39.81	\$212,301	\$48,270	\$50,571	64.0	228.0	\$754	60.00	1291/073		WATER3	09/14/2023	401		
130-160-000-017-00	1138 RIVERS TERRACE RD	8/23/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,300	40.40	\$77,435	\$63,163	\$65,598	83.2	205.8	\$759	84.87	1295/627		WATER2	09/22/2020	401		
130-211-000-041-00	101 DEER RUN TRAIL	11/3/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$47,900	27.37	\$175,208	\$65,242	\$65,450	83.1	297.3	\$786	84.58	1278/787		WATER2	10/06/2023	401		
130-127-000-264-00	3558 E PINECREST DR	3/12/2025	\$388,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$388,000	\$159,900	41.21	\$376,217	\$129,835	\$118,052	149.4	262.7	\$869	151.40	1308/467	130-127-000-265-00	WATER3	10/17/2024	401		
130-175-000-003-03	3985 W THENDARA DR	8/23/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,700	40.82	\$75,373	\$69,878	\$60,251	76.3	256.3	\$916	75.00	1295/773		WATER3	09/11/2025	401		
130-126-000-246-01	180 N WEST BRANCH DR	6/24/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$126,100	37.64	\$324,967	\$65,333	\$55,300	70.0	161.0	\$933	70.00	1291/651		WATER3	09/10/2024	401		
130-160-000-005-00	1040 RIVERS TERRACE RD	5/10/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$78,100	42.22	\$172,217	\$77,919	\$65,136	82.7	238.9	\$943	73.96	1290/182		WATER2	09/22/2020	401		
130-121-000-066-00	3274 PINEHURST DR	7/14/2023	\$266,055	WD	03-ARM'S LENGTH	\$266,055	\$105,900	39.80	\$236,915	\$122,887	\$93,747	118.7	300.4	\$1,036	120.00	1270/658		WATER3	09/11/2024	401		
130-212-000-061-10	76 WHITE TAIL TRAIL	11/22/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$86,100	26.49	\$284,129	\$143,947	\$103,076	130.8	233.5	\$1,101	131.85	1280/001		WATER2	09/29/2023	401		
130-028-400-004-10	499 RIDGE RD	3/12/2025	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$39,700	38.92	\$87,581	\$47,896	\$33,477	42.5	149.8	\$1,127	52.47	1307/735		WATER2	09/17/2020	401		
130-210-000-006-00	43 WHITE TAIL TRAIL	6/2/2023	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$89,300	26.50	\$289,958	\$153,159	\$106,117	134.7	285.2	\$1,137	141.27	1268/332		WATER2	09/29/2023	401		
130-010-303-001-01	551 WEST RIVER CT	5/13/2024	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$254,800	35.64	\$627,232	\$262,358	\$174,590	221.0	0.0	\$1,187	221.00	1289/076		WATER3	11/14/2023	401		
130-113-000-112-00	2996 WEST RIVER DR	5/10/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$57,500	23.19	\$214,826	\$89,337	\$56,163	71.3	210.1	\$1,254	66.91	1289/413		WATER2	11/10/2023	401		
130-137-000-121-00	3922 PINELANDS PT RD	8/23/2023	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$108,000	33.49	\$280,207	\$98,546	\$56,253	71.2	547.3	\$1,384	71.00	1275/009		WATER3	10/18/2024	401		
130-076-000-055-00	3878 FOUR SEASONS DR	7/29/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$67,000	29.13	\$159,841	\$123,879	\$53,720	68.0	294.2	\$1,822	72.00	1294/166		WATER3	09/29/2023	401		
130-075-000-037-00	3770 JENNINGS CT	8/30/2024	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$94,100	29.45	\$242,638	\$134,392	\$57,530	72.8	223.3	\$1,846	70.00	1296/055		WATER3	09/13/2023	401		
130-071-000-024-00	1191 NOKOMIS RD	8/8/2023	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$86,300	25.23	\$223,612	\$165,893	\$47,505	60.1	139.6	\$2,759	60.20	1272-718		WATER3	09/15/2020	401		
Totals:			\$6,680,055			\$6,680,055	\$2,436,200		\$6,376,628	\$2,259,632	\$1,935,830	2,495.5										
							Sale. Ratio =>		36.47	Average												
							Std. Dev. =>		8.33	per FF=>												

A review of arm's-length sales during the two-year study period found no vacant land sales in Water Group 2 and Water Group 3. These two groups were determined to be have similar influences and were combined together for analysis purposes. The average was given weight when deriving a front foot conclusion. The determined front foot rate has been applied.

2026 Water Group 2 and Water Group 3 Front Foot Rate as Applied
900/FF