

2025 Water Group 4 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	Effic. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
130-115-000-178-00	2786 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	1299/004	130-204-000-004-00	WATER4	09/28/2023	401
130-015-300-001-01	2549 LAKESHORE DR	5/12/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$160,100	47.79	\$404,916	\$68,824	\$138,740	101.6	323.2	\$678	1266/824		WATER4	11/06/2024	401
130-177-000-066-00	3792 PENINSULAR DR	5/5/2024	\$165,900	WD	03-ARM'S LENGTH	\$165,900	\$98,600	59.43	\$213,827	\$62,901	\$110,828	81.1	104.2	\$775	1288/589		WATER4	09/30/2021	401
130-090-000-016-00	3399 LAKESHORE DR	6/12/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$101,200	51.90	\$235,824	\$75,281	\$116,105	85.0	172.1	\$886	1268/540		WATER4	11/22/2022	401
130-120-000-031-00	3338 PINECREST DR	6/5/2024	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$65,000	67.01	\$142,734	\$89,500	\$135,234	99.0	226.2	\$904	1290/302		WATER4	09/17/2025	401
130-070-000-003-00	3765 LAKESHORE DR	8/4/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,300	52.65	\$244,553	\$87,494	\$132,047	96.7	203.9	\$905	1272/423		WATER4	11/23/2022	401
130-136-000-071-00	3694 PINELANDS PT RD	11/16/2023	\$292,250	WD	03-ARM'S LENGTH	\$292,250	\$151,600	51.87	\$348,130	\$139,913	\$195,793	143.3	177.5	\$976	1279/796		WATER4	10/11/2024	401
130-137-000-102-10	3814 PINELANDS PT RD	7/26/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$155,000	53.45	\$334,953	\$132,536	\$177,489	129.9	5881.5	\$1,020	1294/143		WATER4	09/10/2024	401
130-090-000-011-00	3423 LAKESHORE DR	11/27/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,500	47.81	\$177,500	\$77,423	\$94,923	69.5	258.5	\$1,114	1280/912		WATER4	11/22/2022	401
130-095-000-013-00	3745 LAKESHORE DR	7/10/2023	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$108,800	46.50	\$249,946	\$126,072	\$142,018	104.0	242.3	\$1,213	1270/370		WATER4	11/23/2022	401
130-002-201-001-03	3991 LAKESHORE DR	6/7/2024	\$465,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$465,000	\$248,700	53.48	\$504,442	\$133,543	\$172,985	109.1	300.0	\$1,224	1290/689	130-002-201-001-06	WATER4	11/23/2022	401
130-200-000-002-00	3261 LAKESHORE DR	7/19/2023	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$77,100	44.70	\$179,397	\$74,681	\$81,578	59.7	220.6	\$1,251	1272/067		WATER4	11/21/2022	401
130-112-000-085-01	3108 WEST RIVER DR	7/31/2023	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$182,000	45.79	\$418,729	\$242,209	\$263,438	192.9	339.8	\$1,256	1272/056		WATER4	NOT INSPECTED	401
130-120-000-015-00	3285 PINECREST DR	6/27/2023	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$100,800	44.60	\$234,963	\$108,240	\$117,203	85.8	171.7	\$1,262	1269/809		WATER4	09/11/2024	401
130-002-201-001-04	3989 N LAKESHORE DR	11/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,600	49.45	\$173,027	\$165,000	\$173,027	126.7	610.0	\$1,303	1301/459		WATER4	09/30/2025	402
130-136-000-093-00	3784 PINELANDS PT RD	4/11/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$111,000	43.36	\$258,586	\$90,302	\$92,888	68.0	201.2	\$1,328	1265-447		WATER4	10/18/2024	401
130-137-000-103-00	3818 PINELANDS PT RD	6/26/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$109,600	45.67	\$238,950	\$96,716	\$95,666	70.0	215.2	\$1,381	1292/042		WATER4	09/10/2024	401
130-136-000-092-00	3780 PINELANDS PT RD	5/26/2023	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$80,800	39.90	\$196,465	\$103,841	\$97,806	71.6	193.9	\$1,450	1267/753		WATER4	10/18/2024	401
130-136-000-087-00	3756 PINELANDS PT RD	6/10/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,500	42.60	\$241,020	\$129,370	\$120,390	88.1	129.7	\$1,468	1290/915		WATER4	09/10/2024	401
130-110-000-005-00	3344 WEST RIVER DR	8/30/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,900	41.36	\$128,827	\$97,686	\$86,513	63.3	143.5	\$1,542	1296/104		WATER4	09/21/2023	001
130-111-000-072-10	3430 WEST RIVER DR	8/28/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$150,100	42.89	\$324,776	\$163,317	\$138,093	101.1	184.7	\$1,616	1295/894		WATER4	11/09/2023	401
130-124-000-134-00	3457 WEST BRANCH DR	11/8/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$125,200	41.05	\$269,932	\$226,308	\$191,240	140.0	348.8	\$1,616	1301/257		WATER4	10/21/2024	401
130-123-000-104-00	3279 WEST BRANCH DR	7/3/2024	\$499,500	WD	03-ARM'S LENGTH	\$499,500	\$191,100	38.26	\$446,397	\$275,306	\$222,203	162.7	453.0	\$1,693	1292/261		WATER4	10/22/2024	401
130-110-000-023-00	3264 BEAVER CT	7/14/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,800	36.36	\$189,999	\$133,462	\$98,461	72.1	130.4	\$1,852	1270/971		WATER4	09/15/2023	401
130-055-000-005-00	2881 LAKESHORE DR	11/14/2024	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$69,700	39.16	\$153,668	\$92,468	\$68,136	49.9	101.0	\$1,854	1301/608		WATER4	11/08/2022	401
130-137-000-097-00	3796 PINELANDS PT RD	10/4/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,300	38.68	\$171,651	\$126,110	\$92,761	67.9	158.3	\$1,857	1298/374		WATER4	09/11/2025	401
130-114-000-152-00	2682 WEST RIVER DR	11/1/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$119,300	37.87	\$262,507	\$188,706	\$136,213	99.7	284.4	\$1,893	1301/087		WATER4	10/04/2023	401
130-112-000-081-00	3120 WEST RIVER DR	2/20/2025	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$133,700	38.75	\$283,626	\$217,617	\$156,243	114.4	224.7	\$1,903	1306/346		WATER4	09/18/2025	401
130-120-000-043-00	3416 E PINECREST DR	6/30/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$97,200	35.35	\$227,084	\$157,196	\$109,280	80.0	175.5	\$1,965	1270/006		WATER4	09/11/2024	401
130-200-000-015-00	3331 LAKESHORE DR	9/11/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,200	38.67	\$177,619	\$100,863	\$68,482	50.1	121.5	\$2,012	1297/239		WATER4	11/07/2022	401
130-176-000-048-00	3803 PENINSULAR DR	8/25/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,800	35.09	\$271,912	\$178,296	\$120,208	88.0	174.2	\$2,026	1274/294		WATER4	10/07/2021	401
130-123-000-109-00	3297 WEST BRANCH DR	5/10/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$146,400	38.53	\$323,202	\$147,865	\$91,067	66.7	204.0	\$2,218	1288/738		WATER4	10/22/2024	401
130-070-000-016-00	3839 LAKESHORE DR	6/27/2024	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$84,800	34.33	\$184,931	\$144,484	\$82,415	60.3	169.6	\$2,395	1292/435		WATER4	11/16/2022	401
130-122-000-081-05	3165 WEST BRANCH DR	10/11/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$188,700	35.94	\$415,431	\$234,553	\$124,984	91.5	273.6	\$2,564	1299/216		WATER4	10/18/2024	401
130-115-000-181-00	2756 WEST RIVER DR	4/27/2023	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$206,700	32.55	\$514,136	\$248,467	\$127,603	93.4	447.1	\$2,660	1265-933		WATER4	11/09/2023	401
130-065-000-008-00	3217 ELNOR DR	8/30/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$79,100	27.28	\$171,548	\$206,787	\$88,335	64.7	168.6	\$3,198	1296/467		WATER4	09/11/2020	401
130-045-000-014-00	3127 LAKESHORE DR	6/7/2024	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$116,100	30.97	\$250,023	\$197,457	\$72,580	53.1	120.0	\$3,716	1290/743		WATER4	11/07/2022	401
Totals:			\$10,568,050			\$10,568,050	\$4,452,700		\$9,983,272	\$5,268,766	\$4,683,988	3,492.1							
							Sale. Ratio =>	42.13				Average per FF=>	\$1,509						
							Std. Dev. =>	8.29											

The average was given weight when deriving a front foot conclusion. The determined front foot rate has been applied.

2026 Water Group 4 Front Foot Rate as Applied
1400/ff