

**2025 Water Group 1 & Water Group 5 Land Value Analsis for 2026 Assesemnts - 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	
130-206-000-039-00	3752 WHISPERING PINES RD	6/23/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,600	39.71	\$151,909	\$23,000	\$34,909	145.5	74.2	\$158	143.18	1269/459		WATER1	09/19/2019	401	
130-206-000-041-00	3746 WHISPERING PINES RD	8/31/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,300	40.74	\$187,213	\$32,547	\$44,760	135.3	276.3	\$241	140.00	1274/756	130-206-000-042-00	WATER1	09/19/2019	401	
130-170-004-001-00	1456 RECREATION DR	10/23/2023	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$88,100	41.56	\$236,593	\$34,674	\$59,267	116.7	105.0	\$297	100.00	1278/118		WATER-5	09/21/2020	401	
130-206-000-048-00	3726 WHISPERING PINES RD	6/21/2023	\$101,400	WD	03-ARM'S LENGTH	\$101,400	\$43,300	42.70	\$113,390	\$44,341	\$56,331	131.6	235.9	\$337	142.42	1269/259		WATER1	09/20/2019	401	
130-170-015-001-01	1204 CENTER AVE	8/4/2023	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$130,600	43.17	\$324,809	\$50,377	\$72,686	143.1	439.9	\$352	160.00	1273/642		WATER-5	10/02/2020	401	
130-028-400-004-20	501 RIDGE RD	11/15/2024	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$49,200	41.17	\$91,302	\$71,940	\$43,742	102.2	164.2	\$704	100.20	1301/394		WATER1	09/17/2020	401	
130-002-201-005-00	3915 N LAKESHORE DR	9/26/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,100	36.53	\$113,922	\$137,124	\$81,046	189.4	175.0	\$724	165.54	1297/985		WATER1	09/30/2025	401	
Totals:			\$1,220,400			\$1,220,400	\$500,200		\$1,219,138	\$394,003	\$392,741	963.7									
							Sale. Ratio =>	40.99				Average									
							Std. Dev. =>	2.21				per FF=>	\$409								

A review of arm's-length sales during the two-year study period found no vacant land sales in Water Group 1 and Water Group 5. 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.

**20026 Water Group 1 and Water Group 5 Front Foot Rate as Applied**  
400/ff