

Secord Township- 2024 Land Value Analysis Residential Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Pari	Land Table	Class	Rate Group 1
130-014-300-001-01	1133 SECORD DAM RD	6/18/2021	40000	WD	03-ARM'S LENGTH	40000	85419	661	30240	Improved	315	550.727	2	\$ 2	330.5	315	401	1214-358	130-014-3	Residential	401	Back Lot
130-003-102-005-01	PINELANDS PT RD	4/12/2021	15000	WD	03-ARM'S LENGTH	15000	16087	15000	16087	Vacant	167.573333	147.385	0.568	\$ 90	26408.4507	167.07	401	1208-230		Residential	402	Back Lot
130-147-000-024-00	781 SECORD DAM RD	7/6/2021	58000	WD	03-ARM'S LENGTH	58000	57934	10722	10656	Improved	111	163	0.415	\$ 97	25836.14458	111	BACKL	1215-646		Residential	401	Back Lot
130-003-102-005-02	PINELANDS PT RD	8/15/2022	15000	LC	21-NOT USED/OTHER	15000	11718	15000	11718	Vacant	122.063333	147.455	0.413	\$ 123	36319.61259	122	401	1249-872		Residential	402	Back Lot
130-146-000-013-50	804 DEER LANE	8/5/2022	175000	WD	03-ARM'S LENGTH	175000	160288	33432	18720	Improved	195	95	0.425	\$ 171	78663.52941	195	BACKL	1249-798		Residential	401	Back Lot
130-024-300-004-00	2176 THREE RIVERS RD	9/12/2022	225000	WD	03-ARM'S LENGTH	225000	137675	115261	27936	Improved	291	257	1.717	\$ 396	67129.29528	291	401	1252-294		Residential	401	Back Lot
														\$ 146	Avg of All							
														\$ 106	Avg of Vacant							

For 2024, use \$106/foot for residential back lots

Secord Township- 2024 Land Value Analysis Residential Acreage

\$ 10,600 100' lot at \$106/foot 1 Acre Rate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class
130-016-300-003-06	55 SECORD DAM RD	11/23/2021	24000	WD	03-ARM'S LENGTH	24000	33910	24000	13330	Improved	0	0	3	\$ 8,000			1228-750		Residential	201
For 2024, use \$8,000/acre for 3 acres																				
130-003-103-001-30	3817 PINELANDS PT RD	3/10/2023	124500	WD	03-ARM'S LENGTH	124500	134034	22590	32124	Improved	0	0	9.52	\$ 2,373	0	401	1262-406		Residential	401
130-013-204-003-00	2810 THREE RIVERS RD	9/20/2022	40000	WD	03-ARM'S LENGTH	40000	32765	40000	32765	Vacant	0	0	10.02	\$ 3,992	0	401	1253-053		Residential	402
130-012-202-002-00	THREE RIVERS RD	8/17/2021	50000	WD	03-ARM'S LENGTH	50000	35517	50000	32527	Improved	0	0	10.1	\$ 4,950	0	401	1221-005		Residential	401
130-003-103-001-40	PINELANDS PT RD	12/20/2022	225000	WD	19-MULTI PARCEL A	225000	280044	59958	115002	Improved	67.906667	143.985	10.226	\$ 5,863	66.86	401	1258-752	130-137-00	Residential	401
For 2024, use \$4,295/acre for 10 acres																				
090-031-200-002-13	2065 E HIGHWOOD RD	7/16/2021	50000	WD	03-ARM'S LENGTH	50000	43218	50000	43218	Vacant	0	0	14.04	\$ 3,561	0	090	1216-692			402
For 2024, use \$3,561/acre for 15 acre																				
090-016-200-001-04		11/23/2022	74900	WD	03-ARM'S LENGTH	74900	98536	74900	65550	Improved	0	0	19.98	\$ 3,749	0	090	1256-982	090-016-20	Residential	402
130-012-200-003-00	THREE RIVERS RD	8/9/2022	82000	WD	08-ESTATE	82000	59686	82000	59686	Vacant	0	0	20	\$ 4,100	0	401	1250-422		Residential	402
130-012-200-003-03	3366 THREE RIVERS RD	12/17/2021	162500	WD	03-ARM'S LENGTH	162500	146440	75746	59686	Improved	0	0	20	\$ 3,787	0	401	1231-794		Residential	401
130-024-202-001-15	1650 SECORD DAM RD	8/13/2021	234000	WD	03-ARM'S LENGTH	234000	233151	59619	58770	Improved	0	0	20.01	\$ 2,979	0	401	1220-834		Residential	401
130-024-202-001-15	1650 SECORD DAM RD	4/6/2021	215000	WD	03-ARM'S LENGTH	215000	233151	40619	58770	Improved	0	0	20.01	\$ 2,030	0	401	1207/687		Residential	401
For 2024, use \$3,329/acre for 20 acre																				
091-005-400-001-08	HOOK RD	9/3/2021	133500	WD	19-MULTI PARCEL A	133500	189115	108047	98186	Improved	0	0	30.02	\$ 3,599	0	091	1221-494	091-005-40	Residential	401
090-035-400-002-21	2374 KLENDER RD	3/2/2023	442000	WD	03-ARM'S LENGTH	442000	242586	287921	88507	Improved	0	0	30.14	\$ 9,553	0	090	1262-056		Residential	401
For 2024, blend 30 acre rate from 25-40, sales for reference																				
130-012-200-001-00	1672 WIRTZ RD	4/6/2021	80000	WD	03-ARM'S LENGTH	80000	117562	56198	93760	Improved	0	0	40	\$ 1,405	0	401	1208/438		Residential	401
130-033-301-001-00	270 YOUNGS RD	9/20/2021	288750	WD	03-ARM'S LENGTH	288750	252933	129045	93228	Improved	0	0	40	\$ 3,226	0	401	1224-788		Residential	401
For 2024, use \$2,316 for 40-50 acre																				
091-021-200-001-00	SECORD DAM RD	6/4/2021	355000	WD	03-ARM'S LENGTH	355000	356814	323192	325006	Improved	0	0	160	\$ 2,020	0	091	1212-871		Residential	401
130-026-100-002-00	RIDGE RD	8/5/2021	505000	WD	03-ARM'S LENGTH	505000	479384	505000	479384	Vacant	0	0	240	\$ 2,104	0	401	1218-751		Residential	402
For 2024, use \$2,062 for 100+ acre																				

**2024 Assessment Roll Acreage Table
RESIDENTIAL PROPERTIES - Secord/Grim Land Values**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,600	\$ 10,600	3	\$ 8,000	\$ 24,000	10	\$ 4,295	\$ 42,950	30	\$ 2,500	\$ 75,000
1.5	\$ 9,000	\$ 13,500	4	\$ 7,000	\$ 28,000	15	\$ 3,561	\$ 53,415	40	\$ 2,316	\$ 92,640
2	\$ 9,000	\$ 18,000	5	\$ 6,000	\$ 30,000	20	\$ 3,329	\$ 66,580	50	\$ 2,316	\$ 115,800
2.5	\$ 9,000	\$ 22,500	7	\$ 5,000	\$ 35,000	25	\$ 3,000	\$ 75,000	100	\$ 2,062	\$ 206,200

No direct sales average, using higher/lower category
 Values set by supporting study/category of sales
 Ag Study: smaller tracts are set by the higher of the Ag rate or the Res Rate

2023 Assessment Roll Acreage Table*

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 8,000	\$ 8,000	3	\$ 5,800	\$ 17,400	10	\$ 3,271	\$ 32,710	30	\$ 2,948	\$ 88,440
1.5	\$ 6,600	\$ 9,900	4	\$ 5,258	\$ 21,032	15	\$ 3,100	\$ 46,500	40	\$ 2,344	\$ 93,760
2	\$ 6,200	\$ 12,400	5	\$ 4,700	\$ 23,500	20	\$ 3,019	\$ 60,380	50	\$ 2,057	\$ 102,850
2.5	\$ 6,200	\$ 15,500	7	\$ 4,150	\$ 29,050	25	\$ 3,019	\$ 75,475	100	\$ 2,057	\$ 205,700

*values are taken in general from prior year BSA land table, slight variations could exist

Secord Township- 2024 Land Value Analysis Back Lots of Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parci	Land Table	Class	Rate Group 1
130-370-000-016-00	PINELANDS PT RD	11/11/2022	10000	WD	03-ARM'S LENGTH	10000	27685	10000	27685	Vacant	126.993333	570.594971	1.575	\$ 79	6349.206349	140.49	BACKL	1262-796		Back lot off Water	402	BackLot by Wtr
130-010-100-015-01	LAKESHORE DR	12/22/2022	110000	WD	19-MULTI PARCEL AI	110000	161980	31623	42662	Improved	195.693333	243.524917	0.502	\$ 162	62994.0239	215.64	BACKL	1258-658	130-201-00	Back lot off Water	401	BackLot by Wtr
130-201-000-001-10	3258 LAKESHORE DR	12/22/2022	110000	WD	19-MULTI PARCEL AI	110000	134798	31623	42564	Improved	195.249999	545.660003	0.785	\$ 210	52137.57962	210	BACKL	1216-333	130-010-10	Back lot off Water	401	BackLot by Wtr
130-178-000-102-00	3905 THENDARA DR	7/13/2021	45000	WD	03-ARM'S LENGTH	45000	75012	40928	42564	Improved	195.249999	545.660003	0.785	\$ 210	52137.57962	210	BACKL	1216-333	130-178-00	Back lot off Water	402	BackLot by Wtr
130-086-000-026-00	3598 LAKESHORE DR	6/11/2021	125500	WD	03-ARM'S LENGTH	125500	125163	27224	26887	Improved	123.333334	120.997498	0.344	\$ 221	79139.53488	122	BACKL	1214-052		Back lot off Water	401	BackLot by Wtr
130-155-000-035-00	1034 SIESTA RD	8/29/2022	80000	WD	03-ARM'S LENGTH	80000	78615	15008	13623	Improved	62.49	156.220001	0.224	\$ 240	67000	62.49	BACKL	1250-924		Back lot off Water	401	BackLot by Wtr
130-202-000-009-00	84 WEST RIVER DR	4/6/2022	25000	WD	03-ARM'S LENGTH	25000	21824	25000	21824	Vacant	100.11	344.464996	0.791	\$ 250	31605.56258	100.16	BACKL	1240-814		Back lot off Water	402	BackLot by Wtr
130-086-000-014-10	3526 LAKESHORE DR	10/26/2021	110000	WD	03-ARM'S LENGTH	110000	97462	63570	39032	Improved	249	208.020485	0.592	\$ 255	107381.7568	251	BACKL	1226-950	130-002-30	Back lot off Water	401	BackLot by Wtr
130-203-000-006-00	2931 WEST RIVER DR	7/19/2021	149900	WD	03-ARM'S LENGTH	149900	138905	41349	30354	Improved	139.236667	378.649994	1.057	\$ 297	39119.2053	174.44	BACKL	1217-023		Back lot off Water	401	BackLot by Wtr
130-116-000-186-00	3413 WEST RIVER DR	12/1/2022	96000	WD	03-ARM'S LENGTH	96000	87149	85878	50140	Improved	230	858.574982	2.39	\$ 373	35932.21757	200	BACKL	1257-719	130-116-00	Back lot off Water	401	BackLot by Wtr
130-055-000-021-00	2958 LAKESHORE DR	9/26/2022	35000	WD	03-ARM'S LENGTH	35000	26237	19663	10900	Improved	50	100	0.115	\$ 393	170982.6087	50	BACKL	1254-260		Back lot off Water	401	BackLot by Wtr
														\$ 240	Avg of All							

For 2024, use \$240/foot for Water Backlots

Secord Township- 2024 Land Value Analysis Water1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Pa	Land Table	Class	Rate Group 1
130-105-000-004-00	53 WEST RIVER DR	5/28/2021	139900	WD	03-ARM'S LENGTH	139900	171749	44995	51240	Improved	148.093333	350.665	0.612	\$ 304	\$ 73,521	140.14	WTR-1	1212/212	130-105-	WATER1	401	Water 1
130-205-000-026-00	708 WHISPERING PINES R	5/27/2022	31000	WD	03-ARM'S LENGTH	31000	31109	20674	20783	Improved	60.066667	172.76	0.238	\$ 344	\$ 86,866	60.1	WTR-1	1244-540		WATER1	401	Water 1
130-028-400-004-20	501 RIDGE RD	10/18/2022	85500	WD	03-ARM'S LENGTH	85500	71412	49449	35361	Improved	102.2	164.15	0.389	\$ 484	\$ 127,118	100.2	WTR-1	1255-251		WATER1	401	Water 1
130-002-100-004-00	1269 HENRY LANE	10/24/2022	200000	WD	03-ARM'S LENGTH	200000	150302	115443	65745	Improved	190.013333	333	1.548	\$ 608	\$ 74,576	165.02	WTR-1	1255-335		WATER1	401	Water 1
130-002-201-005-00	3915 N LAKESHORE DR	9/9/2022	147000	WD	03-ARM'S LENGTH	147000	86181	126338	65519	Improved	189.36	175	248.653	\$ 667	\$ 508	165.54	WTR-1	1252-173		WATER1	401	Water 1
130-028-400-007-00	493 RIDGE RD	10/20/2021	151000	WD	03-ARM'S LENGTH	151000	103383	97902	50285	Improved	145.333333	85.5	0.288	\$ 674	\$ 339,938	143	WTR-1	1226-132		WATER1	401	Water 1
														\$ 513								

For 2024, use \$513/foot for Water1

Secord Township- 2024 Land Value Analysis Water2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1	
130-165-000-003-00	1528 MOOSE DR	6/25/2021	55000	LC	21-NOT USED/OTH	55000	79250	807	25057	Improved	72.42	325.535	0.503	\$ 11	\$ 1,604.37	82.63	WTR-2	1214/770		WATER2	401	WATER 2	
130-028-400-013-00	251 RIDGE RD	9/9/2021	84000	WD	03-ARM'S LENGTH	84000	133945	33095	83040	Improved	240	550	3.03	\$ 138	\$ 10,922.44	240	WTR-2	1222-162		WATER2	401	WATER 2	
130-033-101-005-00	1585 N LAKESHORE DR	6/9/2021	45000	WD	03-ARM'S LENGTH	45000	65599	45000	65599	Vacant	189.593333	673.855	2.83	\$ 237	\$ 15,901.06	202.89	WATER	1213-564		WATER2	402	WATER 2	
130-120-000-034-01	3358 PINECREST DR	9/21/2022	265000	WD	03-ARM'S LENGTH	265000	260381	104152	99533	Improved	287.666667	76.7468	0.52	\$ 362	\$ 200,292.31	273.1	WTR-2	1253-161		WATER2	401	WATER 2	
130-178-000-087-00	3900 THENDARA DR	7/2/2021	120000	WD	03-ARM'S LENGTH	120000	114985	73592	45718	Improved	132.133334	301.25	0.447	\$ 557	\$ 164,635.35	138.2	WTR-2	1215-513	130-178-0C	WATER2	001	WATER 2	
130-136-000-079-00	3722 PINELANDS RD	9/27/2022	270000	WD	03-ARM'S LENGTH	270000	273643	146936	87688	Improved	253.433334	267.407	0.802	\$ 580	\$ 183,211.97	233.4	WTR-2	1253-603	130-136-0C	WATER2	401	WATER 2	
130-160-000-017-00	1138 RIVERS TERRACE RD	4/8/2022	60000	WD	03-ARM'S LENGTH	60000	38411	50392	28803	Improved	83.246667	205.8	0.389	\$ 605	\$ 129,542.42	84.87	WTR-2	1240-334		WATER2	401	WATER 2	
130-210-000-009-00	55 WHITE TAIL TRAIL	10/6/2022	127500	WD	03-ARM'S LENGTH	127500	99964	49001	21465	Improved	62.036667	349.49	0.506	\$ 790	\$ 96,839.92	60	WTR-2	1254-359		WATER2	401	WATER 2	
130-028-100-001-11		6/20/2022	256000	WD	03-ARM'S LENGTH	256000	97366	256000	97366	Vacant	281.403333	348.19	2.319	\$ 910	\$ 110,392.41	263.88	WTR-2	1245-905		WATER2	402	WATER 2	
130-206-000-067-02	3640 WHISPERING PINES R	1/9/2023	320000	WD	03-ARM'S LENGTH	320000	184963	216924	81887	Improved	236.666667	178.296	1.023	\$ 917	\$ 212,046.92	210	WTR-2	1260-189		WATER3	401	Water2	
130-212-000-061-10	76 WHITE TAIL TRAIL	7/22/2022	285000	WD	03-ARM'S LENGTH	285000	181776	148483	45259	Improved	130.806666	233.532	0.698	\$ 1,135	\$ 212,726.36	131.85	WTR-2	1248-361		WATER2	401	WATER 2	
130-113-000-114-00	2992 WEST RIVER DR	9/26/2022	192000	WD	03-ARM'S LENGTH	192000	127392	88834	24226	Improved	70.016667	182.905	0.305	\$ 1,269	\$ 291,259.02	65	WTR-2	1253-322		WATER2	401	WATER 2	
130-113-000-111-00	2998 WEST RIVER DR	5/7/2021	190000	WD	03-ARM'S LENGTH	190000	93921	123544	27465	Improved	79.38	215.005	0.393	\$ 1,556	\$ 314,361.32	79.07	WTR-2	1210/661		WATER2	401	WATER 2	
														\$ 697	Avg of All								
														\$ 574	Avg of Vacant								

For 2024, use \$574/foot for Water2.

Secord Township- 2024 Land Value Analysis Water3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other P:	Land Table	Class	Rate Group 1
130-137-000-129-10	3982 PINELANDS PT RD	4/1/2021	314000	WD	03-ARM'S LENGTH	314000	375363	30461	91824	Improved	88.976667	160.919998	0.351	\$ 342	\$ 86,783	77.1	WTR-3	1206-891		WATER3	401	WATER3
130-135-000-013-00	3631 PINELANDS PT RD	1/24/2022	252000	WD	03-ARM'S LENGTH	252000	308789	38293	95082	Improved	92.133333	238.649994	0.488	\$ 416	\$ 78,469	98.2	WTR-3	1234-729		WATER3	401	WATER3
130-127-000-272-00	3610 E PINECREST DR	11/15/2021	215000	WD	14-INTO/OUT OF TI	215000	259852	75823	120675	Improved	116.933333	220.941666	0.57	\$ 648	\$ 133,023	126	WTR-3	1228-709		WATER3	401	WATER3
130-076-000-040-00	FOUR SEASONS DR	9/7/2022	49000	WD	03-ARM'S LENGTH	49000	77097	49000	77097	Vacant	74.706667	259.790009	0.454	\$ 656	\$ 107,930	72	WTR-3	1252-126		WATER3	402	WATER3
130-135-000-016-00	3609 PINELANDS PT RD	3/3/2022	71000	WD	03-ARM'S LENGTH	71000	97479	53329	79808	Improved	77.333333	217.5	0.367	\$ 690	\$ 145,311	85	WTR-3	1237-566		WATER3	401	WATER3
130-125-000-160-02	3571 WEST BRANCH DR	8/12/2022	130000	WD	03-ARM'S LENGTH	130000	153327	59233	82560	Improved	80	200	0.402	\$ 740	\$ 147,346	65	WTR-3	1249-635		WATER3	401	WATER3
130-126-000-207-00	3765 WEST BRANCH DR	10/22/2021	110000	WD	03-ARM'S LENGTH	110000	130192	51360	71552	Improved	69.333333	206	0.326	\$ 741	\$ 157,546	70	WTR-3	1226-280		WATER3	401	WATER3
130-135-000-016-00	3609 PINELANDS PT RD	3/3/2022	75000	WD	03-ARM'S LENGTH	75000	97479	57329	79808	Improved	77.333333	217.5	0.367	\$ 741	\$ 156,210	85	WTR-3	1237-564		WATER3	401	WATER3
130-121-000-061-00	3286 PINEHURST DR	10/15/2021	79900	WD	14-INTO/OUT OF TI	79900	92703	48429	61232	Improved	59.333333	229.100006	0.31	\$ 816	\$ 156,223	60	WTR-3	1225-596		WATER3	401	WATER3
130-010-303-001-01	551 WEST RIVER CT	5/10/2022	495000	WD	03-ARM'S LENGTH	495000	528766	194306	228072	Improved	221	0	0	\$ 879	#DIV/0!	221	WTR-3	1243-101		WATER3	401	WATER3
130-136-000-080-00	3726 PINELANDS PT RD	6/3/2022	90000	WD	03-ARM'S LENGTH	90000	101346	69907	81253	Improved	78.733333	154.589996	0.295	\$ 888	\$ 236,973	70	WTR-3	1244-854		WATER3	401	WATER3
130-175-000-021-00	3887 W THENDARA DR	7/20/2021	172500	WD	03-ARM'S LENGTH	172500	177141	63127	67768	Improved	65.666667	260.804993	0.392	\$ 961	\$ 161,038	66	WTR-3	1217-217		WATER3	401	WATER3
130-076-000-044-00	3816 FOUR SEASONS DR	5/24/2021	325000	WD	03-ARM'S LENGTH	325000	320117	137901	133018	Improved	128.893334	237.677444	0.691	\$ 1,070	\$ 199,567	133.34	WTR-3	1212/386		WATER3	401	WATER3
130-071-000-032-00	1241 NOKOMIS RD	7/15/2022	205000	WD	03-ARM'S LENGTH	205000	191820	130828	117648	Improved	114	177.955002	0.411	\$ 1,148	\$ 318,316	141	WTR-3	1248-283		WATER3	401	WATER3
130-135-000-012-00	3639 PINELANDS PT RD	9/3/2021	292500	WD	03-ARM'S LENGTH	292500	282276	93747	83523	Improved	80.933333	241.5	0.447	\$ 1,158	\$ 209,725	81.4	WTR-3	1221-892		WATER3	401	WATER3
130-126-000-227-10	3903 WEST BRANCH DR	4/26/2021	162000	WD	03-ARM'S LENGTH	162000	151997	77083	67080	Improved	65	307.200012	0.458	\$ 1,186	\$ 168,303	65	WTR-3	1209/241		WATER3	401	WATER3
130-047-000-043-00	3059 LAKESHORE DR	9/30/2022	139000	WD	03-ARM'S LENGTH	139000	127882	79574	68456	Improved	66.333333	122.785004	0.182	\$ 1,200	\$ 437,220	70	WTR-3	1253-593		WATER3	401	WATER3
130-110-000-040-00	3222 WEST RIVER DR	6/18/2021	175000	WD	03-ARM'S LENGTH	175000	161267	79967	66234	Improved	64.18	202.309998	0.306	\$ 1,246	\$ 261,330	60.77	WTR-3	1214-425		WATER3	401	WATER3
130-077-000-077-00	3978 FOUR SEASONS DR	9/16/2021	192000	WD	03-ARM'S LENGTH	192000	168080	90140	66220	Improved	64.166667	237.949997	0.362	\$ 1,405	\$ 249,006	60	WTR-3	1223/086		WATER3	401	WATER3
130-045-000-027-01	3175 LAKESHORE DR	8/23/2021	160000	WD	03-ARM'S LENGTH	160000	132772	99468	72240	Improved	70	100	0.161	\$ 1,421	\$ 617,814	70	WTR-3	1220-318		WATER3	401	WATER3
130-126-000-209-00	3779 WEST BRANCH DR	9/8/2022	185000	WD	03-ARM'S LENGTH	185000	152520	103000	70520	Improved	68.333333	209.050003	0.324	\$ 1,507	\$ 317,901	70	WTR-3	1252-055		WATER3	401	WATER3
130-076-000-041-00	3798 FOUR SEASONS DR	9/7/2022	196800	WD	03-ARM'S LENGTH	196800	157684	112144	73028	Improved	70.763333	251.550003	0.401	\$ 1,585	\$ 279,661	73.52	WTR-3	1252-106		WATER3	401	WATER3
130-137-000-121-00	3922 PINELANDS PT RD	8/18/2021	267500	WD	03-ARM'S LENGTH	267500	226865	114120	73485	Improved	71.206667	547.330017	0.896	\$ 1,603	\$ 127,366	71	WTR-3	1220-387		WATER3	401	WATER3
130-076-000-051-00	3856 FOUR SEASONS DR	5/27/2021	255000	WD	14-INTO/OUT OF TI	255000	220133	96945	62078	Improved	60.153333	235.925003	0.326	\$ 1,612	\$ 297,377	60.23	WTR-3	1213-829		WATER3	401	WATER3
130-127-000-250-00	3504 E PINECREST DR	5/13/2022	230000	WD	03-ARM'S LENGTH	230000	172816	153298	96114	Improved	93.133333	185	0.298	\$ 1,646	\$ 514,423	139.2	WTR-3	1244-043		WATER3	401	WATER3
130-178-000-084-00	3888 E THENDARA DR	3/18/2022	337000	WD	03-ARM'S LENGTH	337000	288869	116931	68800	Improved	66.666667	223.205002	0.307	\$ 1,754	\$ 380,883	80	WTR-3	1239-053		WATER3	401	WATER3
130-126-000-222-00	3871 WEST BRANCH DR	8/19/2022	250000	WD	03-ARM'S LENGTH	250000	181284	137516	68800	Improved	66.666667	312.25	0.466	\$ 2,063	\$ 295,099	70	WTR-3	1250-410		WATER3	401	WATER3
130-075-000-014-00	112 JENNINGS TERRACE DR	9/9/2022	320000	WD	03-ARM'S LENGTH	320000	230523	166949	77472	Improved	75.07	302.149994	0.581	\$ 2,224	\$ 287,348	57.83	WTR-3	1252-071		WATER3	401	WATER3
130-075-000-010-00	80 JENNINGS TERRACE DR	7/29/2022	329500	WD	03-ARM'S LENGTH	329500	237860	169315	77675	Improved	75.266667	299.980011	0.519	\$ 2,250	\$ 326,233	75	WTR-3	1248-716		WATER3	401	WATER3
130-075-000-022-00	3767 JENNINGS CT	2/27/2023	340000	WD	03-ARM'S LENGTH	340000	240675	177551	78226	Improved	75.8	237.884995	0.42	\$ 2,342	\$ 422,740	73.71	WTR-3	1261-753		WATER3	401	WATER3
130-121-000-069-00	3266 PINEHURST DR	8/30/2022	326900	WD	14-INTO/OUT OF TI	326900	193133	194999	61232	Improved	59.333333	332.850006	0.451	\$ 3,287	\$ 432,370	60	WTR-3	1251-004		WATER3	401	WATER3

- \$ 1,298 Avg of All
- \$ 656 Single Vacant Sale
- \$ 863 Avg of Sales 1-18/Box, Double Vacant Sale
- \$ 1,032 Prior Year Rate

For 2024, use \$863/foot for Water 3

Secord Township- 2024 Land Value Analysis Water5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Pa	Land Table	Class	Rate Group 1
130-105-000-004-00	53 WEST RIVER DR	5/28/2021	139900	WD	03-ARM'S LENGTH	139900	171749	44995	51240	Improved	148.093333	350.665	0.612	\$ 304	\$ 73,521	140.14	WTR-1	1212/212	130-105-	WATER1	401	Water 1
130-205-000-026-00	708 WHISPERING PINES R	5/27/2022	31000	WD	03-ARM'S LENGTH	31000	31109	20674	20783	Improved	60.066667	172.76	0.238	\$ 344	\$ 86,866	60.1	WTR-1	1244-540		WATER1	401	Water 1
130-028-400-004-20	501 RIDGE RD	10/18/2022	85500	WD	03-ARM'S LENGTH	85500	71412	49449	35361	Improved	102.2	164.15	0.389	\$ 484	\$ 127,118	100.2	WTR-1	1255-251		WATER1	401	Water 1
130-002-100-004-00	1269 HENRY LANE	10/24/2022	200000	WD	03-ARM'S LENGTH	200000	150302	115443	65745	Improved	190.013333	333	1.548	\$ 608	\$ 74,576	165.02	WTR-1	1255-335		WATER1	401	Water 1
130-002-201-005-00	3915 N LAKESHORE DR	9/9/2022	147000	WD	03-ARM'S LENGTH	147000	86181	126338	65519	Improved	189.36	175	248.653	\$ 667	\$ 508	165.54	WTR-1	1252-173		WATER1	401	Water 1
130-028-400-007-00	493 RIDGE RD	10/20/2021	151000	WD	03-ARM'S LENGTH	151000	103383	97902	50285	Improved	145.333333	85.5	0.288	\$ 674	\$ 339,938	143	WTR-1	1226-132		WATER1	401	Water 1
														\$ 513								

For 2024, use \$513/foot for Water5

Secord Township- 2024 Land Value Analysis Water Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parce Land Table	Class	Rate Group 1		
130-137-000-098-00	3798 PINELANDS PT RD	12/20/2022	225000	WD	19-MULTI PARCEL A	225000	280044	59958	115002	Improved	67.906667	143.985001	10.226	\$ 883	\$ 5,863	66.86	WTR-4	1258-752	130-003-10: WATER4	401	WATER4		
130-021-301-001-03	N M30	3/4/2022	96000	WD	03-ARM'S LENGTH	96000	95988	96000	95988	Vacant	0	0	14.97	#DIV/0!	\$ 6,413	0	Wtr-A	1237-351	080-013-40: Water - Acreage	402			
130-028-400-001-01	LAKESHORE DR	5/1/2021	175000	CD	03-ARM'S LENGTH	175000	433242	175000	266621	Improved	0	0	18.39	#DIV/0!	\$ 9,516	0	Wtr-A	1209/926	130-028-40: Water - Acreage	001			
															\$	7,264							

For 2024, use \$7,264/acre for Large Water Acres
 prior year rate was 6412, which is a 13% increase
 Apply 13% increase to 1-4 acre rate and 4-7 acre rates

	2023	2024
1-4 Acres	25000	28250
4-7 Acres	15000	16950

