

Secord Township-2025 Land Value Analysis Agricultural

| Parcel Number      | Street Address     | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth  | Total Acres | Dollars/Acre | Dollars/SqFt  | Actual Front | ECF Area     | Liber/Page         | Other Parcels in Sale | Land Table | Class |
|--------------------|--------------------|-----------|------------|--------|--------------|----------------|---------------|-----------------|--------------|--------|-------------|--------------|---------------|--------------|--------------|--------------------|-----------------------|------------|-------|
| 010-003-304-002-02 | 4308 W LANG RD     | 03/31/23  | \$425,000  | WD     | \$425,000    | \$337,861      | \$184,561     | \$97,422        | 0.0          | 0.0    | 40.00       | \$4,614      | \$0.11        | 0.00         | 1AG 1264/6   |                    | BEAVERTON             | 101        |       |
| 050-024-300-001-00 | 1923 DUNDAS        | 09/22/22  | \$280,000  | WD     | \$280,000    | \$241,752      | \$280,000     | \$241,752       | 0.0          | 0.0    | 80.00       | \$3,500      | \$0.08        | 0.00         | 1AG 1254/190 |                    | BUCKEYE               | 102        |       |
| 050-025-200-002-00 | W HIGHWOOD RD      | 12/13/23  | \$136,500  | WD     | \$136,500    | \$117,764      | \$136,500     | \$117,764       | 1,320.0      | 1287.0 | 39.00       | \$3,500      | \$0.08        | 1,320.00     | 1AG 1281/14  |                    | BUCKEYE               | 102        |       |
| 080-003-202-001-01 | 3400 N HOCKADAY    | 03/28/23  | \$392,000  | WD     | \$392,000    | \$396,486      | \$148,046     | \$152,532       | 0.0          | 0.0    | 49.44       | \$2,994      | \$0.07        | 0.00         | 1AG 1263/866 |                    | GLADWIN               | 001        |       |
| 080-004-100-001-10 | 3481 HOCKADAY ROAD | 03/29/23  | \$180,000  | WD     | \$180,000    | \$236,569      | \$44,623      | \$101,192       | 0.0          | 0.0    | 32.04       | \$1,393      | \$0.03        | 0.00         | 1AG 1263/804 |                    | GLADWIN               | 101        |       |
| 080-004-100-003-10 | 3339 N HOCKADAY    | 05/16/22  | \$270,000  | WD     | \$270,000    | \$326,605      | \$38,761      | \$95,366        | 0.0          | 0.0    | 32.02       | \$1,211      | \$0.03        | 0.00         | 1AG 1243/473 |                    | GLADWIN               | 101        |       |
| 080-004-400-001-01 | 1740 LECHNER ROAD  | 01/05/24  | \$450,000  | WD     | \$450,000    | \$705,045      | \$114,663     | \$269,908       | 660.0        | 1980.0 | 54.62       | \$1,355      | \$0.03        | 660.00       | 1AG 1282/460 | 080-009-200-001-02 | GLADWIN               | 101        |       |
| 080-014-200-001-00 | 868 HOFFMAN        | 07/28/22  | \$425,000  | WD     | \$425,000    | \$367,188      | \$166,992     | \$109,180       | 0.0          | 0.0    | 38.00       | \$4,395      | \$0.10        | 0.00         | 1AG 1248/816 |                    | GLADWIN               | 101        |       |
| 080-020-100-001-02 | WAGARVILLE ROAD    | 03/27/23  | \$175,000  | WD     | \$175,000    | \$139,530      | \$159,378     | \$123,908       | 0.0          | 0.0    | 45.00       | \$3,542      | \$0.08        | 0.00         | 1AG 1263/727 |                    | GLADWIN               | 101        |       |
| 090-035-101-001-03 | 2044 KLENDER       | 05/03/22  | \$750,000  | WD     | \$750,000    | \$614,979      | \$470,061     | \$335,040       | 0.0          | 0.0    | 141.63      | \$3,319      | \$0.08        | 0.00         | 1AG 1243/20  |                    | GRIM                  | 101        |       |
| 100-032-400-002-00 | 5209 PLANK         | 12/29/22  | \$170,000  | WD     | \$170,000    | \$150,758      | \$136,368     | \$117,126       | 0.0          | 0.0    | 40.66       | \$3,354      | \$0.08        | 0.00         | 1AG 1258/984 |                    | GROUT                 | 101        |       |
| 140-025-200-002-00 | 4280 OBERLIN       | 11/17/23  | \$365,000  | WD     | \$365,000    | \$432,702      | \$168,836     | \$236,538       | 0.0          | 0.0    | 80.00       | \$2,110      | \$0.05        | 0.00         | 1AG 1279/653 |                    | SHERMAN               | 101        |       |
| 140-025-300-001-00 | 4200 OBERLIN       | 07/14/22  | \$420,000  | WD     | \$420,000    | \$368,053      | \$276,807     | \$224,860       | 0.0          | 0.0    | 79.00       | \$3,504      | \$0.08        | 0.00         | 1AG 1247/680 |                    | SHERMAN               | 101        |       |
| 140-025-303-001-00 | 3478 RENAS RD      | 05/10/23  | \$350,000  | WD     | \$350,000    | \$337,219      | \$129,843     | \$117,062       | 0.0          | 0.0    | 39.00       | \$3,329      | \$0.08        | 0.00         | 1AG 1266/697 |                    | SHERMAN               | 101        |       |
| 140-035-200-001-00 | 3805 RENAS         | 05/15/23  | \$206,500  | WD     | \$206,500    | \$218,541      | \$65,437      | \$77,478        | 0.0          | 0.0    | 25.00       | \$2,617      | \$0.06        | 0.00         | 1AG 1267/705 |                    | SHERMAN               | 101        |       |
| 150-019-100-004-00 | DALE RD            | 03/25/24  | \$120,000  | WD     | \$120,000    | \$110,836      | \$120,000     | \$110,836       | 0.0          | 0.0    | 40.00       | \$3,000      | \$0.07        | 0.00         | 1AG 1286/4   |                    | TOBACCO               | 102        |       |
| 150-019-401-001-00 | 4774 PETERSON      | 10/16/23  | \$367,500  | CD     | \$367,500    | \$423,156      | \$175,690     | \$231,346       | 700.0        | 4721.3 | 75.87       | \$2,316      | \$0.05        | 700.00       | 1AG 1277/745 |                    | TOBACCO               | 001        |       |
|                    |                    |           |            |        |              |                |               |                 |              |        |             | \$2,944      | Avg of All    |              |              |                    |                       |            |       |
|                    |                    |           |            |        |              |                |               |                 |              |        |             | \$3,333      | Avg of Vacant |              |              |                    |                       |            |       |

For 2025 in Secord Twp, use \$3,200/acre for Ag Parcels

Secord Township-2025 Land Value Analysis Commercial Lots

| Parcel Number      | Street Address       | Sale Date  | Sale Price | Instr. | 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 Parcels in Sale | Land Table  | Class | Rate Group 1 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|-------------|-------|--------------|
| 130-003-102-005-02 | PINELANDS PT RD      | 8/15/2022  | 15000      | LC     | 15000        | 10375          | 15000         | 10375           | Vacant          | 122.063333   | 147.455002 | 0.413     | \$ 123     | 36319.61259  | 122          | 401      | 1249-872   |                       | Residential | 402   | Back Lot     |
| 130-013-200-002-00 | 2988 THREE RIVERS RD | 12/20/2023 | 21000      | CD     | 21000        | 74420          | -37992        | 15428           | Improved        | 181.5        | 247.5      | 1.031     | \$ (209)   | -36849.66052 | 181.5        | 401      | 1282-315   |                       | Residential | 401   | Back Lot     |
| 130-024-300-004-00 | 2176 THREE RIVERS RD | 9/12/2022  | 225000     | WD     | 225000       | 158197         | 91538         | 24735           | Improved        | 291          | 257        | 1.717     | \$ 315     | 53312.7548   | 291          | 401      | 1252-294   |                       | Residential | 401   | Back Lot     |
| 130-146-000-013-50 | 804 DEER LANE        | 8/5/2022   | 175000     | WD     | 175000       | 224857         | -33282        | 16575           | Improved        | 195          | 95         | 0.425     | \$ (171)   | -78310.58824 | 195          | BACKL    | 1249-798   |                       | Residential | 401   | Back Lot     |
| 130-147-000-030-00 | 2536 BLUEBERRY LN    | 12/8/2023  | 141000     | WD     | 141000       | 188309         | -34559        | 12750           | Improved        | 150          | 160        | 0.551     | \$ (230)   | -62720.50817 | 150          | BACKL    | 1281/690   |                       | Residential | 401   | Back Lot     |

For2025, use \$123/foot for Residential Backlots, no water influence

Secord Township-2025 Land Value Analysis Industrial Lots

| Parcel Number      | Street Address       | Sale Date  | Sale Price | Instr. | 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 Parcels in Sale | Land Table  | Class | Rate Group 1 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|-------------|-------|--------------|
| 130-003-102-005-02 | PINELANDS PT RD      | 8/15/2022  | 15000      | LC     | 15000        | 10375          | 15000         | 10375           | Vacant          | 122.063333   | 147.455002 | 0.413     | \$ 123     | 36319.61259  | 122          | 401      | 1249-872   |                       | Residential | 402   | Back Lot     |
| 130-013-200-002-00 | 2988 THREE RIVERS RD | 12/20/2023 | 21000      | CD     | 21000        | 74420          | -37992        | 15428           | Improved        | 181.5        | 247.5      | 1.031     | \$ (209)   | -36849.66052 | 181.5        | 401      | 1282-315   |                       | Residential | 401   | Back Lot     |
| 130-024-300-004-00 | 2176 THREE RIVERS RD | 9/12/2022  | 225000     | WD     | 225000       | 158197         | 91538         | 24735           | Improved        | 291          | 257        | 1.717     | \$ 315     | 53312.7548   | 291          | 401      | 1252-294   |                       | Residential | 401   | Back Lot     |
| 130-146-000-013-50 | 804 DEER LANE        | 8/5/2022   | 175000     | WD     | 175000       | 224857         | -33282        | 16575           | Improved        | 195          | 95         | 0.425     | \$ (171)   | -78310.58824 | 195          | BACKL    | 1249-798   |                       | Residential | 401   | Back Lot     |
| 130-147-000-030-00 | 2536 BLUEBERRY LN    | 12/8/2023  | 141000     | WD     | 141000       | 188309         | -34559        | 12750           | Improved        | 150          | 160        | 0.551     | \$ (230)   | -62720.50817 | 150          | BACKL    | 1281/690   |                       | Residential | 401   | Back Lot     |

For2025, use \$123/foot for Residential Backlots, no water influence

Secord Township-2025 Land Value Analysis Residential Backlots

| Parcel Number      | Street Address       | Sale Date  | Sale Price | Instr. | 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 Parcels in Sale | Land Table | Class    | Rate Group 1 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|----------|--------------|
| 130-003-102-005-02 | PINELANDS PT RD      | 8/15/2022  | 15000      | LC     | 15000        | 10375          | 15000         | 10375           | Vacant          | 122.063333   | 147.455002 | 0.413     | \$ 123     | 36319.61259  | 122 401      | 1249-872 |            | Residential           | 402        | Back Lot |              |
| 130-013-200-002-00 | 2988 THREE RIVERS RD | 12/20/2023 | 21000      | CD     | 21000        | 74420          | -37992        | 15428           | Improved        | 181.5        | 247.5      | 1.031     | \$ (209)   | -36849.66052 | 181.5 401    | 1282-315 |            | Residential           | 401        | Back Lot |              |
| 130-024-300-004-00 | 2176 THREE RIVERS RD | 9/12/2022  | 225000     | WD     | 225000       | 158197         | 91538         | 24735           | Improved        | 291          | 257        | 1.717     | \$ 315     | 53312.7548   | 291 401      | 1252-294 |            | Residential           | 401        | Back Lot |              |
| 130-146-000-013-50 | 804 DEER LANE        | 8/5/2022   | 175000     | WD     | 175000       | 224857         | -33282        | 16575           | Improved        | 195          | 95         | 0.425     | \$ (171)   | -78310.58824 | 195 BACKL    | 1249-798 |            | Residential           | 401        | Back Lot |              |
| 130-147-000-030-00 | 2536 BLUEBERRY LN    | 12/8/2023  | 141000     | WD     | 141000       | 188309         | -34559        | 12750           | Improved        | 150          | 160        | 0.551     | \$ (230)   | -62720.50817 | 150 BACKL    | 1281/690 |            | Residential           | 401        | Back Lot |              |

For2025, use \$123/foot for Residential Backlots, no water influence

Gladwin County-2025 Land Value Analysis Residential Acreage

| Parcel Number  | Street Address            | Sale Date  | Sale Price | Instr. | 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 Parcels in Sale | Land Table  | Class |
|--|---------------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------------|------------|-----------------|--------------|----------|------------|-----------------------|-------------|-------|
| 091-008-200-002-05   | 2562 STERLING TRUCK TRAIL | 8/31/2023  | 32500      | WD     | 32500        | 24163          | 19459         | 11122           | Improved        | 220.47             | 248        | 1.26 \$ 15,444  | 220.47       | 091      | 1275/007   |                       | Residential | 401   |
| 130-004-403-001-02   | 3568 WEST BRANCH DR       | 7/18/2023  | 30000      | WD     | 30000        | 18000          | 30000         | 18000           | Vacant          | 0                  | 0          | 2 \$ 15,000     | 0            | 401      | 1270/888   |                       | Residential | 402   |
| For 2025, use \$15,000 for one acre/site value                               |                           |            |            |        |              |                |               |                 |                 |                    |            |                 |              |          |            |                       |             |       |
| 090-036-100-002-02   | BAY GLADWIN CO LINE ROAD  | 4/29/2022  | 70000      | WD     | 70000        | 72318          | 16852         | 19170           | Improved        | 0                  | 0          | 2.4 \$ 7,022    | 0            | 090      | 1242-293   |                       | Residential | 401   |
| 130-013-202-004-00   | 2870 THREE RIVERS RD      | 11/15/2023 | 90000      | WD     | 90000        | 99025          | 20575         | 29600           | Improved        | 0                  | 0          | 5 \$ 4,115      | 0            | 401      | 1279/385   |                       | Residential | 401   |
| \$ 5,568<br>For 2025, use \$5,568/acre for 5 acre                            |                           |            |            |        |              |                |               |                 |                 |                    |            |                 |              |          |            |                       |             |       |
| 130-025-200-013-00   | 1541 E RIDGE RD           | 10/4/2023  | 105000     | LC     | 105000       | 103447         | 44371         | 42818           | Improved        | 0                  | 0          | 10 \$ 4,437     | 0            | 401      | 1276/896   |                       | Residential | 401   |
| 130-013-204-003-00   | 2810 THREE RIVERS RD      | 9/20/2022  | 40000      | WD     | 40000        | 42992          | 40000         | 42992           | Vacant          | 0                  | 0          | 10.02 \$ 3,992  | 0            | 401      | 1253-053   |                       | Residential | 402   |
| 130-003-103-001-40   | PINELANDS PT RD           | 12/20/2022 | 225000     | WD     | 225000       | 376059         | 53175         | 129131          | Improved        | 67.906667          | 143.985001 | 10.226 \$ 5,200 | 66.86        | 401      | 1258-752   | 130-137-000-098-00    | Residential | 401   |
| \$ 4,543<br>For 2025, use \$4,543/acre for 10 acre parcels                   |                           |            |            |        |              |                |               |                 |                 |                    |            |                 |              |          |            |                       |             |       |
| 090-036-202-001-22   | 2007 KLENDER RD           | 10/5/2023  | 85000      | WD     | 85000        | 118219         | 22408         | 55627           | Improved        | 0                  | 0          | 15.84 \$ 1,415  | 0            | 090      | 1278/605   |                       | Residential | 401   |
| 130-025-200-011-00   | 1762 THREE RIVERS RD      | 5/18/2022  | 260000     | WD     | 260000       | 188153         | 129870        | 58023           | Improved        | 0                  | 0          | 17 \$ 7,639     | 0            | 401      | 1243-670   |                       | Residential | 401   |
| 090-035-101-001-02   | 2002 KLENDER ROAD         | 3/14/2024  | 135000     | WD     | 135000       | 62341          | 135000        | 62341           | Vacant          | 0                  | 0          | 18.39 \$ 7,341  | 0            | 090      | 1284/966   |                       | Residential | 402   |
| 090-016-200-001-04   |                           | 11/23/2022 | 74900      | WD     | 74900        | 108709         | 74900         | 85791           | Improved        | 0                  | 0          | 19.98 \$ 3,749  | 0            | 090      | 1256-982   | 090-016-200-001-01    | Residential | 402   |
| 130-012-200-003-00   | 3262 N THREE RIVERS RD    | 8/9/2022   | 82000      | WD     | 82000        | 65922          | 82000         | 65922           | Vacant          | 0                  | 0          | 20 \$ 4,100     | 0            | 401      | 1250-422   |                       | Residential | 402   |
| 130-002-104-001-02   | THREE RIVERS RD           | 2/23/2024  | 93000      | WD     | 93000        | 84576          | 93000         | 84576           | Vacant          | 0                  | 0          | 30 \$ 3,100     | 0            | 401      | 1284-071   | 130-002-104-001-03    | Residential | 402   |
| \$ 4,557<br>For 15 acres, use \$4,000/acre<br>For 30 acres, use \$3,500/acre |                           |            |            |        |              |                |               |                 |                 |                    |            |                 |              |          |            |                       |             |       |
| 130-013-202-003-00   | THREE RIVERS RD           | 10/24/2023 | 98100      | WD     | 98100        | 112460         | 98100         | 112460          | Vacant          | 0                  | 0          | 31.5 \$ 3,114   | 0            | 401      | 1278/287   | 130-013-202-002-00    | Residential | 402   |
| 130-002-300-001-10   | WIRTZ RD                  | 12/21/2023 | 120000     | WD     | 120000       | 88617          | 120000        | 84155           | Improved        | 0                  | 0          | 35.19 \$ 3,410  | 0            | 401      | 1281/525   |                       | Residential | 401   |
| 130-011-201-001-02   |                           | 11/10/2023 | 130000     | WD     | 130000       | 137012         | 108605        | 115617          | Improved        | 0                  | 0          | 40.89 \$ 2,656  | 0            | 401      | 1279/354   | 130-011-200-001-03    | Residential | 401   |
| \$ 3,060<br>For 2025, for 40 acres, use \$3,000/acre for 40-50 acres         |                           |            |            |        |              |                |               |                 |                 |                    |            |                 |              |          |            |                       |             |       |
| 130-033-203-001-00   | 1120 N M30                | 12/1/2023  | 300000     | WD     | 300000       | 242042         | 198005        | 140047          | Improved        | 0                  | 0          | 66.791 \$ 2,965 | 0            | 401      | 1280/187   |                       | Residential | 401   |
| 090-016-200-003-00   |                           | 9/28/2022  | 82500      | WD     | 82500        | 280160         | 82500         | 185280          | Improved        | 0                  | 0          | 80 \$ 1,031     | 0            | 090      | 1253-565   | 090-016-400-003-00    | Residential | 402   |
| 090-016-200-003-00   |                           | 2/2/2024   | 170000     | WD     | 170000       | 185280         | 170000        | 185280          | Vacant          | 0                  | 0          | 80 \$ 2,125     | 0            | 090      | 1283-830   | 090-016-400-003-00    | Residential | 402   |
| \$ 2,040<br>For 2025, use \$2,100/acre for 100 acres                         |                           |            |            |        |              |                |               |                 |                 |                    |            |                 |              |          |            |                       |             |       |



Secord Township-2025 Land Value Analysis Water 2

| Parcel Number      | Street Address           | Sale Date  | Sale Price | Instr. | 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 Parcels in Sale | Land Table | Class | Rate Group 1 |
|--------------------|--------------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|-------|--------------|
| 130-210-000-009-00 | 55 WHITE TAIL TRAIL      | 10/6/2022  | 127500     | WD     | 127500       | 137901         | 25208         | 35609           | Improved        | 62.036667    | 349.48999  | 0.506     | \$ 406     | 49818.18182  | 60           | WTR-2    | 1254-359   |                       | WATER2     | 401   | WATER 2      |
| 130-136-000-079-00 | 3722 PINELANDS RD        | 9/27/2022  | 270000     | WD     | 270000       | 343509         | 107486        | 134383          | Improved        | 253.433334   | 267.407196 | 0.802     | \$ 424     | 134022.4439  | 233.4        | WTR-2    | 1253-603   | 130-136-000-077-01    | WATER2     | 401   | WATER 2      |
| 130-160-000-017-00 | 1138 RIVERS TERRACE RD   | 4/8/2022   | 60000      | WD     | 60000        | 60550          | 47234         | 47784           | Improved        | 83.246667    | 205.800003 | 0.389     | \$ 567     | 121424.1645  | 84.87        | WTR-2    | 1240-334   |                       | WATER2     | 401   | WATER 2      |
| 130-206-000-067-02 | 3640 WHISPERING PINES RD | 1/9/2023   | 320000     | WD     | 320000       | 272675         | 183172        | 135847          | Improved        | 236.666667   | 178.295502 | 1.023     | \$ 774     | 179053.7634  | 210          | WTR-2    | 1260-189   |                       | WATER3     | 401   | Water2       |
| 130-212-000-061-10 | 76 WHITE TAIL TRAIL      | 7/22/2022  | 285000     | WD     | 285000       | 256849         | 103234        | 75083           | Improved        | 130.806666   | 233.532303 | 0.698     | \$ 789     | 147899.7135  | 131.85       | WTR-2    | 1248-361   |                       | WATER2     | 401   | WATER 2      |
| 130-113-000-114-00 | 2992 WEST RIVER DR       | 9/26/2022  | 192000     | WD     | 192000       | 173561         | 58629         | 40190           | Improved        | 70.016667    | 182.904999 | 0.305     | \$ 837     | 192226.2295  | 65           | WTR-2    | 1253-322   |                       | WATER2     | 401   | WATER 2      |
| 130-028-100-001-11 |                          | 6/20/2022  | 256000     | WD     | 256000       | 161526         | 256000        | 161526          | Vacant          | 281.403333   | 348.190002 | 2.319     | \$ 910     | 110392.4105  | 263.88       | WTR-2    | 1245-905   |                       | WATER2     | 402   | WATER 2      |
| 130-211-000-041-00 | 101 DEER RUN TRAIL       | 11/3/2023  | 175000     | WD     | 175000       | 142425         | 80250         | 47675           | Improved        | 83.058       | 297.337189 | 0.562     | \$ 966     | 142793.5943  | 84.587       | WTR-2    | 1278/787   |                       | WATER2     | 401   | WATER 2      |
| 130-212-000-061-10 | 76 WHITE TAIL TRAIL      | 11/22/2023 | 325000     | WD     | 325000       | 256849         | 143234        | 75083           | Improved        | 130.806666   | 233.532303 | 0.698     | \$ 1,095   | 205206.3037  | 131.85       | WTR-2    | 1280/001   |                       | WATER2     | 401   | WATER 2      |
| 130-210-000-006-00 | 43 WHITE TAIL TRAIL      | 6/2/2023   | 337000     | WD     | 337000       | 265119         | 149180        | 77299           | Improved        | 134.666667   | 285.230743 | 0.86      | \$ 1,108   | 173465.1163  | 141.27       | WTR-2    | 1268/332   |                       | WATER2     | 401   | WATER 2      |
|                    |                          |            |            |        |              |                |               |                 |                 |              |            |           | \$ 788     |              |              |          |            |                       |            |       |              |









Secord Township-2025 Land Value Analysis Water Acreage

| Parcel Number      | Street Address         | Sale Date  | Sale Price | Instr. | 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 Parcels in Sale   | Land Table      | Class | Rate Group 1 |
|--------------------|------------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|--------|-----------|--------------|--------------|----------|------------|---|-----------------|-------|--------------|
| 130-124-000-134-00 | 3457 WEST BRANCH DR    | 3/21/2023  | 125000     | WD     | 125000       | 250416         | 55044         | 180460          | Improved        | 140          | 348.75 | 1.121     | \$ 49,103    | 140          | WTR-4    | 1264-789   |   | WATER4          | 401   | WATER4       |
| 130-033-101-002-00 | 1545 N LAKESHORE DR    | 9/25/2023  | 45000      | WD     | 45000        | 86915          | 35728         | 77643           | Improved        | 135.266667   | 392.5  | 1.252     | \$ 28,537    | 127.9        | WTR-2    | 1276/735   |   | WATER2          | 401   | WATER 2      |
| 130-033-101-004-00 | 1563 LAKESHORE DR      | 11/20/2023 | 335000     | WD     | 335000       | 378825         | 57540         | 101365          | Improved        | 176.593333   | 544.5  | 2.252     | \$ 25,551    | 169.39       | WTR-2    | 1279/577   |   | WATER2          | 401   | WATER 2      |
| 130-028-400-005-02 | 1523 LAKESHORE DR      | 7/14/2022  | 105000     | WD     | 105000       | 127623         | 46025         | 68648           | Improved        | 0            | 0      | 2.93      | \$ 15,708    | 0            | Wtr-A    | 1247-663   |   | Water - Acreage | 401   |              |
|                    |                        |            |            |        |              |                |               |                 |                 |              |        |           |              |              |          |            | For 2025, use \$29,725 for 1-4 water acre rate                              |                 |       |              |
| 130-028-400-005-02 | 1523 LAKESHORE DR      | 7/14/2022  | 105000     | WD     | 105000       | 127623         | 46025         | 68648           | Improved        | 0            | 0      | 2.93      | \$ 15,708    | 0            | Wtr-A    | 1247-663   |   | Water - Acreage | 401   |              |
|                    |                        |            |            |        |              |                |               |                 |                 |              |        |           |              |              |          |            | For 2025, use \$18,260 (blend \$29,725 and \$6,795 for 4-7 water acre rate) |                 |       |              |
| 130-137-000-098-00 | 3798 PINELANDS PT RD   | 12/20/2022 | 225000     | WD     | 225000       | 337812         | 53175         | 129131          | Improved        | 67.906667    | 143.99 | 10.226    | \$ 5,200     | 66.86        | WTR-4    | 1258-752   | 130-003-103-001-40  | WATER4          | 401   | WATER4       |
| 130-205-000-021-10 | 722 WHISPERING PINES R | 8/31/2022  | 376000     | WD     | 376000       | 385791         | 161357        | 133324          | Improved        | 141.653333   | 169.58 | 19.233    | \$ 8,390     | 176.87       | WTR-1    | 1251-544   | 130-003-200-004-00  | WATER1          | 401   | Water 1      |
|                    |                        |            |            |        |              |                |               |                 |                 |              |        |           |              |              |          |            | For 2025, use \$6,795 for 8+ water acre rate                                |                 |       |              |

Secord Township-2025 Land Value Analysis Back Lot Off Water

| Parcel Number      | Street Address    | Sale Date  | Sale Price | Instr. | 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 Parcels in Sale | Land Table         | Class | Rate Group 1   |  |
|--------------------|-------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|--------------------|-------|----------------|--|
| 130-370-000-016-00 | PINELANDS PT RD   | 11/11/2022 | 10000      | WD     | 10000        | 30478          | 10000         | 30478           | Vacant          | 126.993333   | 570.594971 | 1.575     | \$ 79      | 6349.206349  | \$ 140       | BACKL    | 1262-796   |                       | Back lot off Water | 402   | BackLot by Wtr |  |
| 130-028-403-001-10 | 264 E RIDGE RD    | 2/9/2024   | 75000      | WD     | 75000        | 91935          | 19065         | 36000           | Improved        |              | 150        | 0.964     | \$ 127     | 19776.97095  | \$ 150       | BACKL    | 1283/366   |                       | Back lot off Water | 401   | BackLot by Wtr |  |
| 130-202-000-009-00 | 84 WEST RIVER DR  | 4/6/2022   | 25000      | WD     | 25000        | 25443          | 25000         | 24026           | Improved        | 100.11       | 344.464996 | 0.791     | \$ 250     | 31605.56258  | \$ 100       | BACKL    | 1240-814   |                       | Back lot off Water | 401   | BackLot by Wtr |  |
| 130-370-000-005-00 | PINELANDS PT RD   | 5/23/2023  | 90000      | WD     | 90000        | 83870          | 59922         | 53792           | Improved        | 224.133333   | 411.26001  | 1.988     | \$ 267     | 30141.85111  | \$ 251       | BACKL    | 1267/804   |                       | Back lot off Water | 401   | BackLot by Wtr |  |
| 130-055-000-021-00 | 2958 LAKESHORE DR | 9/26/2022  | 35000      | WD     | 35000        | 33626          | 13374         | 12000           | Improved        |              | 50         | 0.115     | \$ 267     | 116295.6522  | \$ 50        | BACKL    | 1254-260   |                       | Back lot off Water | 401   | BackLot by Wtr |  |
| 130-055-000-033-00 | 2902 LAKESHORE DR | 3/29/2023  | 144900     | WD     | 144900       | 139945         | 16955         | 12000           | Improved        |              | 50         | 0.115     | \$ 339     | 147434.7826  | \$ 50        | BACKL    | 1264-242   |                       | Back lot off Water | 401   | BackLot by Wtr |  |
| 130-086-000-026-00 | 3598 LAKESHORE DR | 9/29/2023  | 184000     | WD     | 184000       | 170421         | 43179         | 29600           | Improved        | 123.333334   | 120.997498 | 0.344     | \$ 350     | 125520.3488  | \$ 122       | BACKL    | 1276/576   |                       | Back lot off Water | 401   | BackLot by Wtr |  |
|                    |                   |            |            |        |              |                |               |                 |                 |              |            |           | \$ 240     |              |              |          |            |                       |                    |       |                |  |

For 2025, use \$240/foot for Backlots by Water

Secord Township-2025 Land Value Analysis Water Irregular

| Parcel Number                               | Street Address       | Sale Date  | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land Residual | Est. Land Value | Vacant/Improved | Effec. Front | Depth      | Net Acres | Dollars/FF  | Dollars/Acre | Dollars/Sqft | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 |  |
|---|----------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|-------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|-------|--------------|--|
| 130-070-000-003-00                          | 3765 LAKESHORE DR    | 8/4/2023   | 200000     | WD     | 200000       | 225762         | 98841         | 124603          | Improved        | 96.666667    | 203.889999 | 0.445     | 1022.4931   | 222114.6067  | \$ 5.10      | 100          | WTR-4    | 1272/423   |                       | WATER4     | 401   | WATER4       |  |
| 130-095-000-013-00                          | 3745 LAKESHORE DR    | 7/10/2023  | 234000     | WD     | 234000       | 233381         | 134632        | 134013          | Improved        | 103.966667   | 242.300003 | 0.577     | 1294.953507 | 233331.0225  | \$ 5.36      | 104.6        | WTR-4    | 1270/370   |                       | WATER4     | 401   | WATER4       |  |
| 130-076-000-047-00                          | 3834 FOUR SEASONS DR | 9/2/2022   | 260000     | WD     | 260000       | 274216         | 144933        | 159149          | Improved        | 123.466667   | 216.362106 | 0.613     | 1173.863388 | 236432.3002  | \$ 5.43      | 123.76       | WTR-4    | 1251-290   |                       | WATER4     | 401   | WATER4       |  |
| 130-112-000-081-00                          | 3120 WEST RIVER DR   | 2/24/2023  | 250000     | WD     | 250000       | 267347         | 130089        | 147436          | Improved        | 114.38       | 224.695007 | 0.546     | 1137.340444 | 238258.2418  | \$ 5.47      | 131.57       | WTR-4    | 1262-419   |                       | WATER4     | 401   | WATER4       |  |
| 130-110-000-055-00                          | 3144 WEST RIVER DR   | 9/12/2022  | 307000     | WD     | 307000       | 358515         | 150802        | 202317          | Improved        | 156.956667   | 177.891708 | 0.625     | 960.7874765 | 241283.2     | \$ 5.54      | 164.71       | WTR-4    | 1252-023   |                       | WATER4     | 401   | WATER4       |  |
| 130-114-000-147-00                          | 2728 WEST RIVER DR   | 12/2/2022  | 345000     | WD     | 345000       | 292309         | 178317        | 125626          | Improved        | 97.46        | 321.529999 | 0.724     | 1829.64293  | 246294.1989  | \$ 5.65      | 96.19        | WTR-4    | 1258-141   |                       | WATER4     | 401   | WATER4       |  |
| 130-112-000-082-00                          | 3116 WEST RIVER DR   | 9/6/2022   | 199900     | WD     | 199900       | 205285         | 107188        | 112573          | Improved        | 87.333333    | 221.695007 | 0.422     | 1227.343516 | 254000       | \$ 5.83      | 96           | WTR-4    | 1252-143   |                       | WATER4     | 401   | WATER4       |  |
| 130-200-000-002-00                          | 3261 LAKESHORE DR    | 7/19/2023  | 172500     | WD     | 172500       | 165446         | 84033         | 76979           | Improved        | 59.72        | 220.570007 | 0.323     | 1407.116544 | 260164.0867  | \$ 5.97      | 51.72        | WTR-4    | 1272/067   |                       | WATER4     | 401   | WATER4       |  |
| 130-090-000-016-00                          | 3399 LAKESHORE DR    | 6/12/2023  | 195000     | WD     | 195000       | 217211         | 87350         | 109561          | Improved        | 84.996667    | 172.146164 | 0.335     | 1027.687356 | 260746.2687  | \$ 5.99      | 85.24        | WTR-4    | 1268/540   |                       | WATER4     | 401   | WATER4       |  |
| 130-136-000-071-00                          | 3694 PINELANDS PT RD | 11/16/2023 | 292250     | WD     | 292250       | 324605         | 152402        | 184757          | Improved        | 143.333333   | 177.535965 | 0.581     | 1063.26977  | 262309.8107  | \$ 6.02      | 145          | WTR-4    | 1279/796   |                       | WATER4     | 401   | WATER4       |  |
| 130-115-000-181-00                          | 2756 WEST RIVER DR   | 4/27/2023  | 635000     | WD     | 635000       | 447738         | 307672        | 120410          | Improved        | 93.413333    | 447.070007 | 0.976     | 3293.662587 | 315237.7049  | \$ 7.24      | 90           | WTR-4    | 1265-933   |                       | WATER4     | 401   | WATER4       |  |
| 130-136-000-093-00                          | 3784 PINELANDS PT RD | 4/11/2023  | 256000     | WD     | 256000       | 235701         | 107951        | 87652           | Improved        | 68           | 201.225006 | 0.31      | 1587.514706 | 348229.0323  | \$ 7.99      | 70           | WTR-4    | 1265-447   |                       | WATER4     | 401   | WATER4       |  |
| 130-136-000-092-00                          | 3780 PINELANDS PT RD | 5/26/2023  | 202500     | WD     | 202500       | 179352         | 115440        | 92292           | Improved        | 71.6         | 193.884995 | 0.311     | 1612.290503 | 371189.7106  | \$ 8.52      | 75           | WTR-4    | 1267/753   |                       | WATER4     | 401   | WATER4       |  |
|   |                      |            |            |        |              |                |               |                 |                 |              |            |           |             |              |              | \$           | 6.16     |            |                       |            |       |              |  |
| For 2025, use \$6/sqft for LowSqFt Water    |                      |            |            |        |              |                |               |                 |                 |              |            |           |             |              |              |              |          |            |                       |            |       |              |  |
| 130-120-000-015-00                          | 3285 PINECREST DR    | 6/27/2023  | 226000     | WD     | 226000       | 216617         | 119979        | 110596          | Improved        | 85.8         | 171.699997 | 0.303     | 1398.356643 | 395970.297   | \$ 9.09      | 103.7        | WTR-4    | 1269/809   |                       | WATER4     | 401   | WATER4       |  |
| 130-110-000-024-10                          | 3258 BEAVER CT       | 5/20/2022  | 225000     | WD     | 225000       | 262325         | 129377        | 166702          | Improved        | 129.326667   | 116.360146 | 0.318     | 1000.389193 | 406845.9119  | \$ 9.34      | 149.61       | WTR-4    | 1244-090   |                       | WATER4     | 401   | WATER4       |  |
| 130-105-000-026-00                          | 187 WEST RIVER DR    | 6/20/2022  | 275000     | WD     | 275000       | 198915         | 168687        | 92602           | Improved        | 71.84        | 211.235001 | 0.346     | 2348.092984 | 487534.6821  | \$ 11.19     | 72.76        | WTR-4    | 1245-887   |                       | WATER4     | 401   | WATER4       |  |
| 130-120-000-043-00                          | 3416 E PINECREST DR  | 6/30/2023  | 275000     | WD     | 275000       | 208848         | 169272        | 103120          | Improved        | 80           | 175.5      | 0.332     | 2115.9      | 509855.4217  | \$ 11.70     | 75           | WTR-4    | 1270/006   |                       | WATER4     | 401   | WATER4       |  |
| 130-085-000-008-00                          | 3545 LAKESHORE DR    | 5/31/2022  | 279000     | WD     | 279000       | 224600         | 166708        | 97336           | Improved        | 137.226666   | 205.464996 | 0.323     | 1214.836772 | 516123.839   | \$ 11.85     | 137.5        | WTR-4    | 1244-578   | 130-086-000-019-00    | WATER4     | 401   | WATER4       |  |
| 130-177-000-055-00                          | 3722 PENINSULAR DR   | 5/11/2022  | 164000     | WD     | 164000       | 156063         | 85621         | 77684           | Improved        | 60.266667    | 110.419998 | 0.153     | 1420.702426 | 559614.3791  | \$ 12.85     | 60.4         | WTR-4    | 1243-303   |                       | WATER4     | 401   | WATER4       |  |
| 130-176-000-048-00                          | 3803 PENINSULAR DR   | 8/25/2023  | 330000     | WD     | 330000       | 249262         | 194170        | 113432          | Improved        | 88           | 174.225006 | 0.324     | 2206.477273 | 599290.1235  | \$ 13.76     | 102          | WTR-4    | 1274/294   |                       | WATER4     | 401   | WATER4       |  |
| 130-124-000-144-01                          | 3495 WEST BRANCH DR  | 4/26/2022  | 383000     | WD     | 383000       | 269792         | 203438        | 90230           | Improved        | 70           | 211.25     | 0.339     | 2906.257143 | 600112.0944  | \$ 13.78     | 70           | WTR-4    | 1241-940   |                       | WATER4     | 401   | WATER4       |  |
| 130-105-000-024-00                          | 175 WEST RIVER DR    | 9/16/2022  | 341250     | WD     | 341250       | 237871         | 208733        | 105354          | Improved        | 81.733333    | 188.139999 | 0.319     | 2553.829537 | 654335.4232  | \$ 15.02     | 97.6         | WTR-4    | 1252-726   |                       | WATER4     | 401   | WATER4       |  |
| 130-110-000-023-00                          | 3264 BEAVER CT       | 7/14/2023  | 225000     | WD     | 225000       | 175390         | 142521        | 92911           | Improved        | 72.08        | 130.434998 | 0.196     | 1977.261376 | 727147.9592  | \$ 16.69     | 85           | WTR-4    | 1270/971   |                       | WATER4     | 401   | WATER4       |  |
| 130-045-000-014-00                          | 3127 LAKESHORE DR    | 9/15/2022  | 295000     | WD     | 295000       | 230347         | 133142        | 68489           | Improved        | 53.133333    | 120        | 0.151     | 2505.809301 | 881735.0993  | \$ 20.24     | 50           | WTR-4    | 1252-556   |                       | WATER4     | 401   | WATER4       |  |
| 130-045-000-014-00                          | 3127 LAKESHORE DR    | 12/16/2022 | 305000     | WD     | 305000       | 230347         | 143142        | 68489           | Improved        | 53.133333    | 120        | 0.151     | 2694.015073 | 947960.2649  | \$ 21.76     | 50           | WTR-4    | 1258-549   |                       | WATER4     | 401   | WATER4       |  |
|   |                      |            |            |        |              |                |               |                 |                 |              |            |           |             |              |              | \$           | 13.94    |            |                       |            |       |              |  |
| For 2025, use \$14/sqft for High/SqFt Water |                      |            |            |        |              |                |               |                 |                 |              |            |           |             |              |              |              |          |            |                       |            |       |              |  |