

**2025 Agricultural Group ECF 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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	
050-009-200-001-00	515 S HAWKINS RD	08/02/24	\$288,700	WD	03-ARM'S LENGTH	\$288,700	\$175,000	60.62	\$360,063	\$265,910	\$22,790	\$96,238	0.237	67.1802	\$264,935		BUCKEYE	101	
140-025-200-002-00	4280 OBERLIN	11/17/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$152,600	41.81	\$469,460	\$269,812	\$95,188	\$246,479	0.386	52.2419	\$266,697		SHERMAN	101	
010-006-104-001-04	3330 S BARD	01/07/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,300	57.06	\$193,713	\$107,292	\$52,708	\$106,693	0.494	41.4593	\$102,900		BEAVERTON	101	
140-035-200-001-00	3805 RENAS	05/15/23	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$114,500	55.45	\$231,875	\$86,935	\$119,565	\$178,938	0.668	24.0419	\$85,042		SHERMAN	101	
140-025-303-001-00	3478 RENAS RD	05/10/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,100	43.17	\$359,221	\$139,469	\$210,531	\$271,299	0.776	13.2599	\$129,458		SHERMAN	101	
150-009-104-009-02	3696 SHOCK	09/11/23	\$196,200	LC	19-MULTI PARCEL ARM'S LENGTH	\$196,200	\$92,900	47.35	\$230,174	\$62,729	\$133,471	\$168,944	0.790	11.8581	\$61,549	150-009-104-009-03	TOBACCO	101	
100-004-300-001-00	4789 CONNOR RD	05/31/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$124,300	42.14	\$296,053	\$143,715	\$151,285	\$188,072	0.804	10.4209	\$136,985		GROUT	101	
100-008-100-002-00	5197 BUZZELL	10/15/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$124,500	31.92	\$319,813	\$271,800	\$118,200	\$59,275	1.994	108.5475	\$263,594		GROUT	101	
080-023-100-003-00	1848 MCCLURE CEMETERY	02/11/25	\$1,260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,260,000	\$555,300	44.07	\$1,753,114	\$1,037,680	\$222,320	\$109,638	2.028	111.9149	\$1,036,888	080-023-100-001-01, 08	GLADWIN	101	
<b>Totals:</b>			<b>\$3,511,400</b>			<b>\$3,511,400</b>	<b>\$1,581,500</b>		<b>\$4,213,486</b>		<b>\$1,126,058</b>	<b>\$1,425,577</b>		<b>11.8714</b>					
								Sale. Ratio =>	<b>45.04</b>	<b>E.C.F. as Calculated =&gt;</b>				<b>0.790</b>					
								Std. Dev. =>	<b>9.08</b>	<b>Ave. E.C.F. =&gt;</b>				<b>0.909</b>					

Due to a lack of Agricultural Improved sales, sales from neighboring townships within Gladwin County were collected and used for analysis. The calculated ECF has been applied.