

**2025 Off Water 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	
130-028-403-001-10	264 E RIDGE RD	2/9/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,700	46.27	\$112,365	\$58,354	\$16,646	\$60,145	0.277	30.0851	\$52,500		
130-370-000-005-00	PINELANDS PT RD	5/23/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,900	37.67	\$109,688	\$78,447	\$11,553	\$34,789	0.332	24.5528	\$78,447		
130-201-000-005-10	3278 LAKESHORE DR	1/15/2025	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$76,900	69.28	\$173,686	\$64,172	\$46,828	\$121,953	0.384	19.3632	\$51,527		
130-055-000-038-10	2878 LAKESHORE DR	4/10/2023	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$62,000	49.60	\$178,305	\$36,000	\$89,000	\$169,612	0.525	5.2888	\$36,000	130-015-100-001-25	
130-147-000-030-00	2536 BLUEBERRY LN	12/8/2023	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$62,400	44.26	\$215,086	\$35,781	\$105,219	\$199,671	0.527	5.0654	\$25,500		
130-146-000-019-00	783 DEER LANE	8/14/2024	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$64,300	54.49	\$149,473	\$22,100	\$95,900	\$141,840	0.676	9.8498	\$22,100		
130-002-201-001-06	LAKESHORE DR	6/7/2024	\$465,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$465,000	\$248,700	53.48	\$504,442	\$190,245	\$274,755	\$405,827	0.677	29.3041	\$172,985	130-002-201-001-03	
130-204-000-004-00	WEST RIVER DR	10/11/2024	\$395,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$395,000	\$208,400	52.76	\$418,041	\$178,248	\$216,752	\$311,419	0.696	11.8399	\$151,013	130-115-000-178-00	
130-086-000-026-00	3598 LAKESHORE DR	9/29/2023	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$59,100	32.12	\$194,600	\$46,942	\$137,058	\$164,429	0.834	25.5924	\$43,167		
130-204-000-002-00	2815 WEST RIVER DR	11/13/2023	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$57,100	30.37	\$196,525	\$40,497	\$147,503	\$173,750	0.849	27.1323	\$35,000		
Totals:			\$1,892,000			\$1,892,000	\$907,500		\$2,252,211		\$1,141,214	\$1,783,435		6.2281			
								Sale. Ratio =>	47.97	E.C.F. => as Applied		0.640					
								Std. Dev. =>	11.68	Ave. E.C.F. =>		0.578	Coefficient of Var=>				