

**2025 Residential Group 401 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	
130-013-203-002-00	2808 N THREE RIVERS RD	10/30/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,600	48.00	\$154,479	\$48,261	\$96,739	\$135,828	0.712	25.4244	\$46,800		
130-024-404-002-36	2001 FORNIER RD	9/19/2024	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$91,200	51.82	\$177,362	\$66,274	\$109,726	\$142,056	0.772	19.4048	\$65,220		
130-024-202-004-00	THREE RIVERS RD	11/1/2024	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$70,300	41.87	\$139,649	\$33,435	\$134,465	\$135,823	0.990	2.3540	\$28,680		
130-033-203-001-00	1120 N M30	12/1/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$103,900	34.63	\$259,637	\$168,704	\$131,296	\$116,282	1.129	16.2656	\$157,799		
130-122-000-101-15	3251 PINEHURST DR	9/17/2024	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$38,100	41.19	\$81,041	\$60,974	\$31,526	\$25,661	1.229	26.2096	\$58,110		
Totals:			\$881,400			\$881,400	\$373,100		\$812,168		\$503,752	\$555,650		5.9862			
								Sale. Ratio =>	42.33	<b>E.C.F. as Calculated =&gt;</b>		<b>0.907</b>					
								Std. Dev. =>	6.63			Ave. E.C.F. =>		0.966			