

**2025 Water Group 1 and Water Group 5 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	
130-206-000-039-00	3752 WHISPERING PINES RD	6/23/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,600	39.71	\$167,909	\$52,437	\$87,563	\$131,817	0.664	49.3262	\$50,909		
130-206-000-048-00	3726 WHISPERING PINES RD	6/21/2023	\$101,400	WD	03-ARM'S LENGTH	\$101,400	\$43,300	42.70	\$109,704	\$61,724	\$39,676	\$54,771	0.724	43.3141	\$52,645		
130-206-000-041-00	3746 WHISPERING PINES RD	8/31/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,300	40.74	\$187,213	\$51,316	\$123,684	\$161,397	0.766	39.1205	\$44,760	130-206-000-042-00	
130-170-004-001-00	1456 RECREATION DR	10/23/2023	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$88,100	41.56	\$223,993	\$49,920	\$162,080	\$191,289	0.847	31.0235	\$46,667		
130-170-015-001-01	1204 CENTER AVE	8/4/2023	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$130,600	43.17	\$309,356	\$61,593	\$240,907	\$272,267	0.885	27.2720	\$57,233		
130-028-400-004-20	501 RIDGE RD	11/15/2024	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$49,200	41.17	\$88,440	\$43,229	\$76,271	\$51,610	1.478	32.0295	\$40,880		
130-002-201-005-00	3915 N LAKESHORE DR	9/26/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,100	36.53	\$108,620	\$79,740	\$90,260	\$32,968	2.738	158.0267	\$75,744		
Totals:			\$1,220,400			\$1,220,400	\$500,200		\$1,195,235		\$820,441	\$896,119		24.1990			
								Sale. Ratio ==>	40.99	E.C.F. ==> As Calculated		0.916					
								Std. Dev. ==>	2.21			Ave. E.C.F. ==>		1.158			