2025 Water Group 2 and Water Group 3 ECF Study 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
130-160-000-017-00	1138 RIVERS TERRACE RD	8/23/2024	$75,000	WD	03-ARM'S LENGTH	$75,000	$30,300	40.40	$86,759	$74,922	$78	$14,176	0.006	97.0173	$74,922	
130-135-000-037-00	3515 PINELANDS PT RD	8/25/2023	$124,000	WD	03-ARM'S LENGTH	$124,000	$64,300	51.85	$239,702	$88,200	$35,800	$140,279	0.255	72.0470	$88,200	
130-110-000-029-00	3263 BEAVER CT	1/13/2025	$79,000	WD	03-ARM'S LENGTH	$79,000	$37,200	47.09	$98,354	$67,659	$11,341	$36,760	0.309	66.7161	$66,981	
130-113-000-108-00	518 WEST RIVER CT	7/6/2023	$135,000	WD	03-ARM'S LENGTH	$135,000	$56,500	41.85	$187,351	$75,949	$59,051	$133,415	0.443	53.3064	$69,300	
130-033-101-004-00	1563 LAKESHORE DR	11/20/2023	$335,000	WD	03-ARM'S LENGTH	$335,000	$127,500	38.06	$435,766	$160,095	$174,905	$330,144	0.530	44.5892	$158,934	
130-211-000-041-00	101 DEER RUN TRAIL	11/3/2023	$175,000	WD	03-ARM'S LENGTH	$175,000	$47,900	27.37	$184,510	$77,906	$97,094	$127,669	0.761	21.5162	$74,752	
130-155-000-010-00	1043 SIESTA RD	10/8/2024	$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	$260,000	$129,400	49.77	$273,836	$87,827	$172,173	$217,692	0.791	29.8577	$86,022	130-155-000-031-00
130-135-000-011-00	3647 PINELANDS PT RD	6/16/2023	$250,000	WD	03-ARM'S LENGTH	$250,000	$124,100	49.64	$311,319	$80,094	$169,906	$214,097	0.794	18.2082	$78,000	
130-160-000-005-00	1040 RIVERS TERRACE RD	5/10/2024	$185,000	WD	03-ARM'S LENGTH	$185,000	$78,100	42.22	$181,475	$80,367	$104,633	$121,087	0.864	11.1561	$74,394	
130-126-000-215-00	3821 N WEST BRANCH DR	10/29/2024	$208,000	WD	03-ARM'S LENGTH	$208,000	$94,800	45.58	$228,181	$75,056	$132,944	$141,782	0.938	3.8011	$65,430	
130-212-000-061-10	76 WHITE TAIL TRAIL	11/22/2023	$325,000	WD	03-ARM'S LENGTH	$325,000	$86,100	26.49	$298,779	$117,976	$207,024	$216,530	0.956	1.9577	$117,726	
130-126-000-228-10	3909 WEST BRANCH DR	6/19/2023	$260,000	WD	03-ARM'S LENGTH	$260,000	$105,900	40.73	$283,832	$73,484	$186,516	$194,766	0.958	1.8034	$67,500	
130-113-000-112-00	2996 WEST RIVER DR	5/10/2024	$248,000	WD	03-ARM'S LENGTH	$248,000	$57,500	23.19	$222,809	$69,964	$178,036	$183,047	0.973	0.3051	$64,146	
130-210-000-006-00	43 WHITE TAIL TRAIL	6/2/2023	$337,000	WD	03-ARM'S LENGTH	$337,000	$89,300	26.50	$305,041	$125,228	$211,772	$215,344	0.983	0.7737	$121,200	
130-028-400-004-10	499 RIDGE RD	3/12/2025	$102,000	WD	03-ARM'S LENGTH	$102,000	$39,700	38.92	$92,339	$39,792	$62,208	$62,930	0.989	1.2851	$38,235	
130-175-000-003-02	3989 W THENDARA DR	10/22/2024	$425,000	WD	03-ARM'S LENGTH	$425,000	$173,800	40.89	$452,738	$91,406	$333,594	$334,566	0.997	2.1419	$79,320	
130-077-000-079-10	3986 FOUR SEASONS DR	6/7/2024	$210,000	WD	03-ARM'S LENGTH	$210,000	$83,600	39.81	$219,342	$59,383	$150,617	$148,110	1.017	4.1251	$57,612	
130-126-000-246-01	180 N WEST BRANCH DR	6/24/2024	$335,000	WD	03-ARM'S LENGTH	$335,000	$126,100	37.64	$332,667	$66,780	$268,220	$246,191	1.089	11.3804	$63,000	
130-127-000-264-00	3558 E PINECREST DR	3/12/2025	$388,000	WD	19-MULTI PARCEL ARM'S LENGTH	$388,000	$159,900	41.21	$376,217	$123,389	$264,611	$234,099	1.130	113.0338	$118,052	130-127-000-265-00
130-121-000-066-00	3274 PINEHURST DR	7/14/2023	$266,055	WD	03-ARM'S LENGTH	$266,055	$105,900	39.80	$249,968	$106,800	$159,255	$132,562	1.201	22.5687	$106,800	
130-175-000-003-03	3985 W THENDARA DR	8/23/2024	$85,000	WD	03-ARM'S LENGTH	$85,000	$34,700	40.82	$83,762	$73,969	$11,031	$9,067	1.217	24.0934	$68,640	
130-010-303-001-01	551 WEST RIVER CT	5/13/2024	$715,000	WD	03-ARM'S LENGTH	$715,000	$254,800	35.64	$651,542	$220,158	$494,842	$399,429	1.239	26.3198	$198,900	
130-137-000-121-00	3922 PINELANDS PT RD	8/23/2023	$322,500	WD	03-ARM'S LENGTH	$322,500	$108,000	33.49	$288,040	$67,028	$255,472	$204,640	1.248	124.8397	$64,086	
130-075-000-037-00	3770 JENNINGS CT	8/30/2024	$319,500	WD	03-ARM'S LENGTH	$319,500	$94,100	29.45	$250,649	$74,790	$244,710	$162,832	1.503	52.7162	$65,541	
130-045-000-024-00	3167 LAKESHORE DR	7/21/2023	$375,000	WD	03-ARM'S LENGTH	$375,000	$105,700	28.19	$289,753	$131,242	$243,758	$146,769	1.661	68.5152	$108,000	
130-076-000-055-00	3878 FOUR SEASONS DR	7/29/2024	$230,000	WD	03-ARM'S LENGTH	$230,000	$67,000	29.13	$167,321	$62,463	$167,537	$97,090	1.726	74.9909	$61,200	
130-071-000-024-00	1191 NOKOMIS RD	8/8/2023	$342,000	WD	03-ARM'S LENGTH	$342,000	$86,300	25.23	$230,227	$54,818	$287,182	$162,415	1.768	79.2523	$54,120	
		Totals:	$7,111,055			$7,111,055	$2,568,500		$7,022,279		$4,684,310	$4,627,488		3.6604		
							Sale. Ratio =>	36.12			E.C.F. => as Calculated		1.012			
							Std. Dev. =>	8.11				Ave. E.C.F. =>	0.976			