

2025 Water Group 4 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
130-115-000-177-00	2796 WEST RIVER DR	11/12/2024	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$154,600	65.23	\$396,918	\$171,349	\$65,651	\$263,207	0.249	65.7697	\$146,860	
130-177-000-066-00	3792 PENINSULAR DR	5/5/2024	\$165,900	WD	03-ARM'S LENGTH	\$165,900	\$98,600	59.43	\$216,586	\$119,590	\$46,310	\$113,180	0.409	49.7954	\$113,587	
130-070-000-003-00	3765 LAKESHORE DR	8/4/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,300	52.65	\$247,839	\$140,568	\$59,432	\$125,170	0.475	43.2314	\$135,333	
130-136-000-071-00	3694 PINELANDS PT RD	11/16/2023	\$292,250	WD	03-ARM'S LENGTH	\$292,250	\$151,600	51.87	\$353,004	\$208,911	\$83,339	\$168,136	0.496	41.1461	\$200,667	
130-090-000-016-00	3399 LAKESHORE DR	6/12/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$101,200	51.90	\$238,714	\$124,521	\$70,479	\$133,247	0.529	37.8190	\$118,995	
130-137-000-102-10	3814 PINELANDS PT RD	7/26/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$155,000	53.45	\$339,371	\$184,775	\$105,225	\$180,392	0.583	32.3812	\$181,907	
130-015-300-001-01	2549 LAKESHORE DR	5/12/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$160,100	47.79	\$408,369	\$145,335	\$189,665	\$306,924	0.618	28.9170	\$142,193	
130-090-000-011-00	3423 LAKESHORE DR	11/27/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,500	47.81	\$179,863	\$102,547	\$57,453	\$90,217	0.637	27.0294	\$97,286	
130-095-000-013-00	3745 LAKESHORE DR	7/10/2023	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$108,800	46.50	\$253,481	\$161,593	\$72,407	\$107,220	0.675	23.1812	\$145,553	
130-002-201-001-03	3991 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	23.0100	\$172,985	130-002-201-001-06
130-115-000-178-00	2786 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	21.1111	\$151,013	130-204-000-004-00
130-112-000-085-01	3108 WEST RIVER DR	7/31/2023	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$182,000	45.79	\$425,286	\$274,373	\$123,127	\$176,094	0.699	20.7913	\$269,995	
130-200-000-002-00	3261 LAKESHORE DR	7/19/2023	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$77,100	44.70	\$181,427	\$94,275	\$78,225	\$101,694	0.769	13.7905	\$83,608	
130-120-000-015-00	3285 PINECREST DR	6/27/2023	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$100,800	44.60	\$237,880	\$120,792	\$105,208	\$136,625	0.770	13.7075	\$120,120	
130-136-000-093-00	3784 PINELANDS PT RD	4/11/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$111,000	43.36	\$260,898	\$95,200	\$160,800	\$193,346	0.832	7.5455	\$95,200	
130-137-000-103-00	3818 PINELANDS PT RD	6/26/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$109,600	45.67	\$241,331	\$106,923	\$133,077	\$156,835	0.849	5.8609	\$98,047	
130-136-000-092-00	3786 PINELANDS PT RD	5/26/2023	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$80,800	39.90	\$198,899	\$102,596	\$99,904	\$112,372	0.889	1.8078	\$100,240	
130-136-000-087-00	3756 PINELANDS PT RD	6/10/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,500	42.60	\$244,017	\$126,292	\$123,708	\$137,368	0.901	0.6566	\$123,387	
130-111-000-072-10	3430 WEST RIVER DR	8/28/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$150,100	42.89	\$328,214	\$149,033	\$200,967	\$209,079	0.961	5.4077	\$141,531	
130-110-000-005-00	3344 WEST RIVER DR	8/30/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,900	41.36	\$130,981	\$89,506	\$50,494	\$48,395	1.043	13.6248	\$88,667	
130-123-000-104-00	3279 WEST BRANCH DR	7/3/2024	\$499,500	WD	03-ARM'S LENGTH	\$499,500	\$191,100	38.26	\$451,927	\$250,711	\$248,789	\$234,791	1.060	15.2494	\$227,733	
130-123-000-109-00	3297 WEST BRANCH DR	5/10/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$146,400	38.53	\$325,468	\$97,774	\$282,226	\$265,687	1.062	15.5125	\$93,333	
130-055-000-005-00	2881 LAKESHORE DR	11/14/2024	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$69,700	39.16	\$155,364	\$72,084	\$105,916	\$97,176	1.090	18.2815	\$69,832	
130-200-000-015-00	3331 LAKESHORE DR	9/11/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,200	38.67	\$179,324	\$73,061	\$136,939	\$123,994	1.104	19.7275	\$70,187	
130-115-000-181-00	2756 WEST RIVER DR	4/27/2023	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$206,700	32.55	\$517,312	\$148,730	\$486,270	\$430,084	1.131	22.3515	\$130,779	
130-122-000-081-05	3165 WEST BRANCH DR	10/11/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$188,700	35.94	\$418,542	\$128,095	\$396,905	\$338,911	1.171	26.3994	\$128,095	
130-110-000-023-00	3264 BEAVER CT	7/14/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,800	36.36	\$192,450	\$105,504	\$119,496	\$101,453	1.178	27.0721	\$100,912	
130-176-000-048-00	3803 PENINSULAR DR	8/25/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,800	35.09	\$274,904	\$131,088	\$198,912	\$167,813	1.185	27.8195	\$123,200	
130-124-000-134-00	3457 WEST BRANCH DR	11/8/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$125,200	41.05	\$274,692	\$199,415	\$105,585	\$87,837	1.202	29.4931	\$196,000	
130-120-000-043-00	3416 E PINECREST DR	6/30/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$97,200	35.35	\$229,804	\$118,372	\$156,628	\$130,025	1.205	29.7474	\$112,000	
130-137-000-097-00	3796 PINELANDS PT RD	10/4/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,300	38.68	\$173,959	\$103,579	\$101,421	\$82,123	1.235	32.7864	\$95,069	
130-114-000-152-00	2682 WEST RIVER DR	11/1/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$119,300	37.87	\$265,897	\$160,752	\$154,248	\$122,689	1.257	35.0103	\$139,603	
130-112-000-081-00	3120 WEST RIVER DR	2/20/2025	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$133,700	38.75	\$287,515	\$169,576	\$175,424	\$137,618	1.275	36.7592	\$160,132	
130-070-000-016-00	3839 LAKESHORE DR	6/27/2024	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$84,800	34.33	\$186,983	\$84,832	\$162,168	\$119,196	1.361	45.3391	\$84,467	
130-045-000-014-00	3127 LAKESHORE DR	6/7/2024	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$116,100	30.97	\$251,830	\$81,666	\$293,234	\$198,557	1.477	56.9701	\$74,387	
Totals:			\$10,253,050			\$10,253,050	\$4,381,600		\$9,991,532		\$5,441,139	\$6,114,701		1.7279		
								Sale. Ratio =>	42.73	E.C.F. => as Calculated		0.890				
								Std. Dev. =>	7.85	Ave. E.C.F. =>		0.907				