

Secord Township-2025 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-003-103-001-30	3817 PINELANDS PT RD	3/10/2023	124500	WD	124500	153262	95211	29289	72745.61719	0.403	0	#DIV/0!	401		Residential	401
130-003-103-001-40	PINELANDS PT RD	12/20/2022	225000	WD	225000	300956	139919	85081	207967.9004	0.409	1557	54.64418754	401	130-137-000-098-00	Residential	401
130-013-202-004-00	2870 THREE RIVERS RD	11/15/2023	90000	WD	90000	119944	27272	62728	116130.3281	0.540	1456	43.08241758	401		Residential	401
130-013-203-002-00	2808 N THREE RIVERS RD	10/30/2023	145000	WD	145000	182751	47178	97822	169890.9844	0.576	1815	53.89641873	401		Residential	401
130-025-200-013-00	1541 E RIDGE RD	10/4/2023	105000	LC	105000	105164	46803	58197	73134.08594	0.796	980	59.38469388	401		Residential	401
130-033-203-001-00	1120 N M30	12/1/2023	300000	WD	300000	265388	169322	130678	120383.4609	1.086	1420	92.02676056	401		Residential	401
130-024-300-004-00	2176 THREE RIVERS RD	9/12/2022	225000	WD	225000	158197	28232	196768	162863.4063	1.208	1608	122.3681592	401		Residential	401
130-025-200-011-00	1762 THREE RIVERS RD	5/18/2022	260000	WD	260000	188153	58023	201977	163070.1758	1.239	1064	189.8280075	401		Residential	401
										0.782						

For 2025, use 0.782 for General Residential and Agricultural

Secord Township-2025 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-015-400-035-01	2578 LAKESHORE DR	7/22/2022	38000	WD	38000	65139	21466	16534	79405.45455	0.208	2274	7.270888	201		Commercial	201
130-015-404-002-00	993 SECORD DAM RD	2/15/2023	110000	LC	110000	92702	53876	56124	70592.72727	0.795	3240	17.32222	201		Commercial	201

For 2025, use 0.60 for Secord Twp Commercial and Industrial

Secord Township-2025 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-015-400-035-01	2578 LAKESHORE DR	7/22/2022	38000	WD	38000	65139	21466	16534	79405.45455	0.208	2274	7.270888	201		Commercial	201
130-015-404-002-00	993 SECORD DAM RD	2/15/2023	110000	LC	110000	92702	53876	56124	70592.72727	0.795	3240	17.32222	201		Commercial	201

For 2025, use 0.60 for Secord Twp Commercial and Industrial

Secord Township-2025 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-003-103-001-30	3817 PINELANDS PT RD	3/10/2023	124500	WD	124500	153262	95211	29289	72745.61719	0.403	0	#DIV/0!	401		Residential	401
130-003-103-001-40	PINELANDS PT RD	12/20/2022	225000	WD	225000	300956	139919	85081	207967.9004	0.409	1557	54.64419	401	130-137-000-098-00	Residential	401
130-013-202-004-00	2870 THREE RIVERS RD	11/15/2023	90000	WD	90000	119944	27272	62728	116130.3281	0.540	1456	43.08242	401		Residential	401
130-013-203-002-00	2808 N THREE RIVERS RD	10/30/2023	145000	WD	145000	182751	47178	97822	169890.9844	0.576	1815	53.89642	401		Residential	401
130-025-200-013-00	1541 E RIDGE RD	10/4/2023	105000	LC	105000	105164	46803	58197	73134.08594	0.796	980	59.38469	401		Residential	401
130-033-203-001-00	1120 N M30	12/1/2023	300000	WD	300000	265388	169322	130678	120383.4609	1.086	1420	92.02676	401		Residential	401
130-024-300-004-00	2176 THREE RIVERS RD	9/12/2022	225000	WD	225000	158197	28232	196768	162863.4063	1.208	1608	122.3682	401		Residential	401
130-025-200-011-00	1762 THREE RIVERS RD	5/18/2022	260000	WD	260000	188153	58023	201977	163070.1758	1.239	1064	189.828	401		Residential	401
										0.782						

For 2025, use 0.782 for General Residential and Agricultural

Secord Township-2025 ECF Analysis David Pines Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-201-000-001-10	3258 LAKESHORE DR	12/22/2022	110000	WD	110000	156642	58867	51133	116537.5469	0.439	1104	46.3161	BACKL	130-010-100-015-01	Back lot off Water	401
130-055-000-038-10	2878 LAKESHORE DR	4/10/2023	125000	WD	125000	178305	36000	89000	169612.6289	0.525	1820	48.9011	BACKL	130-015-100-001-25	Back lot off Water	401
130-028-403-001-10	264 E RIDGE RD	2/9/2024	75000	WD	75000	91218	41819	33181	58878.42578	0.564	1136	29.2086	BACKL		Back lot off Water	401
130-155-000-035-00	1034 SIESTA RD	8/29/2022	80000	WD	80000	111068	14998	65002	114505.3672	0.568	1188	54.7155	BACKL		Back lot off Water	401
130-147-000-030-00	2536 BLUEBERRY LN	12/8/2023	141000	WD	141000	190390	18450	122550	204934.4531	0.598	1904	64.3645	BACKL		Residential	401
130-146-000-013-50	804 DEER LANE	8/5/2022	175000	WD	175000	224857	18705	156295	245711.5625	0.636	2388	65.4502	BACKL		Residential	401
130-055-000-033-00	2902 LAKESHORE DR	3/29/2023	144900	WD	144900	139945	16250	128650	147431.4688	0.873	1056	121.828	BACKL		Back lot off Water	401
130-055-000-021-00	2958 LAKESHORE DR	9/26/2022	35000	WD	35000	33626	13503	21497	23984.50586	0.896	576	37.3212	BACKL		Back lot off Water	401
130-086-000-026-00	3598 LAKESHORE DR	9/29/2023	184000	WD	184000	167508	33351	150649	159901.0781	0.942	1488	101.243	BACKL		Back lot off Water	401
130-204-000-002-00	2815 WEST RIVER DR	11/13/2023	188000	WD	188000	165948	28441	159559	163893.9219	0.974	1172	136.142	BACKL		Back lot off Water	401
130-370-000-005-00	PINELANDS PT RD	5/23/2023	90000	WD	90000	83317	53792	36208	35190.70313	1.029	0	#DIV/0!	BACKL		Back lot off Water	401
130-116-000-207-00	3217 WEST RIVER DR	10/7/2022	129000	WD	129000	75452	26400	102600	58464.83846	1.755	1080	95	BACKL		Back lot off Water	401
130-167-000-034-00	PINECREST DR	7/22/2022	127500	WD	127500	70428	24000	103500	55337.30469	1.870	0	#DIV/0!	BACKL		Back lot off Water	401
											0.898					

For 2025, use 0.898 for Backlots by Lake

Secord Township-2025 ECF Analysis Backlots By Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-201-000-001-10	3258 LAKESHORE DR	12/22/2022	110000	WD	110000	156642	58867	51133	116537.5469	0.439	1104	46.3161	BACKL	130-010-100-015-01	Back lot off Water	401
130-055-000-038-10	2878 LAKESHORE DR	4/10/2023	125000	WD	125000	178305	36000	89000	169612.6289	0.525	1820	48.9011	BACKL	130-015-100-001-25	Back lot off Water	401
130-028-403-001-10	264 E RIDGE RD	2/9/2024	75000	WD	75000	91218	41819	33181	58878.42578	0.564	1136	29.2086	BACKL		Back lot off Water	401
130-155-000-035-00	1034 SIESTA RD	8/29/2022	80000	WD	80000	111068	14998	65002	114505.3672	0.568	1188	54.7155	BACKL		Back lot off Water	401
130-147-000-030-00	2536 BLUEBERRY LN	12/8/2023	141000	WD	141000	190390	18450	122550	204934.4531	0.598	1904	64.3645	BACKL		Residential	401
130-146-000-013-50	804 DEER LANE	8/5/2022	175000	WD	175000	224857	18705	156295	245711.5625	0.636	2388	65.4502	BACKL		Residential	401
130-055-000-033-00	2902 LAKESHORE DR	3/29/2023	144900	WD	144900	139945	16250	128650	147431.4688	0.873	1056	121.828	BACKL		Back lot off Water	401
130-055-000-021-00	2958 LAKESHORE DR	9/26/2022	35000	WD	35000	33626	13503	21497	23984.50586	0.896	576	37.3212	BACKL		Back lot off Water	401
130-086-000-026-00	3598 LAKESHORE DR	9/29/2023	184000	WD	184000	167508	33351	150649	159901.0781	0.942	1488	101.243	BACKL		Back lot off Water	401
130-204-000-002-00	2815 WEST RIVER DR	11/13/2023	188000	WD	188000	165948	28441	159559	163893.9219	0.974	1172	136.142	BACKL		Back lot off Water	401
130-370-000-005-00	PINELANDS PT RD	5/23/2023	90000	WD	90000	83317	53792	36208	35190.70313	1.029	0	#DIV/0!	BACKL		Back lot off Water	401
130-116-000-207-00	3217 WEST RIVER DR	10/7/2022	129000	WD	129000	75452	26400	102600	58464.83846	1.755	1080	95	BACKL		Back lot off Water	401
130-167-000-034-00	PINECREST DR	7/22/2022	127500	WD	127500	70428	24000	103500	55337.30469	1.870	0	#DIV/0!	BACKL		Back lot off Water	401
											0.898					

For 2025, use 0.898 for Backlots by Lake

Secord Township-2025 ECF Analysis Water 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-028-400-004-20	501 RIDGE RD	10/18/2022	85500	WD	85500	98407	54819	30681	51767.22266	0.593	576	53.26563	WTR-1		WATER1	401
130-206-000-048-00	3726 WHISPERING PINES RD	6/21/2023	101400	WD	101400	110658	65355	36045	53804.03906	0.670	924	39.00974	WTR-1		WATER1	401
130-206-000-041-00	3746 WHISPERING PINES RD	8/31/2023	175000	WD	175000	225407	51316	123684	161397.8574	0.766	1060	116.683	WTR-1	130-206-000-042-00	WATER1	401
130-002-100-004-00	1269 HENRY LANE	10/24/2022	200000	WD	200000	206530	99522	100478	127087.8844	0.791	1464	68.63251	WTR-1		WATER1	401
130-206-000-039-00	3752 WHISPERING PINES RD	6/23/2023	140000	WD	140000	144095	36428	103572	127870.5469	0.810	924	112.0909	WTR-1		WATER1	401
130-205-000-021-10	722 WHISPERING PINES RD	8/31/2022	376000	WD	376000	347967	143857	232143	244534.2539	0.949	1860	124.8081	WTR-1	130-003-200-004-00	WATER1	401
130-002-201-005-00	3915 N LAKESHORE DR	9/9/2022	147000	WD	147000	124163	97142	49858	32091.44922	<u>1.554</u>	0	#DIV/0!	WTR-1		WATER1	401

0.876

For 2025, use 0.876 for Water 1 area

Secord Township-2025 ECF Analysis Water 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-120-000-034-01	3358 PINECREST DR	9/21/2022	265000	WD	265000	432804	174314	90686	302327.4844	0.300	2075	43.7041	WTR-2		WATER2	401
130-113-000-108-00	518 WEST RIVER CT	7/6/2023	135000	WD	135000	178672	67499	67501	130026.8984	0.519	1192	56.62836	WTR-2		WATER2	401
130-033-101-004-00	1563 LAKESHORE DR	11/20/2023	335000	WD	335000	411118	140311	194689	316733.3438	0.615	2400	81.12042	WTR-2		WATER2	401
130-136-000-079-00	3722 PINELANDS RD	9/27/2022	270000	WD	270000	296897	138277	131723	185520.4688	0.710	1352	97.42825	WTR-2	130-136-000-077-01	WATER2	401
130-210-000-009-00	55 WHITE TAIL TRAIL	10/6/2022	127500	WD	127500	137901	40512	86988	113905.2656	0.764	1063	81.83255	WTR-2		WATER2	401
130-160-000-017-00	1138 RIVERS TERRACE RD	4/8/2022	60000	WD	60000	60550	47784	12216	14930.99414	0.818	0	#DIV/0!	WTR-2		WATER2	401
130-113-000-114-00	2992 WEST RIVER DR	9/26/2022	192000	WD	192000	173561	50890	141110	143474.8594	0.984	1248	113.0689	WTR-2		WATER2	401
130-212-000-061-10	76 WHITE TAIL TRAIL	7/22/2022	285000	WD	285000	256849	75333	209667	212299.4219	0.988	1582	132.5329	WTR-2		WATER2	401
130-211-000-041-00	101 DEER RUN TRAIL	11/3/2023	175000	WD	175000	158057	68586	106414	104644.4453	1.017	960	110.8479	WTR-2		WATER2	401
130-212-000-061-10	76 WHITE TAIL TRAIL	11/22/2023	325000	WD	325000	281328	103326	221674	208189.4688	1.065	1582	140.1226	WTR-2		WATER2	401
130-210-000-006-00	43 WHITE TAIL TRAIL	6/2/2023	337000	WD	337000	288860	110123	226877	209049.125	1.085	1876	120.9366	WTR-2		WATER2	401
130-206-000-067-02	3640 WHISPERING PINES RD	1/9/2023	320000	WD	320000	272675	135847	184153	160032.75	<u>1.151</u>	1612	114.2388	WTR-2		WATER3	401

0.835

For 2025, use 0.835 for Water 2 area



Secord Township-2025 ECF Analysis Water 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-125-000-160-02	3571 WEST BRANCH DR	8/12/2022	130000	WD	130000	143772	72150	57850	92296.39063	0.627	880	65.73864	WTR-3		WATER3	401
130-010-303-001-01	551 WEST RIVER CT	5/10/2022	495000	WD	495000	509522	201759	293241	396601.8125	0.739	3009	97.45464	WTR-3		WATER3	401
130-135-000-011-00	3647 PINELANDS PT RD	6/16/2023	250000	WD	250000	246592	70640	179360	226742.2656	0.791	1680	106.7619	WTR-3		WATER3	401
130-136-000-080-00	3726 PINELANDS PT RD	6/3/2022	90000	WD	90000	89339	69398	20602	25697.16406	0.802	528	39.01894	WTR-3		WATER3	401
130-076-000-041-00	3798 FOUR SEASONS DR	9/7/2022	196800	WD	196800	181446	66138	130662	148592.7813	0.879	1344	97.21875	WTR-3		WATER3	401
130-047-000-043-00	3059 LAKESHORE DR	9/30/2022	139000	WD	139000	119745	60843	78157	75904.64063	1.030	1000	78.157	WTR-3		WATER3	1
130-126-000-228-10	3909 WEST BRANCH DR	6/19/2023	260000	WD	260000	211917	65196	194804	189073.4531	1.030	1120	173.9321	WTR-3		WATER3	401
130-071-000-032-00	1241 NOKOMIS RD	7/15/2022	205000	WD	205000	176922	98407	106593	101179.125	1.054	896	118.9654	WTR-3		WATER3	401
130-126-000-209-00	3779 WEST BRANCH DR	9/8/2022	185000	WD	185000	145801	58972	126028	111893.0391	1.126	984	128.0772	WTR-3		WATER3	401
130-135-000-037-00	3515 PINELANDS PT RD	8/25/2023	124000	WD	124000	107753	77941	46059	38417.52734	1.199	536	85.93097	WTR-3		WATER3	401
130-075-000-022-00	3767 JENNINGS CT	2/27/2023	340000	WD	340000	236961	74013	265987	209984.5313	1.267	1764	150.7863	WTR-3		WATER3	401
130-075-000-010-00	80 JENNINGS TERRACE DR	7/29/2022	329500	WD	329500	233577	83935	245565	192837.625	1.273	1656	148.288	WTR-3		WATER3	401
130-075-000-014-00	112 JENNINGS TERRACE DR	9/9/2022	320000	WD	320000	225869	80350	239650	187524.4805	1.278	1232	194.5211	WTR-3		WATER3	401
130-126-000-222-00	3871 WEST BRANCH DR	8/19/2022	250000	WD	250000	176186	63733	186267	144913.6563	1.285	1072	173.7565	WTR-3		WATER3	401
130-137-000-121-00	3922 PINELANDS PT RD	8/23/2023	322500	WD	322500	215291	59176	263324	201179.125	1.309	1696	155.2618	WTR-3		WATER3	401
130-121-000-066-00	3274 PINEHURST DR	7/14/2023	266055	WD	266055	193838	93747	172308	128983.25	1.336	1419	121.4292	WTR-3		WATER3	401
130-127-000-250-00	3504 E PINECREST DR	5/13/2022	230000	WD	230000	161334	82993	147007	100954.8984	1.456	1111	132.3195	WTR-3		WATER3	401
																1.087

For 2025, use 1.08 for Water 3 area

Secord Township-2025 ECF Analysis Water 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-137-000-098-00	3798 PINELANDS PT RD	12/20/2022	225000	WD	225000	300956	139919	85081	207967.9004	0.409	1557	54.64419	WTR-4	130-003-103-001-40	WATER4	401
130-110-000-024-10	3258 BEAVER CT	5/20/2022	225000	WD	225000	262325	171622	53378	117796.1016	0.453	975	54.74667	WTR-4		WATER4	401
130-114-000-160-00	2602 WEST RIVER DR	3/3/2023	190000	WD	190000	221818	138897	51103	107689.6094	0.475	1120	45.62768	WTR-4		WATER4	401
130-110-000-055-00	3144 WEST RIVER DR	9/12/2022	307000	WD	307000	358515	215970	91030	185123.3789	0.492	1488	61.17608	WTR-4		WATER4	401
130-070-000-003-00	3765 LAKESHORE DR	8/4/2023	200000	WD	200000	230891	137252	62748	121609.0938	0.516	1152	54.46875	WTR-4		WATER4	401
130-136-000-071-00	3694 PINELANDS PT RD	11/16/2023	292250	WD	292250	330316	203998	88252	164049.3438	0.538	1232	71.63312	WTR-4		WATER4	401
130-113-000-141-00	2930 WEST RIVER DR	9/10/2022	250000	WD	250000	289415	161795	88205	163872.9648	0.538	1911	46.15646	WTR-4	130-203-000-007-10	WATER4	401
130-090-000-016-00	3399 LAKESHORE DR	6/12/2023	195000	WD	195000	221192	121600	73400	129340.2578	0.567	1230	59.6748	WTR-4		WATER4	401
130-112-000-081-00	3120 WEST RIVER DR	2/24/2023	250000	WD	250000	267347	160021	89979	139384.4219	0.646	1118	80.48211	WTR-4		WATER4	401
130-120-000-051-15	3484 E PINECREST DR	10/28/2022	275000	WD	275000	294766	163167	111833	170907.7969	0.654	1524	73.38123	WTR-4		WATER4	401
130-076-000-047-00	3834 FOUR SEASONS DR	9/2/2022	260000	WD	260000	274216	166795	93205	139507.793	0.668	1148	81.18902	WTR-4		WATER4	401
130-090-000-011-00	3423 LAKESHORE DR	11/27/2023	160000	WD	160000	168152	99995	60005	88515.58594	0.678	818	73.35575	WTR-4		WATER4	401
130-015-300-001-01	2549 LAKESHORE DR	5/12/2023	335000	WD	335000	349823	141864	193136	270076.625	0.715	1729	111.7039	WTR-4		WATER4	401
130-095-000-013-00	3745 LAKESHORE DR	7/10/2023	234000	WD	234000	239228	157960	76040	105542.8594	0.720	832	91.39423	WTR-4		WATER4	401
130-112-000-082-00	3116 WEST RIVER DR	9/6/2022	199900	WD	199900	205285	117848	82052	113554.5469	0.723	896	91.57589	WTR-4		WATER4	401
130-112-000-085-01	3108 WEST RIVER DR	7/31/2023	397500	WD	397500	400288	267789	129711	172076.625	0.754	2064	62.84448	WTR-4		WATER4	401
130-120-000-015-00	3285 PINECREST DR	6/27/2023	226000	WD	226000	220928	117871	108129	133840.2656	0.808	960	112.6344	WTR-4		WATER4	401
130-200-000-002-00	3261 LAKESHORE DR	7/19/2023	172500	WD	172500	167999	92185	80315	98459.74023	0.816	876	91.68379	WTR-4		WATER4	401
130-177-000-055-00	3722 PENINSULAR DR	5/11/2022	164000	WD	164000	156063	82284	81716	95816.88281	0.853	960	85.12083	WTR-4		WATER4	401
130-136-000-093-00	3784 PINELANDS PT RD	4/11/2023	256000	WD	256000	237959	92888	163112	188403.8906	0.866	1532	106.47	WTR-4		WATER4	401
130-114-000-157-00	2632 WEST RIVER DR	8/19/2022	379900	WD	379900	348339	142683	237217	267085.7188	0.888	2568	92.37422	WTR-4		WATER4	401
130-136-000-092-00	3780 PINELANDS PT RD	5/26/2023	202500	WD	202500	183886	100147	102353	108751.9453	0.941	840	121.8488	WTR-4		WATER4	401
130-114-000-147-00	2728 WEST RIVER DR	12/2/2022	345000	WD	345000	292309	125626	219374	216471.4219	1.013	2064	106.2859	WTR-4		WATER4	401
130-045-000-014-00	3127 LAKESHORE DR	9/15/2022	295000	WD	295000	230347	79459	215541	195958.4375	1.100	1245	173.1253	WTR-4		WATER4	401
130-045-000-014-00	3127 LAKESHORE DR	12/16/2022	305000	WD	305000	230347	79459	225541	195958.4375	1.151	1245	181.1574	WTR-4		WATER4	401
130-115-000-181-00	2756 WEST RIVER DR	4/27/2023	635000	WD	635000	464357	145450	489550	414164.9336	1.182	2804	174.5899	WTR-4		WATER4	401
130-110-000-023-00	3264 BEAVER CT	7/14/2023	225000	WD	225000	179096	103027	121973	98790.90625	1.235	904	134.9259	WTR-4		WATER4	401
130-176-000-048-00	3803 PENINSULAR DR	8/25/2023	330000	WD	330000	253466	128052	201948	162875.3281	1.240	1212	166.6238	WTR-4		WATER4	401
130-124-000-144-01	3495 WEST BRANCH DR	4/26/2022	383000	WD	383000	269792	92509	290491	230237.656	1.262	2133	136.1889	WTR-4		WATER4	401
130-120-000-043-00	3416 E PINECREST DR	6/30/2023	275000	WD	275000	212639	115616	159384	126003.8984	1.265	1200	132.82	WTR-4		WATER4	401
130-085-000-008-00	3545 LAKESHORE DR	5/31/2022	279000	WD	279000	209628	108595	170405	129857.4913	1.312	1588	107.3079	WTR-4	130-086-000-019-00	WATER4	401
130-105-000-026-00	187 WEST RIVER DR	6/20/2022	275000	WD	275000	198915	103087	171913	124451.9463	1.381	960	179.076	WTR-4		WATER4	401
130-105-000-024-00	175 WEST RIVER DR	9/16/2022	341250	WD	341250	237871	115167	226083	159355.8438	1.419	1470	153.798	WTR-4		WATER4	401

0.857

For 2025, use 0.857 for Water 4 area

Secord Township-2025 ECF Analysis Water 5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-028-400-005-02	1523 LAKESHORE DR	7/14/2022	105000	WD	105000	127623	73236	31764	67061.64844	0.474	952	33.36555	Wtr-A		Water - Acreage	401
130-170-004-001-00	1456 RECREATION DR	10/23/2023	212000	WD	212000	211676	62502	149498	183938.3438	0.813	1364	109.6026	WTR-5		WATER-5	401
130-170-015-001-01	1204 CENTER AVE	8/4/2023	302500	WD	302500	291411	77022	225478	264351.4063	0.853	1582	142.5272	WTR-5		WATER-5	401
130-045-000-024-00	3167 LAKESHORE DR	7/21/2023	375000	WD	375000	240211	123975	251025	143324.2969	<u>1.751</u>	1760	142.6278	WTRIR		Water Irregular	401
										0.973						

For 2025, use Average of Water 1 through Water 4, 0.91 for 2025

Secord Township-2025 ECF Analysis Water Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-028-400-005-02	1523 LAKESHORE DR	7/14/2022	105000	WD	105000	127623	73236	31764	67061.64844	0.474	952	33.36555	Wtr-A		Water - Acreage	401
130-170-004-001-00	1456 RECREATION DR	10/23/2023	212000	WD	212000	211676	62502	149498	183938.3438	0.813	1364	109.6026	WTR-5		WATER-5	401
130-170-015-001-01	1204 CENTER AVE	8/4/2023	302500	WD	302500	291411	77022	225478	264351.4063	0.853	1582	142.5272	WTR-5		WATER-5	401
130-045-000-024-00	3167 LAKESHORE DR	7/21/2023	375000	WD	375000	240211	123975	251025	143324.2969	<u>1.751</u>	1760	142.6278	WTRIR		Water Irregular	401
										0.973						

For 2025, use Average of Water 1 through Water 4, 0.91 for 2025

Secord Township-2025 ECF Analysis Water Irregular

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
130-028-400-005-02	1523 LAKESHORE DR	7/14/2022	105000	WD	105000	127623	73236	31764	67061.64844	0.474	952	33.36555	Wtr-A		Water - Acreage	401
130-170-004-001-00	1456 RECREATION DR	10/23/2023	212000	WD	212000	211676	62502	149498	183938.3438	0.813	1364	109.6026	WTR-5		WATER-5	401
130-170-015-001-01	1204 CENTER AVE	8/4/2023	302500	WD	302500	291411	77022	225478	264351.4063	0.853	1582	142.5272	WTR-5		WATER-5	401
130-045-000-024-00	3167 LAKESHORE DR	7/21/2023	375000	WD	375000	240211	123975	251025	143324.2969	<u>1.751</u>	1760	142.6278	WTRIR		Water Irregular	401
										0.973						

For 2025, use Average of Water 1 through Water 4, 0.91 for 2025