

Secord Township-2024 ECF Analysis Agricultural

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Par	Land Table	Property Class
130-014-300-001-01	1133 SECORD DAM RD	6/18/2021	40000	WD	03-ARM'S LENGTH	40000	22400	56	69579	32740	7260	57471.14063	0.126	1216	5.970395	401	130-014-3	Residential	401
130-003-103-001-30	3817 PINELANDS PT RD	3/10/2023	124500	WD	03-ARM'S LENGTH	124500	57700	46.34538153	134034	86753	37747	73761.3125	0.512	0	#DIV/0!	401		Residential	401
130-024-202-001-15	1650 SECORD DAM RD	4/6/2021	215000	WD	03-ARM'S LENGTH	215000	89900	41.81395349	233151	64018	150982	263858.0313	0.572	2321	65.05041	401		Residential	401
130-024-202-001-15	1650 SECORD DAM RD	8/13/2021	234000	WD	03-ARM'S LENGTH	234000	89900	38.41880342	233151	64018	169982	263858.0313	0.644	2321	73.23654	401		Residential	401
130-012-200-003-03	3366 THREE RIVERS RD	12/17/2021	162500	WD	03-ARM'S LENGTH	162500	56000	34.46153846	146440	61206	101294	132970.3663	0.762	1344	75.36756	401		Residential	401
130-033-301-001-00	270 YOUNGS RD	9/20/2021	288750	WD	03-ARM'S LENGTH	288750	103800	35.94805195	252933	97498	191252	242488.2969	0.789	1512	126.4894	401		Residential	401
130-023-202-002-00	1222 SECORD DAM RD	11/12/2021	305000	WD	03-ARM'S LENGTH	305000	76500	25.08196721	220072	55813	249187	256254.2969	0.972	1730	144.0387	401		Residential	401
130-024-300-004-00	2176 THREE RIVERS RD	9/12/2022	225000	WD	03-ARM'S LENGTH	225000	62800	27.91111111	137675	31500	193500	165639.625	1.168	1608	120.3358	401		Residential	401
130-013-300-004-01	1745 SECORD DAM RD	12/15/2021	245000	WD	03-ARM'S LENGTH	245000	62600	25.55102041	151640	38644	206356	176280.8125	1.171	1248	165.3494	401		Residential	401
130-025-200-011-00	1762 THREE RIVERS RD	5/18/2022	260000	WD	03-ARM'S LENGTH	260000	66700	25.65384615	157274	51358	208642	165235.5703	1.263	1064	196.0921	401		Residential	401

0.798

For 2024, use 0.798 for Residential

Secord Township-2024 ECF Analysis Commercial

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
130-015-400-035-01	2578 LAKESHORE DR	7/22/2022	38000	WD	03-ARM'S LENGTH	38000	33300	87.63157895	64372	23724	14276	81296	0.176	2274	6.277924	201		Commercial	201
130-015-404-002-00	993 SECORD DAM RD	2/15/2023	110000	LC	21-NOT USED/OTHE	110000	37400	34	80194	44219	65781	71950	0.914	3240	20.30278	201		Commercial	201

For 2024, use 0.55 for Commercial

Secord Township-2024 ECF Analysis Industrial

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
130-015-400-035-01	2578 LAKESHORE DR	7/22/2022	38000	WD	03-ARM'S LENGTH	38000	33300	87.63157895	64372	23724	14276	81296	0.176	2274	6.277924	201		Commercial	201
130-015-404-002-00	993 SECORD DAM RD	2/15/2023	110000	LC	21-NOT USED/OTHE	110000	37400	34	80194	44219	65781	71950	0.914	3240	20.30278	201		Commercial	201

For 2024, use 0.55 for Commercial

Secord Township-2024 ECF Analysis Residential

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pan	Land Table	Property Class
130-014-300-001-01	1133 SECORD DAM RD	6/18/2021	40000	WD	03-ARM'S LENGTH	40000	22400	56	69579	32740	7260	57471.14063	0.126	1216	5.970395	401	130-014-3	Residential	401
130-003-103-001-30	3817 PINELANDS PT RD	3/10/2023	124500	WD	03-ARM'S LENGTH	124500	57700	46.34538153	134034	86753	37747	73761.3125	0.512	0	#DIV/0!	401		Residential	401
130-024-202-001-15	1650 SECORD DAM RD	4/6/2021	215000	WD	03-ARM'S LENGTH	215000	89900	41.81395349	233151	64018	150982	263858.0313	0.572	2321	65.05041	401		Residential	401
130-024-202-001-15	1650 SECORD DAM RD	8/13/2021	234000	WD	03-ARM'S LENGTH	234000	89900	38.41880342	233151	64018	169982	263858.0313	0.644	2321	73.23654	401		Residential	401
130-012-200-003-03	3366 THREE RIVERS RD	12/17/2021	162500	WD	03-ARM'S LENGTH	162500	56000	34.46153846	146440	61206	101294	132970.3663	0.762	1344	75.36756	401		Residential	401
130-033-301-001-00	270 YOUNGS RD	9/20/2021	288750	WD	03-ARM'S LENGTH	288750	103800	35.94805195	252933	97498	191252	242488.2969	0.789	1512	126.4894	401		Residential	401
130-023-202-002-00	1222 SECORD DAM RD	11/12/2021	305000	WD	03-ARM'S LENGTH	305000	76500	25.08196721	220072	55813	249187	256254.2969	0.972	1730	144.0387	401		Residential	401
130-024-300-004-00	2176 THREE RIVERS RD	9/12/2022	225000	WD	03-ARM'S LENGTH	225000	62800	27.91111111	137675	31500	193500	165639.625	1.168	1608	120.3358	401		Residential	401
130-013-300-004-01	1745 SECORD DAM RD	12/15/2021	245000	WD	03-ARM'S LENGTH	245000	62600	25.55102041	151640	38644	206356	176280.8125	1.171	1248	165.3494	401		Residential	401
130-025-200-011-00	1762 THREE RIVERS RD	5/18/2022	260000	WD	03-ARM'S LENGTH	260000	66700	25.65384615	157274	51358	208642	165235.5703	1.263	1064	196.0921	401		Residential	401

0.798

For 2024, use 0.798 for Residential

Secord Township-2024 ECF Analysis Backlots By The Lake

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel Land Table	Property Class
130-178-000-102-00	3905 THENDARA DR	7/13/2021	45000	WD	03-ARM'S LENGTH	45000	21000	46.66666667	46636	42564	2436	7271.428711	0.335	0	#DIV/0!	BACKL	130-178-000 Back lot off Water	402
130-201-000-001-10	3258 LAKESHORE DR	12/22/2022	110000	WD	19-MULTI PARCEL AF	110000	50500	45.90909091	121039	54700	55300	118462.5	0.467	1104	50.09058	BACKL	130-010-100 Back lot off Water	401
130-147-000-024-00	781 SECORD DAM RD	7/6/2021	58000	WD	03-ARM'S LENGTH	58000	21100	36.37931034	57934	14560	43440	77453.57031	0.561	1190	36.5042	BACKL	Residential	401
130-086-000-026-00	3598 LAKESHORE DR	6/11/2021	125500	WD	03-ARM'S LENGTH	125500	34100	27.17131474	125163	32878	92622	164794.6406	0.562	1488	62.24597	BACKL	Back lot off Water	401
130-155-000-035-00	1034 SIESTA RD	8/29/2022	80000	WD	03-ARM'S LENGTH	80000	31100	38.875	78615	13623	66377	116057.1406	0.572	1188	55.8729	BACKL	Back lot off Water	401
130-146-000-013-50	804 DEER LANE	8/5/2022	175000	WD	03-ARM'S LENGTH	175000	62300	35.6	160288	20888	154112	248928.5781	0.619	2388	64.53601	BACKL	Residential	401
130-203-000-006-00	2931 WEST RIVER DR	7/19/2021	149900	WD	03-ARM'S LENGTH	149900	52100	34.75650434	138905	35668	114232	184351.7813	0.620	1336	85.50299	BACKL	Back lot off Water	401
130-086-000-014-10	3526 LAKESHORE DR	10/26/2021	110000	WD	03-ARM'S LENGTH	110000	35700	32.45454545	85462	40522	69478	80250	0.866	816	85.14461	BACKL	130-002-300 Back lot off Water	401
130-055-000-033-00	2902 LAKESHORE DR	3/29/2023	144900	WD	03-ARM'S LENGTH	144900	38700	26.70807453	98720	15197	129703	149148.2188	0.870	1056	122.8248	BACKL	Back lot off Water	401
130-055-000-021-00	2958 LAKESHORE DR	9/26/2022	35000	WD	03-ARM'S LENGTH	35000	11000	31.42857143	26237	12429	22571	24657.14258	0.915	576	39.18576	BACKL	Back lot off Water	401
130-116-000-207-00	3217 WEST RIVER DR	10/7/2022	129000	WD	03-ARM'S LENGTH	129000	23800	18.4496124	56828	23980	105020	58657.14397	1.790	1080	97.24074	BACKL	Back lot off Water	401
130-167-000-034-00	PINECREST DR	7/22/2022	127500	WD	03-ARM'S LENGTH	127500	22300	17.49019608	53171	21800	105700	56019.64453	1.887	0	#DIV/0!	BACKL	Back lot off Water	401
130-015-400-035-11	2634 N LAKESHORE DR	8/26/2021	46504	WD	03-ARM'S LENGTH	46504	10800	23.2238087	27534	20314	26190	12892.85742	2.031	0	#DIV/0!	BACKL	130-015-400 Back lot off Water	401
130-116-000-186-00	3413 WEST RIVER DR	12/1/2022	96000	WD	03-ARM'S LENGTH	96000	27800	28.95833333	60262	50140	45860	18074.99986	2.537	0	#DIV/0!	BACKL	130-116-000 Back lot off Water	401

1.045

For 2024, use 0.839

Secord Township-2024 ECF Analysis Davids Pines Condos

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
130-178-000-102-00	3905 THENDARA DR	7/13/2021	45000	WD	03-ARM'S LENGTH	45000	21000	46.66666667	46636	42564	2436	7271.428711	0.335	0	#DIV/0!	BACKL	130-178-000	Back lot off Water	402
130-201-000-001-10	3258 LAKESHORE DR	12/22/2022	110000	WD	19-MULTI PARCEL Af	110000	50500	45.90909091	121039	54700	55300	118462.5	0.467	1104	50.09058	BACKL	130-010-100	Back lot off Water	401
130-147-000-024-00	781 SECORD DAM RD	7/6/2021	58000	WD	03-ARM'S LENGTH	58000	21100	36.37931034	57934	14560	43440	77453.57031	0.561	1190	36.5042	BACKL		Residential	401
130-086-000-026-00	3598 LAKESHORE DR	6/11/2021	125500	WD	03-ARM'S LENGTH	125500	34100	27.17131474	125163	32878	92622	164794.6406	0.562	1488	62.24597	BACKL		Back lot off Water	401
130-155-000-035-00	1034 SIESTA RD	8/29/2022	80000	WD	03-ARM'S LENGTH	80000	31100	38.875	78615	13623	66377	116057.1406	0.572	1188	55.8729	BACKL		Back lot off Water	401
130-146-000-013-50	804 DEER LANE	8/5/2022	175000	WD	03-ARM'S LENGTH	175000	62300	35.6	160288	20888	154112	248928.5781	0.619	2388	64.53601	BACKL		Residential	401
130-203-000-006-00	2931 WEST RIVER DR	7/19/2021	149900	WD	03-ARM'S LENGTH	149900	52100	34.75650434	138905	35668	114232	184351.7813	0.620	1336	85.50299	BACKL		Back lot off Water	401
130-086-000-014-10	3526 LAKESHORE DR	10/26/2021	110000	WD	03-ARM'S LENGTH	110000	35700	32.45454545	85462	40522	69478	80250	0.866	816	85.14461	BACKL	130-002-300	Back lot off Water	401
130-055-000-033-00	2902 LAKESHORE DR	3/29/2023	144900	WD	03-ARM'S LENGTH	144900	38700	26.70807453	98720	15197	129703	149148.2188	0.870	1056	122.8248	BACKL		Back lot off Water	401
130-055-000-021-00	2958 LAKESHORE DR	9/26/2022	35000	WD	03-ARM'S LENGTH	35000	11000	31.42857143	26237	12429	22571	24657.14258	0.915	576	39.18576	BACKL		Back lot off Water	401
130-116-000-207-00	3217 WEST RIVER DR	10/7/2022	129000	WD	03-ARM'S LENGTH	129000	23800	18.4496124	56828	23980	105020	58657.14397	1.790	1080	97.24074	BACKL		Back lot off Water	401
130-167-000-034-00	PINECREST DR	7/22/2022	127500	WD	03-ARM'S LENGTH	127500	22300	17.49019608	53171	21800	105700	56019.64453	1.887	0	#DIV/0!	BACKL		Back lot off Water	401
130-015-400-035-11	2634 N LAKESHORE DR	8/26/2021	46504	WD	03-ARM'S LENGTH	46504	10800	23.2238087	27534	20314	26190	12892.85742	2.031	0	#DIV/0!	BACKL	130-015-400	Back lot off Water	401
130-116-000-186-00	3413 WEST RIVER DR	12/1/2022	96000	WD	03-ARM'S LENGTH	96000	27800	28.95833333	60262	50140	45860	18074.99986	2.537	0	#DIV/0!	BACKL	130-116-000	Back lot off Water	401

1.045

For 2024, use 0.839

Secord Township-2024 ECF Analysis Water1

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Par	Land Table	Property Class
130-105-000-004-00	53 WEST RIVER DR	5/28/2021	139900	WD	03-ARM'S LENGTH	139900	59300	42.38741959	146145	52045	87855	147723.7109	0.595	1296	67.7894	WTR-1	130-105-C	WATER1	401
130-205-000-026-00	708 WHISPERING PINES R	5/27/2022	31000	WD	03-ARM'S LENGTH	31000	15200	49.03225806	31109	20877	10123	16062.79395	0.630	0	#DIV/0!	WTR-1		WATER1	401
130-028-400-004-20	501 RIDGE RD	10/18/2022	85500	WD	03-ARM'S LENGTH	85500	31400	36.7251462	71412	37788	47712	52784.92969	0.904	576	82.8333	WTR-1		WATER1	401
130-002-100-004-00	1269 HENRY LANE	10/24/2022	200000	WD	03-ARM'S LENGTH	200000	66300	33.15	150302	67831	132169	129467.8176	1.021	1464	90.2794	WTR-1		WATER1	401
130-205-000-021-10	722 WHISPERING PINES R	8/31/2022	376000	WD	03-ARM'S LENGTH	376000	115600	30.74468085	271325	113828	262172	246989.6172	1.061	1860	140.953	WTR-1	130-003-2	WATER1	401

0.842

For 2024, use 0.842 for Water 1 Rates

Secord Township-2024 ECF Analysis Water2

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Par:	Land Table	Property Class
130-165-000-003-00	1528 MOOSE DR	6/25/2021	55000	LC	21-NOT USED/OTHE	55000	36900	67.09090909	79250	33162	21838	72694.00781	0.300	576	37.9132	WTR-2		WATER2	401
130-120-000-034-01	3358 PINECREST DR	9/21/2022	265000	WD	03-ARM'S LENGTH	265000	123600	46.64150943	260381	107792	157208	240676.6563	0.653	2075	75.7629	WTR-2		WATER2	401
130-210-000-009-00	55 WHITE TAIL TRAIL	10/6/2022	127500	WD	03-ARM'S LENGTH	127500	46300	36.31372549	99964	26437	101063	115973.1855	0.871	1063	95.0734	WTR-2		WATER2	401
130-136-000-079-00	3722 PINELANDS RD	9/27/2022	270000	WD	03-ARM'S LENGTH	270000	94700	35.07407407	210752	91643	178357	187869.0781	0.949	1352	131.921	WTR-2	130-136-0	WATER2	401
130-178-000-087-00	3900 THENDARA DR	7/2/2021	120000	WD	03-ARM'S LENGTH	120000	39800	33.16666667	92126	45932	74068	72861.19531	1.017	480	154.308	WTR-2	130-178-0	WATER2	1
130-113-000-114-00	2992 WEST RIVER DR	9/26/2022	192000	WD	03-ARM'S LENGTH	192000	58500	30.46875	127392	35072	156928	145615.1406	1.078	1248	125.744	WTR-2		WATER2	401
130-212-000-061-10	76 WHITE TAIL TRAIL	7/22/2022	285000	WD	03-ARM'S LENGTH	285000	84400	29.61403509	181776	45509	239491	214932.1719	1.114	1582	151.385	WTR-2		WATER2	401

0.855

For 2024, use 0.855 for Water 2

Secord Township-2024 ECF Analysis Water3

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
130-126-000-223-00	3877 WEST BRANCH DR	1/31/2022	95000	MLC	09-FAMILY	95000	60400	63.57894737	148366	82011	12989	92031.89844	0.141	720	18.0403	WTR-3		WATER3	401
130-136-000-080-00	3726 PINELANDS PT RD	6/3/2022	90000	WD	03-ARM'S LENGTH	90000	41500	46.11111111	101346	82736	7264	25811.37305	0.281	528	13.7576	WTR-3		WATER3	401
130-121-000-061-00	3286 PINEHURST DR	10/15/2021	79900	WD	14-INTO/OUT OF TRI	79900	37800	47.30913642	92703	68910	10990	33000	0.333	0	#DIV/0!	WTR-3		WATER3	401
130-127-000-272-00	3610 E PINECREST DR	11/15/2021	215000	WD	14-INTO/OUT OF TRI	215000	105500	49.06976744	259852	132652	82348	176421.6406	0.467	1453	56.6745	WTR-3		WATER3	401
130-126-000-207-00	3765 WEST BRANCH DR	10/22/2021	110000	WD	03-ARM'S LENGTH	110000	53100	48.27272727	130192	71711	38289	81110.95313	0.472	770	49.726	WTR-3		WATER3	401
130-125-000-160-02	3571 WEST BRANCH DR	8/12/2022	130000	WD	03-ARM'S LENGTH	130000	64300	49.46153846	153327	85709	44291	93783.63281	0.472	880	50.3307	WTR-3		WATER3	401
130-135-000-013-00	3631 PINELANDS PT RD	1/24/2022	252000	WD	03-ARM'S LENGTH	252000	125200	49.68253968	308789	100981	151019	288221.9063	0.524	2580	58.5345	WTR-3		WATER3	401
130-137-000-129-10	3982 PINELANDS PT RD	4/1/2021	314000	WD	03-ARM'S LENGTH	314000	154500	49.20382166	375363	114682	199318	361554.7773	0.551	2922	68.2129	WTR-3		WATER3	401
130-010-303-001-01	551 WEST RIVER CT	5/10/2022	495000	WD	03-ARM'S LENGTH	495000	223200	45.09090909	528766	239231	255769	401574.1953	0.637	3009	85.0013	WTR-3		WATER3	401
130-175-000-021-00	3887 W THENDARA DR	7/20/2021	172500	WD	03-ARM'S LENGTH	172500	60100	34.84057971	177141	80153	92347	134518.7188	0.686	1200	76.9558	WTR-3		WATER3	401
130-076-000-044-00	3816 FOUR SEASONS DR	5/24/2021	325000	WD	03-ARM'S LENGTH	325000	130200	40.06153846	320117	141976	183024	247074.8887	0.741	2714	67.437	WTR-3		WATER3	401
130-135-000-012-00	3639 PINELANDS PT RD	9/3/2021	292500	WD	03-ARM'S LENGTH	292500	114800	39.24786325	282276	100708	191792	251828.0156	0.762	2119	90.5106	WTR-3		WATER3	401
130-126-000-227-10	3903 WEST BRANCH DR	4/26/2021	162000	WD	03-ARM'S LENGTH	162000	61600	38.02469136	151997	67080	94920	117776.6953	0.806	1008	94.1667	WTR-3		WATER3	401
130-110-000-040-00	3222 WEST RIVER DR	6/18/2021	175000	WD	03-ARM'S LENGTH	175000	66000	37.71428571	161267	72373	102627	123292.6484	0.832	1236	83.0316	WTR-3		WATER3	401
130-071-000-032-00	1241 NOKOMIS RD	7/15/2022	205000	WD	03-ARM'S LENGTH	205000	80000	39.02439024	191820	117673	87327	102839.1094	0.849	896	97.4632	WTR-3		WATER3	401
130-047-000-043-00	3059 LAKESHORE DR	9/30/2022	139000	WD	03-ARM'S LENGTH	139000	53400	38.41726619	127882	72103	66897	77363.38281	0.865	1000	66.897	WTR-3		WATER3	401
130-178-000-084-00	3888 E THENDARA DR	3/18/2022	337000	WD	03-ARM'S LENGTH	337000	74700	22.16617211	288869	83411	253589	284962.5625	0.890	2456	103.253	WTR-3		WATER3	401
130-076-000-051-00	3856 FOUR SEASONS DR	5/27/2021	255000	WD	14-INTO/OUT OF TRI	255000	90100	35.33333333	220133	73039	181961	204013.874	0.892	1581	115.092	WTR-3		WATER3	401
130-077-000-077-00	3978 FOUR SEASONS DR	9/16/2021	192000	WD	03-ARM'S LENGTH	192000	68700	35.78125	168080	71440	120560	134036.0625	0.899	1152	104.653	WTR-3		WATER3	401
130-137-000-121-00	3922 PINELANDS PT RD	8/18/2021	267500	WD	03-ARM'S LENGTH	267500	92100	34.42990654	226865	76503	190997	208546.4688	0.916	1696	112.616	WTR-3		WATER3	401
130-126-000-209-00	3779 WEST BRANCH DR	9/8/2022	185000	WD	03-ARM'S LENGTH	185000	64400	34.81081081	152520	70520	114480	113730.9297	1.007	984	116.341	WTR-3		WATER3	401
130-076-000-041-00	3798 FOUR SEASONS DR	9/7/2022	196800	WD	03-ARM'S LENGTH	196800	66500	33.79065041	157684	78161	118639	110295.4219	1.076	960	123.582	WTR-3		WATER3	401
130-045-000-027-01	3175 LAKESHORE DR	8/23/2021	160000	WD	03-ARM'S LENGTH	160000	54200	33.875	132772	79857	80143	73391.125	1.092	790	101.447	WTR-3		WATER3	401
130-075-000-022-00	3767 JENNINGS CT	2/27/2023	340000	WD	03-ARM'S LENGTH	340000	102600	30.17647059	240675	86929	253071	213239.9375	1.187	1764	143.464	WTR-3		WATER3	401
130-126-000-222-00	3871 WEST BRANCH DR	8/19/2022	250000	WD	03-ARM'S LENGTH	250000	77000	30.8	181284	75128	174872	147234.3906	1.188	1072	163.127	WTR-3		WATER3	401
130-075-000-010-00	80 JENNINGS TERRACE DR	7/29/2022	329500	WD	03-ARM'S LENGTH	329500	101200	30.71320182	237860	96898	232602	195509.0156	1.190	1656	140.46	WTR-3		WATER3	401
130-075-000-014-00	112 JENNINGS TERRACE DR	9/9/2022	320000	WD	03-ARM'S LENGTH	320000	98200	30.6875	230523	93228	226772	190423.0273	1.191	1232	184.068	WTR-3		WATER3	401

0.776

For 2024, use 0.776 for Water 3

Secord Township-2024 ECF Analysis Water4

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
130-054-000-001-00	2749 LAKESHORE DR	11/10/2022	160000	WD	03-ARM'S LENGTH	160000	124200	77.625	274716	147187	12813	170950.3965	0.075	1616	7.928837	WTR-4		WATER4	401
130-136-000-096-00	3792 PINELANDS PT RD	1/13/2022	128000	WD	03-ARM'S LENGTH	128000	75700	59.140625	175667	109570	18430	88601.875	0.208	1100	16.75455	WTR-4		WATER4	401
130-065-000-007-00	3221 ELNOR DR	7/20/2021	100000	WD	03-ARM'S LENGTH	100000	62600	62.6	148694	64702	35298	112589.8125	0.314	816	43.25735	WTR-4		WATER4	401
130-002-200-007-00	3960 E THENDARA DR	11/10/2021	300000	WD	03-ARM'S LENGTH	300000	186700	62.23333333	371461	235555	64445	182235.8145	0.354	1440	44.75347	WTR-4	130-215-000-	WATER4	401
130-105-000-023-00	167 WEST RIVER DR	12/30/2021	122000	WD	03-ARM'S LENGTH	122000	61900	50.73770492	148543	97271	24729	68729.21875	0.360	728	33.96841	WTR-4		WATER4	401
130-179-000-113-00	3872 THENDARA CT	6/11/2021	185000	WD	03-ARM'S LENGTH	185000	88500	47.83783784	253076	116460	68540	183131.375	0.374	1414	48.47242	WTR-4		WATER4	401
130-176-000-047-10	3805 PENINSULAR DR	12/25/2021	199900	WD	14-INTO/OUT OF TR	199900	87000	43.52176088	277978	112355	87545	222014.75	0.394	2368	36.97002	WTR-4		WATER4	401
130-110-000-024-10	3258 BEAVER CT	10/14/2021	212900	WD	03-ARM'S LENGTH	212900	109400	51.38562705	252139	162886	50014	119642.0938	0.418	975	51.29641	WTR-4		WATER4	401
130-137-000-098-00	3798 PINELANDS PT RD	12/20/2022	225000	WD	19-MULTI PARCEL A	225000	123400	54.84444444	280044	125939	99061	211174.6113	0.469	1557	63.62299	WTR-4	130-003-103-	WATER4	401
130-110-000-024-10	3258 BEAVER CT	5/20/2022	225000	WD	03-ARM'S LENGTH	225000	115200	51.2	252139	162886	62114	119642.0938	0.519	975	63.70667	WTR-4		WATER4	401
130-114-000-160-00	2602 WEST RIVER DR	3/3/2023	190000	WD	03-ARM'S LENGTH	190000	97900	51.52631579	213674	132035	57965	109435.6563	0.530	1120	51.75446	WTR-4		WATER4	401
130-071-000-026-00	1203 NOKOMIS RD	12/27/2021	285000	PTA	03-ARM'S LENGTH	285000	140000	49.12280702	339607	138304	146696	273469.5781	0.536	2351	62.39728	WTR-4	130-071-000-	WATER4	1
130-110-000-055-00	3144 WEST RIVER DR	9/12/2022	307000	WD	03-ARM'S LENGTH	307000	156800	51.07491857	345692	205475	101525	187958.4414	0.540	1488	68.22917	WTR-4		WATER4	401
130-090-000-006-00	3465 LAKESHORE DR	5/11/2021	287000	WD	03-ARM'S LENGTH	287000	135600	47.24738676	320068	154287	132713	222226.5469	0.597	2293	57.87745	WTR-4		WATER4	401
130-045-000-011-10	3111 LAKESHORE DR	4/30/2021	310000	WD	03-ARM'S LENGTH	310000	147400	47.5483871	351345	135637	174363	289152.8125	0.603	2568	67.89836	WTR-4		WATER4	401
130-113-000-141-00	2930 WEST RIVER DR	9/10/2022	250000	WD	03-ARM'S LENGTH	250000	119200	47.68	263381	148786	101214	160898.3652	0.629	1638	61.79121	WTR-4	130-203-000-	WATER4	401
130-123-000-104-00	3279 WEST BRANCH DR	7/9/2021	349500	WD	03-ARM'S LENGTH	349500	158100	45.2360515	368860	223920	125580	194289.5508	0.646	1680	74.75	WTR-4		WATER4	401
130-112-000-081-00	3120 WEST RIVER DR	2/24/2023	250000	WD	03-ARM'S LENGTH	250000	116900	46.76	258042	152409	97591	141599.2031	0.689	1118	87.2907	WTR-4		WATER4	401
130-120-000-051-15	3484 E PINECREST DR	10/28/2022	275000	WD	03-ARM'S LENGTH	275000	128600	46.76363636	284386	154906	120094	173565.6875	0.692	1524	78.80184	WTR-4		WATER4	401
130-105-000-025-00	181 WEST RIVER DR	4/16/2021	225000	WD	03-ARM'S LENGTH	225000	98300	43.68888889	231644	104350	120650	170635.3906	0.707	1398	86.30186	WTR-4		WATER4	401
130-076-000-047-00	3834 FOUR SEASONS DR	9/2/2022	260000	WD	03-ARM'S LENGTH	260000	120000	46.15384615	264126	158500	101500	141589.8125	0.717	1148	88.41463	WTR-4		WATER4	401
130-136-000-050-00	3598 PINELANDS PT RD	7/28/2021	193000	WD	03-ARM'S LENGTH	193000	83900	43.47150259	195267	115957	77043	106313.6719	0.725	864	89.17014	WTR-4		WATER4	401
130-112-000-082-00	3116 WEST RIVER DR	9/6/2022	199900	WD	03-ARM'S LENGTH	199900	89700	44.87243622	198063	111986	87914	115384.7188	0.762	896	98.1183	WTR-4		WATER4	401
130-002-201-007-00	3861 LAKESHORE DR	1/28/2022	323000	WD	03-ARM'S LENGTH	323000	137700	42.63157895	319009	196998	126002	163553.625	0.770	1344	93.75149	WTR-4		WATER4	401
130-177-000-070-00	3812 PENINSULAR DR	4/23/2021	168000	WD	03-ARM'S LENGTH	168000	55000	32.73809524	165080	79306	88694	114978.5547	0.771	1104	80.33877	WTR-4		WATER4	401
130-178-000-082-00	3882 THENDARA DR	6/24/2021	344500	WD	03-ARM'S LENGTH	344500	121000	35.1233672	331069	193606	150894	191807.6426	0.787	1412	106.8654	WTR-4	130-178-000-	WATER4	401
130-123-000-109-00	3297 WEST BRANCH DR	7/9/2021	300000	WD	03-ARM'S LENGTH	300000	117500	39.16666667	284447	87644	212356	263811	0.805	1960	108.3449	WTR-4		WATER4	401
130-110-000-051-00	3168 WEST RIVER DR	8/18/2021	235000	WD	03-ARM'S LENGTH	235000	90800	38.63829787	215304	90098	144902	167836.4688	0.863	1566	92.53001	WTR-4		WATER4	401
130-177-000-055-00	3722 PENINSULAR DR	5/11/2022	164000	WD	03-ARM'S LENGTH	164000	68100	41.52439024	150935	78255	85745	97426.27344	0.880	960	89.31771	WTR-4		WATER4	401
130-114-000-157-00	2632 WEST RIVER DR	8/19/2022	379900	WD	03-ARM'S LENGTH	379900	149700	39.40510661	336054	134012	245888	270833.7813	0.908	2568	95.75078	WTR-4		WATER4	401
130-055-000-010-00	2909 LAKESHORE DR	11/2/2021	250000	WD	03-ARM'S LENGTH	250000	96700	38.68	225568	124949	125051	134878.0156	0.927	1255	99.64223	WTR-4		WATER4	401
130-120-000-022-00	3296 PINECREST DR	8/27/2021	225000	WD	03-ARM'S LENGTH	225000	82000	36.44444444	192248	91575	133425	134950.4063	0.989	1312	101.6959	WTR-4		WATER4	401
130-056-000-011-00	2801 LAKESHORE DR	10/27/2021	205000	WD	03-ARM'S LENGTH	205000	73000	35.6097561	171134	67915	137085	138363.2656	0.991	1426	96.13254	WTR-4		WATER4	401
130-125-000-148-00	3517 WEST BRANCH DR	4/30/2021	345000	WD	03-ARM'S LENGTH	345000	119500	34.63768116	285185	104925	240075	241635.3906	0.994	1680	142.9018	WTR-4		WATER4	401
130-211-000-034-00	126 FAWN LANE	1/7/2022	270000	WD	03-ARM'S LENGTH	270000	98200	36.37037037	229063	124230	145770	140526.8125	1.037	1446	100.8091	WTR-4		WATER4	401
130-055-000-009-00	2905 LAKESHORE DR	10/28/2021	220000	WD	03-ARM'S LENGTH	220000	74700	33.95454545	179368	84365	135635	127349.8672	1.065	858	158.0828	WTR-4	130-055-000-	WATER4	401
130-114-000-147-00	2728 WEST RIVER DR	12/2/2022	345000	WD	19-MULTI PARCEL A	345000	123500	35.79710145	275541	118999	226001	209841.8281	1.077	2088	108.238	WTR-4		WATER4	401
130-045-000-014-00	3127 LAKESHORE DR	9/15/2022	295000	WD	03-ARM'S LENGTH	295000	99000	33.55932203	225642	75965	219035	200639.4063	1.092	1245	175.9317	WTR-4		WATER4	401
130-045-000-014-00	3127 LAKESHORE DR	12/16/2022	305000	WD	03-ARM'S LENGTH	305000	99000	32.45901639	225642	75965	229035	200639.4063	1.142	1245	183.9639	WTR-4		WATER4	401
130-177-000-056-00	3728 PENINSULAR DR	6/30/2021	315000	WD	03-ARM'S LENGTH	315000	89300	28.34920635	223016	83210	231790	187407.5	1.237	1915	121.0392	WTR-4		WATER4	401
130-085-000-008-00	3545 LAKESHORE DR	5/31/2022	279000	WD	03-ARM'S LENGTH	279000	89500	32.07885305	205388	102941	176059	141173.4364	1.247	1768	99.58088	WTR-4	130-086-000-	WATER4	401
130-114-000-152-00	2682 WEST RIVER DR	5/6/2021	292000	WD	03-ARM'S LENGTH	292000	98100	33.59589041	230742	140797	151203	120569.7031	1.254	1020	148.2382	WTR-4		WATER4	401
130-124-000-144-01	3495 WEST BRANCH DR	4/26/2022	383000	WD	03-ARM'S LENGTH	383000	116100	30.31331593	261932	87775	295225	233454.4261	1.265	2133	138.4083	WTR-4		WATER4	401
130-200-000-011-00	3315 LAKESHORE DR	4/21/2021	285000	WD	03-ARM'S LENGTH	285000	79500	27.89473684	189873	66256	218744	165706.4375	1.320	1440	151.9056	WTR-4		WATER4	401
130-105-000-026-00	187 WEST RIVER DR	6/20/2022	275000	WD	03-ARM'S LENGTH	275000	86600	31.49090909	192654	98328	176672	126442.3613	1.397	960	184.0333	WTR-4		WATER4	401

0.771

For 2024, use 0.77 for Water 4

Secord Township-2024 ECF Analysis Water5

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
130-021-301-001-08	SUGAR WOODS TRL	3/24/2022	190000	WD	03-ARM'S LENGTH	190000	66700	35.10526316	239873	180220	9780	80612.16406	0.121	720	13.5833	Wtr-A	130-021-301-001-08	Water - Acreage	401
130-028-400-005-02	1523 LAKESHORE DR	7/14/2022	105000	WD	03-ARM'S LENGTH	105000	37100	35.33333333	116748	65419	39581	69363.51563	0.571	952	41.5767	Wtr-A		Water - Acreage	401
130-021-200-002-02	2378 N M30	3/18/2022	312500	WD	03-ARM'S LENGTH	312500	118200	37.824	337564	74928	237572	354913.5254	0.669	2473	96.0663	Wtr-A		Water - Acreage	401
130-176-000-034-00	3849 W THENDARA DR	9/20/2021	126000	WD	03-ARM'S LENGTH	126000	57400	45.55555556	156483	67667	58333	120021.625	0.486	1120	52.083	WTRIR		Water Irregular	401
130-360-000-003-00	2635 WEST BRANCH DR	3/11/2022	610000	WD	03-ARM'S LENGTH	610000	277800	45.54098361	655990	356920	253080	404148.6563	0.626	3186	79.435	WTRIR		Water Irregular	401

Water: 0.842
 Water: 0.855
 Water: 0.776
 Water: 0.77
0.811

For 2024, use 0.811 for Other Water

Secord Township-2024 ECF Analysis Water Acreage

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel Land Table	Property Class
130-021-301-001-08	SUGAR WOODS TRL	3/24/2022	190000	WD	03-ARM'S LENGTH	190000	66700	35.10526316	239873	180220	9780	80612.16406	0.121	720	13.5833	Wtr-A	130-021-303 Water - Acreage	401
130-028-400-005-02	1523 LAKESHORE DR	7/14/2022	105000	WD	03-ARM'S LENGTH	105000	37100	35.33333333	116748	65419	39581	69363.51563	0.571	952	41.5767	Wtr-A	Water - Acreage	401
130-021-200-002-02	2378 N M30	3/18/2022	312500	WD	03-ARM'S LENGTH	312500	118200	37.824	337564	74928	237572	354913.5254	0.669	2473	96.0663	Wtr-A	Water - Acreage	401
130-176-000-034-00	3849 W THENDARA DR	9/20/2021	126000	WD	03-ARM'S LENGTH	126000	57400	45.55555556	156483	67667	58333	120021.625	0.486	1120	52.083	WTRIR	Water Irregular	401
130-360-000-003-00	2635 WEST BRANCH DR	3/11/2022	610000	WD	03-ARM'S LENGTH	610000	277800	45.54098361	655990	356920	253080	404148.6563	0.626	3186	79.435	WTRIR	Water Irregular	401

Water: 0.842
 Water: 0.855
 Water: 0.776
 Water: 0.77
 0.811

For 2024, use 0.811 for Other Water

Secord Township-2024 ECF Analysis Water Irregular

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.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
130-021-301-001-08	SUGAR WOODS TRL	3/24/2022	190000	WD	03-ARM'S LENGTH	190000	66700	35.10526316	239873	180220	9780	80612.16406	0.121	720	13.5833	Wtr-A	130-021-301-001-08	Water - Acreage	401
130-028-400-005-02	1523 LAKESHORE DR	7/14/2022	105000	WD	03-ARM'S LENGTH	105000	37100	35.33333333	116748	65419	39581	69363.51563	0.571	952	41.5767	Wtr-A		Water - Acreage	401
130-021-200-002-02	2378 N M30	3/18/2022	312500	WD	03-ARM'S LENGTH	312500	118200	37.824	337564	74928	237572	354913.5254	0.669	2473	96.0663	Wtr-A		Water - Acreage	401
130-176-000-034-00	3849 W THENDARA DR	9/20/2021	126000	WD	03-ARM'S LENGTH	126000	57400	45.55555556	156483	67667	58333	120021.625	0.486	1120	52.083	WTRIR		Water Irregular	401
130-360-000-003-00	2635 WEST BRANCH DR	3/11/2022	610000	WD	03-ARM'S LENGTH	610000	277800	45.54098361	655990	356920	253080	404148.6563	0.626	3186	79.435	WTRIR		Water Irregular	401

Water: 0.842
 Water: 0.855
 Water: 0.776
 Water: 0.77
 0.811

For 2024, use 0.811 for Other Water