

2025 IONIA COM AND IND LAND VALUE STUDY BY ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Gross Acres	ROW	Net Acres	Improvement			Dollars/Acre
									Value	Land Residual	Residual Acres	
020-027-000-070-35	8533 Sterling Heights Dr	8/29/2023	\$132,500	WD	03-ARM'S LENGTH	2.347	0.000	2.35	85,381.00	47,119.00	2.35	\$20,076
33-12-12-24-200-021	DANSVILLE RD	1/6/2023	\$ 4,500	WD	03-ARM'S LENGTH	0.364	0.038	0.33		4,500.00	0.33	\$13,804
33-08-08-04-300-017	GRAND RIVER AVE	4/28/2022	\$ 80,000	WD	03-ARM'S LENGTH	5.716	0.159	5.56		80,000.00	5.56	\$14,396
061-012-300-015-00	N OVID ST	3/27/2023	\$ 110,000	WD	03-ARM'S LENGTH	5.910	0.073	5.84		110,000.00	5.84	\$18,845
33-08-08-04-300-031	GRAND RIVER AVE	7/26/2022	\$ 235,000	WD	03-ARM'S LENGTH	9.660	0.379	9.28		235,000.00	9.28	\$25,321
040-024-400-163-00	LANSING RD	5/9/2022	\$ 250,000	WD	03-ARM'S LENGTH	10.220	0.910	9.31		250,000.00	9.31	\$26,853
			\$812,000			34.217	1.56	32.66		726,619.00	32.66	
											AVG PER ACRE	\$22,249
											USE	\$22,200