

2025 CITY OF IONIA RES LAND VALUE STUDY FOR R-07, R-08, R-09

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
202-090-000-090-00	705 FOREST ST	08/18/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,000	51.67	\$248,137	\$28,444	\$36,513	89.9	217.0	0.42	0.42	\$316	
204-017-000-008-00	604 SKYVIEW DR	09/02/2022	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$177,100	47.61	\$354,124	\$52,025	\$34,149	84.1	136.2	0.34	0.34	\$619	
204-050-000-001-00	709 SKYVIEW TRL	12/14/2022	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$129,700	350.54	\$36,539	\$37,000	\$36,539	90.0	156.5	0.78	0.39	\$411	
204-050-000-002-00	719 SKYVIEW TRL	01/31/2024	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$133,400	46.02	\$266,901	\$61,421	\$38,361	94.5	180.0	0.41	0.41	\$650	
204-050-000-002-00	719 SKYVIEW TRL	03/16/2023	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$48,100	43.33	\$96,272	\$111,000	\$96,272	280.7	521.5	1.22	0.41	\$395	
204-050-000-007-00	753 SKYVIEW TRL	10/27/2023	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$23,000	60.53	\$45,954	\$38,000	\$45,954	113.2	239.0	0.71	0.71	\$336	
204-050-000-007-00	753 SKYVIEW TRL	06/15/2023	\$117,000	WD	03-ARM'S LENGTH	\$39,000	\$19,400	49.74	\$38,823	\$39,000	\$38,823	113.2	239.0	0.71	0.71	\$345	
204-050-000-008-00	759 SKYVIEW TRL	04/08/2022	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$145,800	383.68	\$44,694	\$38,000	\$44,694	98.4	245.0	0.59	0.59	\$386	
204-050-000-015-00	841 SKYVIEW TRL	06/30/2022	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$136,100	367.84	\$38,942	\$37,000	\$38,942	85.8	184.0	0.42	0.42	\$431	
204-050-000-019-00	930 SKYVIEW TRL	06/15/2023	\$117,000	WD	03-ARM'S LENGTH	\$39,000	\$19,400	49.74	\$38,823	\$39,000	\$38,823	113.2	239.0	0.71	0.41	\$345	
204-050-000-021-00	950 SKYVIEW TRL	09/09/2022	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$148,600	391.05	\$38,166	\$38,000	\$38,166	84.0	175.0	0.41	0.41	\$452	
204-050-000-023-00	970 SKYVIEW TRL	09/21/2022	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$130,400	352.43	\$38,166	\$37,000	\$38,166	84.0	175.0	0.41	0.41	\$440	
204-050-000-025-00	993 SKYVIEW TRL	06/24/2022	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$169,400	457.84	\$46,025	\$37,000	\$46,025	101.4	198.3	0.90	0.90	\$365	
204-050-000-025-00	993 SKYVIEW TRL	07/05/2022	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$169,400	445.79	\$46,025	\$38,000	\$46,025	101.4	198.3	0.90	0.90	\$375	
204-050-000-026-00	983 SKYVIEW TRL	06/15/2023	\$117,000	WD	03-ARM'S LENGTH	\$39,000	\$19,400	49.74	\$38,823	\$39,000	\$38,823	113.2	239.0	0.71	0.41	\$345	
204-050-000-027-00	973 SKYVIEW TRL	01/04/2024	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$155,100	49.71	\$309,626	\$312,000	\$309,626	762.6	1453.8	3.34	0.41	\$409	
204-050-000-045-00	953 WHITETAIL CT	12/14/2022	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$160,300	433.24	\$40,089	\$37,000	\$40,089	98.7	195.0	0.45	0.45	\$375	
204-050-000-049-00	772 SKYVIEW TRL	08/11/2022	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$132,300	357.57	\$39,855	\$37,000	\$39,855	87.8	189.0	0.46	0.46	\$422	
204-160-000-040-00	615 JOHNSON ST	07/19/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,800	50.44	\$181,721	\$19,463	\$21,031	51.8	77.0	0.13	0.13	\$376	
Totals:			\$2,229,900			\$1,995,900	\$2,131,700		\$1,987,705	\$1,075,353	\$1,066,876	2,647.8		14.02	9.29		
								Sale. Ratio =>	106.80								
								Std. Dev. =>	178.43								
										Average per FF=>	\$406						
										Average per Net Acre=>	76,728.72						
										USE	\$	406					