

2025 CITY OF IONIA RESIDENTIAL LAND VALUE STUDY FOR R-09 SITE VALUE

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		
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		
204-050-000-007-00	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		
204-050-000-007-00	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		
204-050-000-008-00	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		
204-050-000-031-00	933 SKYVIEW TRL	09/14/2023	\$156,000	WD	03-ARM'S LENGTH	\$39,000	\$16,300	41.79	\$32,540	\$39,000	\$32,540	94.9	180.0	0.41	0.41	\$411		
204-050-000-040-00	970 WHITETAIL CT	09/14/2023	\$156,000	WD	03-ARM'S LENGTH	\$39,000	\$16,300	41.79	\$32,540	\$39,000	\$32,540	94.9	180.0	0.41	0.34	\$411		
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		
204-050-000-046-00	943 WHITETAIL CT	09/14/2023	\$156,000	WD	03-ARM'S LENGTH	\$39,000	\$16,300	41.79	\$32,540	\$39,000	\$32,540	94.9	180.0	0.41	0.45	\$411		
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		
204-050-000-051-00	750 SKYVIEW TRL	09/14/2023	\$156,000	WD	03-ARM'S LENGTH	\$39,000	\$16,300	41.79	\$32,540	\$39,000	\$32,540	94.9	180.0	0.41	0.44	\$411		
Totals:			\$1,349,000			\$647,000	\$1,468,400		\$661,084	\$647,000	\$661,084	1,663.7		9.81	8.83			
								Sale. Ratio =>	226.96									
								Std. Dev. =>	180.63									
												Average per FF=>	\$389	Average per Net Acre=>		65,946.39		
NUMBER OF SALES																		
17																		
SITE VALUE \$ 38,059																		
USE \$ 38,100																		