

2025 CITY OF IONIA RES LAND VALUE STUDY FOR R-01, R-02, R-03, R-04, R-05, R-06, R-11

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	
201-040-000-100-00	448 FOREST ST	09/15/2023	\$166,200	WD	03-ARM'S LENGTH	\$166,200	\$86,000	51.74	\$171,947	\$26,526	\$32,273	87.5	181.0	0.48	0.48	\$303	
201-080-000-070-00	128 TOWER ST	05/05/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,200	50.75	\$162,511	\$17,121	\$19,608	53.1	85.0	0.12	0.12	\$322	
201-100-000-005-00	317 W LINCOLN AVE	03/12/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,000	37.83	\$174,083	\$96,167	\$40,250	241.7	324.0	0.95	0.36	\$398	
201-100-000-015-00	W LINCOLN AVE	03/12/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,000	37.83	\$174,083	\$96,167	\$40,250	241.7	324.0	0.95	0.59	\$398	
201-150-000-055-00	302 W LINCOLN AVE	01/19/2023	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$85,600	50.65	\$171,258	\$22,728	\$24,966	67.7	115.0	0.26	0.26	\$336	
202-070-000-025-00	723 ROSELAWN DR	05/16/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$88,900	48.85	\$177,824	\$28,453	\$24,172	65.5	130.0	0.19	0.19	\$434	
202-170-000-195-00	725 W WASHINGTON ST	08/15/2022	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,500	49.38	\$78,985	\$18,885	\$17,870	48.4	69.3	0.11	0.11	\$390	
202-170-000-795-00	435 N DEXTER ST	07/19/2023	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$15,400	43.38	\$30,736	\$35,500	\$30,736	83.3	205.0	0.31	0.31	\$426	
202-170-001-145-00	419 N STATE ST	07/25/2022	\$150,250	WD	03-ARM'S LENGTH	\$150,250	\$74,900	49.85	\$149,922	\$32,631	\$32,217	87.3	214.0	0.37	0.37	\$374	
202-170-001-285-00	447 KING ST	08/05/2022	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$93,500	48.45	\$187,177	\$37,828	\$31,893	86.4	190.0	0.42	0.42	\$438	
202-170-001-565-00	847 W MAIN ST	07/26/2022	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$63,500	48.85	\$127,198	\$26,161	\$23,238	63.0	132.0	0.15	0.15	\$415	
203-090-000-110-00	228 E ADAMS ST	03/03/2023	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$60,900	48.33	\$121,821	\$26,638	\$22,424	60.8	132.0	0.12	0.12	\$438	
203-090-000-825-00	537 N JACKSON ST	08/22/2023	\$156,383	WD	03-ARM'S LENGTH	\$156,383	\$76,600	48.98	\$153,319	\$28,049	\$24,900	67.5	148.0	0.18	0.18	\$416	
203-230-000-015-00	325 RICH ST	03/14/2023	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$87,200	48.74	\$174,485	\$29,535	\$25,042	67.9	126.0	0.23	0.23	\$435	
203-230-000-115-00	145 LAFAYETTE ST	10/17/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,600	50.35	\$171,183	\$21,866	\$23,045	62.5	132.0	0.14	0.14	\$350	
203-240-000-065-00	628 MORSE ST	03/25/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,400	49.91	\$114,793	\$34,893	\$34,686	94.0	255.0	0.41	0.41	\$371	
204-090-000-030-00	521 BAYARD ST	09/06/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,800	50.26	\$115,616	\$25,247	\$25,863	70.1	110.0	0.33	0.33	\$360	
204-170-000-025-00	610 BATSON ST	11/18/2022	\$240,500	WD	03-ARM'S LENGTH	\$240,500	\$118,000	49.06	\$236,193	\$32,748	\$28,160	76.3	157.0	0.30	0.30	\$429	
204-180-000-040-00	319 MORSE ST	10/21/2022	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$85,100	49.77	\$170,368	\$24,209	\$23,508	63.7	134.0	0.15	0.15	\$380	
204-180-000-130-00	331 PEARL ST	05/03/2022	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$76,500	50.66	\$153,056	\$23,870	\$25,883	70.1	132.0	0.26	0.26	\$340	
204-200-000-155-00	505 JONES ST	01/26/2024	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$27,600	46.08	\$55,100	\$35,796	\$30,996	84.0	206.0	0.32	0.32	\$426	
204-210-000-065-00	436 E WASHINGTON ST	08/17/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,700	49.73	\$109,351	\$25,396	\$24,738	67.0	132.0	0.20	0.20	\$379	
204-210-000-080-00	422 E WASHINGTON ST	06/10/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,100	48.81	\$156,249	\$28,132	\$24,278	65.8	132.0	0.19	0.19	\$428	
204-220-000-075-00	309 E WASHINGTON ST	01/20/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,300	48.40	\$72,559	\$23,603	\$21,162	57.3	99.0	0.14	0.14	\$412	
204-220-000-090-00	313 E WASHINGTON ST	09/02/2022	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$86,600	48.65	\$173,173	\$29,057	\$24,198	65.6	132.0	0.18	0.18	\$443	
Totals:			\$3,732,633			\$3,732,633	\$1,790,900		\$3,582,990	\$827,206	\$676,356	2,098.0		7.45	6.51		
								Sale. Ratio =>	47.98			Average					
								Std. Dev. =>	3.52			per FF=>	\$394	Average			
												per Net Acre=>	110,974.78				
											USE	\$	394				