

2025 CITY OF IONIA RES ECF STUDY FOR R-04

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
203-210-000-085-00	269 E WASHINGTON ST	01/26/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,400	52.13	\$166,803	\$21,105	\$138,895	\$125,601	1.106	
201-090-000-005-00	231 UNION ST	11/09/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,600	52.12	\$177,198	\$22,167	\$147,833	\$133,647	1.106	
202-170-001-285-00	447 KING ST	08/05/2022	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$94,600	49.02	\$189,226	\$37,173	\$155,827	\$131,080	1.189	
202-170-000-505-00	306 RICE ST	12/06/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,000	47.74	\$147,992	\$19,220	\$135,780	\$111,010	1.223	
202-050-000-005-00	729 HACKETT ST	04/21/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,700	47.61	\$171,309	\$27,776	\$152,224	\$123,735	1.230	
204-090-000-545-00	316 BLISS ST	07/15/2022	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$85,300	47.65	\$170,636	\$34,236	\$144,764	\$117,586	1.231	
204-120-000-025-00	627 E MAIN ST	02/21/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,700	47.55	\$147,441	\$31,850	\$123,150	\$99,647	1.236	
204-070-000-015-00	623 E WASHINGTON ST	10/30/2023	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$90,200	46.98	\$180,392	\$46,359	\$145,641	\$115,545	1.260	
204-220-000-125-00	328 LAFAYETTE ST	09/18/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,500	46.00	\$161,038	\$31,764	\$143,236	\$111,443	1.285	
202-170-001-315-00	409 KING STREET	08/17/2022	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$78,000	45.35	\$155,995	\$26,256	\$145,744	\$111,843	1.303	
204-090-000-560-00	416 N JACKSON ST	05/06/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,600	44.26	\$137,161	\$31,830	\$123,170	\$90,802	1.356	
204-210-000-010-00	405 LAFAYETTE ST	03/10/2023	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$82,300	43.09	\$164,575	\$17,813	\$173,187	\$126,518	1.369	
203-210-000-085-00	269 E WASHINGTON ST	09/01/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,400	42.77	\$166,803	\$21,105	\$173,895	\$125,601	1.385	
204-090-000-595-10	420 LAFAYETTE ST	10/24/2022	\$198,800	WD	03-ARM'S LENGTH	\$198,800	\$83,800	42.15	\$167,614	\$42,772	\$156,028	\$107,622	1.450	
203-240-000-066-00	610 MORSE ST	07/29/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,800	42.11	\$151,504	\$38,537	\$141,463	\$97,385	1.453	
203-160-000-065-00	614 UNION ST	09/06/2022	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,300	41.00	\$188,515	\$39,910	\$190,090	\$128,107	1.484	
201-070-000-030-00	338 BALDIE ST	06/06/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,800	40.44	\$145,612	\$26,443	\$153,557	\$102,731	1.495	
203-090-001-045-00	607 RICH ST	03/15/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,200	40.55	\$178,465	\$34,964	\$185,036	\$123,707	1.496	
202-170-000-900-00	427 HARTER ST	04/25/2023	\$147,100	WD	03-ARM'S LENGTH	\$147,100	\$59,000	40.11	\$117,980	\$33,750	\$113,350	\$72,612	1.561	
201-130-000-046-00	221 DYE ST	06/02/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,600	37.62	\$139,142	\$21,069	\$163,931	\$101,787	1.611	
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	\$41,473	\$188,527	\$114,319	1.649	
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	\$41,473	\$188,527	\$114,319	1.649	
204-090-000-295-00	517 E MAIN ST	03/06/2024	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$73,900	37.42	\$147,807	\$30,534	\$166,966	\$101,097	1.652	
203-130-000-545-00	309 WELTON ST	08/23/2022	\$161,900	WD	03-ARM'S LENGTH	\$161,900	\$53,700	33.17	\$107,423	\$25,499	\$136,401	\$81,924	1.665	
201-100-000-005-00	317 W LINCOLN AVE	05/11/2023	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$69,000	31.72	\$138,014	\$37,348	\$180,152	\$102,720	1.754	
201-100-000-015-00	W LINCOLN AVE	05/11/2023	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$69,000	31.72	\$138,014	\$37,348	\$180,152	\$102,720	1.754	
Totals:			\$4,867,300			\$4,867,300	\$2,052,400		\$4,104,825		\$4,047,526	\$2,875,108		
									Sale. Ratio =>	42.17			E.C.F. =>	1.41
									Std. Dev. =>	5.68			Ave. E.C.F. =>	1.421
												USE	1.41	