

2025 CITY OF IONIA RES ECF STUDY FOR R-05

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.		
201-150-000-055-00	302 W LINCOLN AVE	01/19/2023	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$86,500	51.18	\$172,929	\$27,366	\$141,634	\$141,323	1.002		
203-230-000-010-00	331 RICH ST	07/28/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,100	48.55	\$194,206	\$27,892	\$172,108	\$161,469	1.066		
204-210-000-070-00	430 E WASHINGTON ST	08/16/2022	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,800	48.43	\$227,621	\$28,978	\$206,022	\$192,857	1.068		
204-220-000-045-00	304 E WASHINGTON ST	04/20/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,000	43.00	\$171,915	\$22,291	\$177,709	\$145,266	1.223		
203-090-000-505-00	33 LOVELL CT	11/22/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,400	39.20	\$156,751	\$28,342	\$171,658	\$124,668	1.377		
204-190-000-105-00	STEVENSON ST	09/15/2022	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$92,500	39.70	\$185,100	\$26,723	\$206,277	\$145,701	1.416		
204-190-000-110-00	330 JOHNSON ST	09/15/2022	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$92,500	39.70	\$185,100	\$26,723	\$206,277	\$145,701	1.416		
Totals:			\$1,470,000			\$1,470,000	\$646,800		\$1,293,622		\$1,281,685	\$1,056,985			
								Sale. Ratio =>	44.00					E.C.F. =>	1.21
								Std. Dev. =>	5.04					Ave. E.C.F. =>	1.224
												USE	1.21		