

2025 CITY OF IONIA RES ECF STUDY FOR R-06

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.		
203-230-000-015-00	325 RICH ST	03/14/2023	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$88,100	49.25	\$176,104	\$29,769	\$149,131	\$174,208	0.856		
203-090-000-375-00	235 E WASHINGTON ST	05/20/2022	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$75,400	48.18	\$150,849	\$26,719	\$129,781	\$147,773	0.878		
203-130-000-005-00	119 E MAIN ST	08/31/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$112,700	41.74	\$225,397	\$29,727	\$240,273	\$232,940	1.031		
202-100-000-105-00	524 W MAIN ST	10/16/2023	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$110,200	39.22	\$220,315	\$32,671	\$248,329	\$223,385	1.112		
204-150-000-130-00	321 E MAIN ST	06/09/2023	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$60,800	38.73	\$121,583	\$24,938	\$132,062	\$115,053	1.148		
204-150-000-130-00	321 E MAIN ST	12/01/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,800	33.78	\$121,583	\$24,938	\$155,062	\$115,053	1.348		
Totals:			\$1,223,400			\$1,223,400	\$508,000		\$1,015,831		\$1,054,638	\$1,008,412			
								Sale. Ratio =>	41.52					E.C.F. =>	1.05
								Std. Dev. =>	5.94					Ave. E.C.F. =>	1.062
												USE	1.05		