

2025 CITY OF IONIA RES ECF STUDY FOR R-07, R-08 R-09

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.		
201-400-000-005-00	101 FOXTAIL DR	12/11/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$145,900	56.99	\$291,841	\$27,698	\$228,302	\$223,850	1.020		
202-090-000-090-00	705 FOREST ST	08/18/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,000	51.67	\$248,069	\$40,603	\$199,397	\$175,818	1.134		
204-017-000-008-00	604 SKYVIEW DR	09/02/2022	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$177,100	47.61	\$354,124	\$34,149	\$337,851	\$355,527	0.950		
204-050-000-002-00	719 SKYVIEW TRL	01/31/2024	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$133,400	46.02	\$266,840	\$44,225	\$245,675	\$247,350	0.993		
204-050-000-050-00	760 SKYVIEW TRL	05/16/2022	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$132,700	40.22	\$265,370	\$41,566	\$288,334	\$248,671	1.159		
204-160-000-015-00	606 JOHNSON ST	12/27/2022	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$85,400	52.55	\$170,762	\$22,935	\$139,565	\$125,277	1.114		
204-160-000-040-00	615 JOHNSON ST	07/19/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,800	50.44	\$181,568	\$26,868	\$153,132	\$131,101	1.168		
Totals:			\$1,830,300			\$1,830,300	\$889,300		\$1,778,574		\$1,592,256	\$1,507,594			
								Sale. Ratio =>	48.59					E.C.F. =>	1.06
								Std. Dev. =>	5.36					Ave. E.C.F. =>	1.077
												USE	1.06		