

2025 CITY OF IONIA RE ECF STUDY FOR R-11

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.
203-230-000-115-00	145 LAFAYETTE ST	08/10/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$86,400	52.36	\$172,740	\$24,690	\$140,310	\$151,071	0.929
203-230-000-115-00	145 LAFAYETTE ST	10/17/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$86,400	50.82	\$172,740	\$24,690	\$145,310	\$151,071	0.962
204-190-000-045-00	803 LAFAYETTE ST	06/23/2022	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$85,000	36.64	\$170,091	\$29,461	\$202,539	\$143,500	1.411
204-200-000-050-00	422 E LINCOLN AVE	05/20/2022	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$84,400	54.45	\$168,843	\$33,836	\$121,164	\$137,762	0.880
204-220-000-090-00	313 E WASHINGTON ST	09/02/2022	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$87,400	49.10	\$174,781	\$26,430	\$151,570	\$151,378	1.001
Totals:			\$900,000			\$900,000	\$429,600		\$859,195		\$760,893	\$734,782	
								Sale. Ratio =>	47.73			E.C.F. =>	1.04
								Std. Dev. =>	7.01			Ave. E.C.F. =>	1.037
												USE	1.04