

2025 CITY OF IONIA COM ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
300-050-000-275-01	115 KENT	12/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,000	37.33	\$158,669	\$9,543	\$140,457	\$203,724	0.689
201-110-000-080-00	450 S STEELE ST	04/29/22	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$84,200	47.71	\$184,480	\$44,223	\$132,277	\$191,608	0.690
402-170-000-180-00	203 S PLEASANT ST	06/30/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$120,300	34.37	\$377,064	\$106,270	\$243,730	\$351,745	0.693
403-180-000-630-00	135 N BRIDGE ST	07/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,600	38.87	\$311,097	\$69,090	\$230,910	\$330,611	0.698
021-012-000-345-00	38 S BRIDGE ST	01/05/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,100	42.07	\$155,447	\$27,829	\$122,171	\$174,342	0.701
300-110-000-070-01	1320 E GRAND RIVER	10/27/22	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$475,000	38.78	\$1,264,883	\$235,211	\$989,789	\$1,406,656	0.704
020-027-000-070-35	8533 STERLING HEIGHTS DR	08/29/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$64,000	48.30	\$135,575	\$54,380	\$78,120	\$110,922	0.704
300-050-000-245-00	160 KENT	12/22/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,900	44.94	\$165,847	\$7,851	\$152,149	\$215,842	0.705
300-050-000-285-00	131 KENT	05/05/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$53,900	35.96	\$155,219	\$6,430	\$143,470	\$203,264	0.706
082-050-000-075-00	184 W SUPERIOR ST	04/06/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$51,300	27.00	\$196,208	\$8,739	\$181,261	\$256,105	0.708
101-050-000-055-02	1175 EMERSON ST	06/06/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$378,600	45.07	\$863,233	\$89,455	\$750,545	\$1,057,074	0.710
091-060-000-240-00	117 N WASHINGTON ST	07/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$66,900	60.82	\$112,238	\$15,854	\$94,146	\$131,672	0.715
110-007-000-045-01	460 E DAVID HWY	07/25/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$123,100	30.78	\$405,707	\$120,714	\$279,286	\$389,335	0.717
202-100-000-071-00	205 S DEXTER ST	10/07/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$249,800	53.72	\$468,238	\$98,367	\$366,633	\$505,288	0.726
140-029-000-070-04	7736 IONIA RD	11/01/22	\$635,700	WD	03-ARM'S LENGTH	\$635,700	\$214,600	33.76	\$638,411	\$57,301	\$578,399	\$793,866	0.73
201-170-000-045-00	423 W MAIN ST	07/28/23	\$209,875	WD	03-ARM'S LENGTH	\$209,875	\$65,900	31.40	\$203,671	\$14,766	\$195,109	\$258,067	0.76
401-250-000-335-10	1525 W STATE RD	10/07/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$53,900	16.33	\$323,234	\$148,011	\$181,989	\$239,376	0.76
020-025-000-100-00	6260 W PORTLAND RD	09/12/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$47,800	24.51	\$180,265	\$36,578	\$158,422	\$196,294	0.81
031-080-000-010-00	122 S MAIN ST	10/16/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$31,500	42.00	\$66,969	\$8,101	\$66,899	\$80,421	0.83
040-003-000-004-20	9751 E GRAND RIVER AVE	07/26/22	\$475,000	MLC	03-ARM'S LENGTH	\$475,000	\$157,500	33.16	\$417,674	\$51,721	\$423,279	\$499,936	0.85
401-040-000-255-00	1407 W ELLIS AVE	08/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$158,100	24.32	\$534,337	\$88,552	\$561,448	\$608,996	0.92
100-028-000-130-10	3688 W TUPPER LAKE RD	05/10/23	\$250,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$70,000	28.00	\$209,817	\$53,828	\$196,172	\$209,932	0.93
130-021-000-160-10	5043 N WHITES BRIDGE RD	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$91,000	22.75	\$306,707	\$36,615	\$363,385	\$368,978	0.98
051-016-000-015-07	3180 N DAKE	08/16/22	\$750,000	MLC	31-SPLIT IMPROVED	\$750,000	\$0	0.00	\$555,278	\$50,496	\$699,504	\$689,593	1.01
140-032-000-015-10	7974 E GRAND RIVER AVE	01/02/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$171,100	26.32	\$485,742	\$76,315	\$573,685	\$559,327	1.03
Totals:			\$9,419,475			\$9,419,475	\$3,036,100		\$8,876,010		\$7,903,235	\$10,032,970	
									Sale. Ratio =>	32.23	E.C.F. =>		0.79
									Std. Dev. =>	12.68	Ave. E.C.F. =>		0.78