

2025 CITY OF IONIA IND 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.
403-200-000-010-00	102 W MAIN ST	11/07/22	\$75,000	CD	03-ARM'S LENGTH	\$75,000	\$120,800	161.07	\$145,243	\$13,409	\$61,591	\$180,101	0.34
011-024-000-105-00	128 W GRAND RIVER AVE	02/20/24	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$210,700	78.04	\$457,106	\$115,713	\$154,287	\$421,757	0.37
401-090-000-185-00	110 E HIGH ST	11/30/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$98,900	82.42	\$188,853	\$38,288	\$81,712	\$205,690	0.40
401-090-000-185-00	110 E HIGH ST	11/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$95,800	73.69	\$188,853	\$38,288	\$91,712	\$205,690	0.45
201-050-000-265-00	402 W MAIN ST	10/07/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$21,000	45.65	\$67,196	\$8,489	\$37,511	\$80,201	0.47
201-050-000-225-00	324 W MAIN ST	03/10/23	\$157,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$157,800	\$40,300	25.54	\$223,078	\$16,132	\$141,668	\$270,597	0.52
201-170-000-045-00	423 W MAIN ST	05/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,300	29.59	\$203,671	\$14,766	\$155,234	\$258,067	0.60
082-018-000-020-00	359 W MAPLE ST	04/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,200	40.40	\$56,032	\$18,750	\$31,250	\$50,932	0.61
401-250-000-100-00	930 W STATE RD	03/15/23	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$180,900	45.23	\$424,219	\$273,574	\$126,426	\$205,799	0.61
204-017-000-010-00	848 E LINCOLN AVE	02/09/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,200	57.10	\$216,776	\$47,001	\$152,999	\$231,933	0.66
031-080-000-070-00	186 S FIRST ST	10/13/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$58,000	12.89	\$480,725	\$91,413	\$358,587	\$531,847	0.67
101-200-000-185-01	1135 FOURTH AVE	01/11/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$36,400	31.65	\$122,706	\$14,496	\$100,504	\$147,828	0.68
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	0.69
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	0.69
Totals:			\$2,510,300			\$2,510,300	\$1,187,700		\$3,117,607		\$1,766,215	\$3,185,773	
						Sale. Ratio =>	47.31			E.C.F. =>	0.55		
						Std. Dev. =>	36.67			Ave. E.C.F. =>	0.55		