

2025 CITY OF IONIA RES ECF STUDY FOR R-01

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.
202-170-001-640-00	848 W MAIN ST	04/12/2022	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,000	57.78	\$103,915	\$7,144	\$82,856	\$67,672	1.224
204-090-000-160-00	550 BAYARD ST	04/29/2022	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$64,900	54.08	\$129,851	\$33,535	\$86,465	\$67,353	1.284
202-150-000-027-00	900 CHAPMAN ST	12/18/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,900	53.50	\$149,841	\$25,837	\$114,163	\$86,716	1.317
201-140-000-065-00	627 CYRUS ST	06/22/2022	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$79,700	53.13	\$159,404	\$32,931	\$117,069	\$88,442	1.324
204-180-000-130-00	331 PEARL ST	05/03/2022	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$77,400	51.26	\$154,766	\$30,568	\$120,432	\$86,851	1.387
203-240-000-065-00	628 MORSE ST	03/25/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,600	50.96	\$117,143	\$38,144	\$76,856	\$55,244	1.391
202-070-000-025-00	723 ROSELAWN DR	05/16/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$89,700	49.29	\$179,357	\$29,679	\$152,321	\$104,669	1.455
204-200-000-255-00	423 ALLEN ST	04/06/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$88,000	48.35	\$175,950	\$34,569	\$147,431	\$98,867	1.491
204-160-000-010-00	602 JOHNSON ST	10/07/2022	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,800	47.87	\$143,624	\$24,524	\$125,476	\$83,286	1.507
201-070-000-025-00	323 STIVENS ALLEY	02/01/2024	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$60,000	47.24	\$119,985	\$24,534	\$102,466	\$66,748	1.535
202-170-000-925-00	412 TAYLOR CT	04/21/2023	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$53,700	46.74	\$107,451	\$18,998	\$95,902	\$61,855	1.550
204-150-000-175-00	326 E ADAMS ST	09/09/2022	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$67,800	46.44	\$135,511	\$30,599	\$115,401	\$73,365	1.573
204-100-000-035-00	615 PROSPECT ST	05/03/2023	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$59,000	45.74	\$117,926	\$26,386	\$102,614	\$64,013	1.603
202-110-000-040-00	606 W LINCOLN AVE	09/20/2022	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$71,100	45.29	\$142,255	\$29,315	\$127,685	\$78,979	1.617
203-160-000-050-00	120 E LYTLE ST	06/16/2023	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$72,000	44.44	\$144,067	\$27,162	\$134,838	\$81,751	1.649
202-180-000-080-00	833 W WASHINGTON ST	01/08/2024	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$56,600	43.88	\$113,213	\$15,568	\$113,432	\$68,283	1.661
204-090-000-175-00	531 HARRISON ST	11/28/2022	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$51,600	43.00	\$103,103	\$29,794	\$90,206	\$51,265	1.760
201-130-000-050-01	217 DYE ST	04/27/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,900	42.07	\$117,795	\$33,940	\$106,060	\$58,639	1.809
202-120-000-070-00	605 KING ST	08/11/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,000	41.14	\$144,050	\$29,970	\$145,030	\$79,776	1.818
202-170-001-320-00	810 HACKETT ST	03/15/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$118,227	\$26,234	\$118,766	\$64,330	1.846
201-080-000-190-00	430 CENTER ST	08/10/2023	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$58,000	40.70	\$116,040	\$36,954	\$105,546	\$55,304	1.908
202-170-001-020-00	439 TAYLOR CT	07/28/2022	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,700	39.10	\$113,328	\$27,283	\$117,717	\$60,171	1.956
202-170-001-430-00	473 RICE ST	05/10/2022	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$52,000	38.24	\$104,082	\$30,494	\$105,506	\$51,460	2.050
204-090-000-230-00	512 HARRISON ST	01/11/2023	\$115,900	WD	03-ARM'S LENGTH	\$115,900	\$41,200	35.55	\$82,385	\$24,139	\$91,761	\$40,731	2.253
202-050-000-035-00	307 KING ALY	12/01/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,300	34.00	\$98,557	\$22,673	\$122,327	\$53,065	2.305
Totals:			\$3,509,300			\$3,509,300	\$1,596,000		\$3,191,826		\$2,818,326	\$1,748,835	
								Sale. Ratio =>	45.48			E.C.F. =>	1.61
								Std. Dev. =>	5.97			Ave. E.C.F. =>	1.651
												USE	1.61