

2025 CITY OF IONIA RES ECF STUDY FOR R-02

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.
204-200-000-315-00	658 N JEFFERSON ST	03/03/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$72,200	57.76	\$144,454	\$28,974	\$96,026	\$88,152	1.089
201-200-000-035-00	503 HALL ST	08/03/2022	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$81,100	57.93	\$162,289	\$28,083	\$111,917	\$102,447	1.092
201-040-000-100-00	448 FOREST ST	09/15/2023	\$166,200	WD	03-ARM'S LENGTH	\$166,200	\$87,100	52.41	\$174,134	\$34,460	\$131,740	\$106,621	1.236
204-090-000-030-00	521 BAYARD ST	09/06/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,700	51.04	\$117,368	\$28,487	\$86,513	\$67,848	1.275
202-170-001-145-00	419 N STATE ST	07/25/2022	\$150,250	WD	03-ARM'S LENGTH	\$150,250	\$76,000	50.58	\$152,019	\$36,030	\$114,220	\$88,541	1.290
204-210-000-065-00	436 E WASHINGTON ST	08/17/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,500	50.45	\$111,018	\$26,580	\$83,420	\$64,456	1.294
204-180-000-040-00	319 MORSE ST	10/21/2022	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$85,900	50.23	\$171,892	\$26,599	\$144,401	\$110,910	1.302
202-170-000-195-00	725 W WASHINGTON ST	08/15/2022	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,100	50.13	\$80,196	\$19,095	\$60,905	\$46,641	1.306
203-090-000-825-00	537 N JACKSON ST	08/22/2023	\$156,383	WD	03-ARM'S LENGTH	\$156,383	\$77,500	49.56	\$154,921	\$29,813	\$126,570	\$95,502	1.325
204-210-000-080-00	422 E WASHINGTON ST	06/10/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,900	49.31	\$157,791	\$31,372	\$128,628	\$96,503	1.333
204-090-000-380-00	20 STEVENSON PL	03/03/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,900	48.60	\$145,801	\$26,290	\$123,710	\$91,229	1.356
204-190-000-320-00	746 E MAIN ST	09/23/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,300	47.82	\$162,644	\$37,270	\$132,730	\$95,705	1.387
204-170-000-045-00	639 BAGLEY ST	09/27/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,100	46.94	\$150,230	\$27,752	\$132,248	\$93,494	1.415
202-190-000-020-00	650 UNION ST	01/18/2023	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$79,200	47.17	\$158,374	\$39,346	\$128,554	\$90,861	1.415
203-060-000-026-00	421 DIVISION ST	10/28/2022	\$103,400	WD	03-ARM'S LENGTH	\$103,400	\$48,800	47.20	\$97,662	\$27,067	\$76,333	\$53,889	1.416
204-120-000-140-00	133 CLEVELAND ST	06/06/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$91,000	46.67	\$182,031	\$39,495	\$155,505	\$108,806	1.429
202-170-000-775-00	462 HARTER ST	05/26/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,900	45.64	\$127,741	\$26,046	\$113,954	\$77,629	1.468
204-200-000-155-00	505 JONES ST	01/26/2024	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$28,600	47.75	\$57,200	\$35,382	\$24,518	\$16,654	1.472
202-170-000-450-00	920 YEOMANS ST	08/19/2022	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$64,000	45.23	\$128,050	\$27,120	\$114,380	\$77,045	1.485
203-210-000-100-00	267 E WASHINGTON ST	08/18/2023	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$60,300	44.01	\$120,650	\$22,274	\$114,726	\$75,096	1.528
204-150-000-275-00	211 S JEFFERSON ST	07/18/2022	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$48,800	43.57	\$97,627	\$19,446	\$92,554	\$59,680	1.551
202-140-000-055-00	921 BRANCH ST	02/14/2024	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$71,000	43.56	\$141,919	\$28,043	\$134,957	\$86,928	1.553
202-170-001-160-00	401 N STATE ST	11/10/2022	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$77,000	42.08	\$154,037	\$25,557	\$157,443	\$98,076	1.605
204-190-000-170-00	634 E WASHINGTON ST	05/26/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,000	42.29	\$148,009	\$28,833	\$146,167	\$90,974	1.607
204-090-000-200-00	212 MILL ST	10/11/2023	\$173,250	WD	03-ARM'S LENGTH	\$173,250	\$72,000	41.56	\$143,959	\$28,215	\$145,035	\$88,354	1.642
204-090-000-030-00	521 BAYARD ST	07/27/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,700	41.93	\$117,368	\$28,487	\$111,513	\$67,848	1.644
202-170-000-920-00	418 TAYLOR CT	03/16/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,400	41.12	\$102,822	\$18,801	\$106,199	\$64,138	1.656
202-170-000-965-00	412 N STATE ST	12/08/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,100	40.67	\$134,140	\$20,981	\$144,019	\$86,380	1.667
204-090-000-740-00	614 E WASHINGTON ST	09/27/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,000	40.63	\$130,073	\$31,396	\$128,604	\$75,325	1.707
204-190-000-230-00	713 MAPLE ST	09/29/2022	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$53,300	40.38	\$106,594	\$27,173	\$104,827	\$60,626	1.729
202-110-000-046-00	538 W. LINCOLN AVE	09/06/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,300	38.97	\$128,524	\$20,923	\$144,077	\$82,138	1.754
202-170-001-005-10	427 TAYLOR CT	05/26/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,800	38.78	\$139,627	\$32,290	\$147,710	\$81,936	1.803
203-230-000-120-00	149 LAFAYETTE ST	05/06/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,400	35.74	\$110,806	\$25,841	\$129,159	\$64,858	1.991
Totals:			\$4,826,783			\$4,826,783	\$2,205,900		\$4,411,970		\$3,893,262	\$2,655,290	
								Sale. Ratio =>	45.70			E.C.F. =>	1.47
								Std. Dev. =>	5.20			Ave. E.C.F. =>	1.479
											USE	1.47	