

2025 CITY OF IONIA RES ECF STUDY FOR R-03

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.
204-190-000-145-00	628 LAFAYETTE ST	11/01/2022	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$62,600	60.78	\$125,277	\$31,344	\$71,656	\$79,604	0.900
201-070-000-035-00	326 STIVENS ALLEY	04/14/2022	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$78,600	58.66	\$157,190	\$28,911	\$105,089	\$108,711	0.967
202-180-000-100-00	203 YEOMANS ST	10/31/2022	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$91,500	54.46	\$182,971	\$33,976	\$134,024	\$126,266	1.061
201-080-000-070-00	128 TOWER ST	05/05/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,900	51.19	\$163,816	\$21,778	\$138,222	\$120,371	1.148
204-120-000-185-02	HARRISON ST	08/31/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,200	46.40	\$162,323	\$28,352	\$146,648	\$123,248	1.190
204-120-000-185-03	631 HARRISON ST	08/31/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,200	46.40	\$162,323	\$28,352	\$146,648	\$123,248	1.190
202-170-001-565-00	847 W MAIN ST	07/26/2022	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,300	49.46	\$128,651	\$27,219	\$102,781	\$85,959	1.196
204-170-000-025-00	610 BATSON ST	11/18/2022	\$240,500	WD	03-ARM'S LENGTH	\$240,500	\$118,900	49.44	\$237,820	\$45,777	\$194,723	\$162,748	1.196
204-220-000-075-00	309 E WASHINGTON ST	01/20/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,000	49.33	\$73,993	\$22,674	\$52,326	\$43,490	1.203
203-090-000-110-00	228 E ADAMS ST	03/03/2023	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$61,700	48.97	\$123,305	\$24,605	\$101,395	\$83,644	1.212
202-170-001-205-00	446 KING ST	10/20/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,800	46.52	\$125,516	\$28,745	\$106,255	\$82,009	1.296
204-190-000-035-00	209 LOVELL ST	09/06/2022	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$65,000	46.43	\$129,951	\$31,677	\$108,323	\$83,283	1.301
202-170-001-230-00	468 KING ST	06/21/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,300	45.03	\$166,609	\$30,553	\$154,447	\$115,301	1.340
204-190-000-125-00	636 LAFAYETTE ST	10/18/2022	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$67,700	44.83	\$135,402	\$27,042	\$123,958	\$91,830	1.350
203-120-000-110-00	211 RICH ST	06/27/2023	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$66,100	42.10	\$132,149	\$17,330	\$139,670	\$97,304	1.435
203-060-000-020-00	237 E LINCOLN AVE	05/13/2022	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,900	41.93	\$125,826	\$20,858	\$129,142	\$88,955	1.452
203-090-000-120-00	218 E ADAMS ST	04/24/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,000	41.88	\$133,967	\$23,507	\$136,493	\$93,610	1.458
202-170-000-640-00	326 HARTER ST	05/02/2022	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$77,100	40.60	\$154,164	\$25,432	\$164,468	\$109,094	1.508
202-170-000-890-00	435 HARTER ST	10/13/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,700	40.40	\$141,328	\$35,549	\$139,451	\$89,643	1.556
203-130-000-500-00	159 RAILROAD ST	07/31/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,100	40.07	\$120,151	\$29,134	\$120,866	\$77,133	1.567
203-090-000-190-00	136 E. ADAMS ST	07/21/2023	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$56,300	35.86	\$112,636	\$27,920	\$129,080	\$71,793	1.798
202-170-000-665-00	321 N DEXTER ST	07/07/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,900	34.94	\$111,805	\$26,111	\$133,889	\$72,622	1.844
202-170-000-640-00	326 HARTER ST	06/09/2023	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$77,100	33.54	\$154,164	\$25,432	\$204,468	\$109,094	1.874
202-170-000-440-00	934 YEOMANS STREET	08/10/2022	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$66,800	35.53	\$133,524	\$43,674	\$144,326	\$76,144	1.895
203-090-000-190-00	136 E. ADAMS ST	12/28/2023	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$56,300	32.92	\$112,636	\$27,920	\$143,080	\$71,793	1.993
Totals:			\$3,985,300			\$3,985,300	\$1,754,000		\$3,507,497		\$3,271,428	\$2,386,897	
								Sale. Ratio =>	44.01			E.C.F. =>	1.37
								Std. Dev. =>	7.32			Ave. E.C.F. =>	1.397
												USE	1.37