

ECF ANALYSIS DOCUMENTATION

IONIA TOWNSHIP - 2025

ECF ANALYSIS - RESIDENTIAL study 4/1/22 - 3/31/24

4000 - neighborhood

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
060-017-000-005-13	741 KELLONG RD	07/14/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$227,600	39.58	\$658,259	\$128,673	\$446,327
060-029-000-215-00	1433 KELSEY HWY	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,300	40.47	\$295,192	\$15,012	\$259,988
060-006-000-090-01	228 E PARKMETER RD	08/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$111,500	37.17	\$293,854	\$95,094	\$204,906
060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,600	29.22	\$204,840	\$35,980	\$209,020
060-003-000-010-10	3783 NICKLEPLATE RD	12/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,700	36.83	\$186,687	\$21,834	\$208,166
Totals:						\$1,625,000	\$606,700		\$1,638,832		\$1,328,407
								Sale. Ratio =>			
								Std. Dev. =>			
									37.34		
									4.43		

USED: 1.035 AS CALCULATED

4010, 4020, 4030 NEIGHBORHOODS

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
060-070-000-005-20	2648 E BLUEWATER HW	02/15/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,100	47.10	\$286,342	\$52,909	\$202,091
060-010-000-030-03	3475 E BLUEWATER HW	09/02/22	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$101,100	46.38	\$227,927	\$25,190	\$197,810
060-070-000-005-20	2648 E BLUEWATER HW	12/26/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,000	49.64	\$286,342	\$52,909	\$227,091
060-018-000-070-00	740 N STATE RD	10/03/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,300	45.35	\$155,430	\$45,485	\$109,515
060-170-000-010-10	2887 E BLUEWATER HW	02/09/23	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$92,100	50.33	\$172,388	\$27,778	\$155,222
060-030-000-040-01	1726 S STATE RD	02/29/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,200	41.49	\$307,322	\$47,937	\$302,063
060-016-000-015-00	2936 E BLUEWATER HW	07/31/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$73,400	38.23	\$163,126	\$26,758	\$165,242
060-170-000-035-00	2713 E BLUEWATER HW	04/15/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$83,800	35.36	\$185,952	\$39,133	\$197,867
060-017-000-095-01	610 SKYVIEW DR	12/12/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$123,600	41.20	\$291,248	\$40,421	\$259,579
060-060-000-105-00	2587 WALNUT DR	08/22/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$51,500	51.55	\$107,303	\$16,324	\$83,576
060-016-000-030-00	2877 HILLCREST DR	07/31/23	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$38,800	30.43	\$102,986	\$39,541	\$87,959
Totals:						\$2,397,400	\$1,038,900		\$2,286,366		\$1,983,015
								Sale. Ratio =>			
								Std. Dev. =>			
									43.33		
									6.69		

USED 1.005 AS CALCULATED

060-010-000-030-36	3321 E BLUEWATER HW	05/25/23	\$270,000	WD	19-MULTI PARCEL ARM'	\$270,000	\$103,800	38.44	\$204,342	\$25,434	\$244,566
060-016-000-005-01	2951 E BLUEWATER HW	10/12/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$116,200	38.86	\$238,526	\$54,642	\$244,358

4070 NEIGHBORHOOD

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
060-007-000-100-20	254 OWEN RD	06/08/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$164,400	46.57	\$340,577	\$34,565	\$318,435
060-007-000-100-07	190 OWEN RD	01/04/24	\$346,800	WD	03-ARM'S LENGTH	\$346,800	\$156,500	45.13	\$324,505	\$57,639	\$289,161
Totals:						\$699,800	\$320,900		\$665,082		\$607,596
								Sale. Ratio =>			
								Std. Dev. =>			
									45.86		
									1.02		

USED 0.935 AS CALCULATED

060-180-000-020-01	1791 HORIZON DR	11/30/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$169,700	44.67	\$332,297	\$85,144	\$294,756
060-027-000-010-10	3800 E RIVERSIDE DR	05/20/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$111,900	41.60	\$270,785	\$114,390	\$154,610
061-024-000-040-00	5741 E RIVERSIDE DR	12/02/22	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$87,400	44.84	\$223,165	\$37,308	\$157,592
061-024-000-040-20	5705 E RIVERSIDE DR	07/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,800	39.14	\$140,203	\$30,441	\$109,559
Totals:						\$603,900	\$2,414,800		\$634,153		\$421,761
								Sale. Ratio =>			
								Std. Dev. =>			
									399.87		
									2.86		

061-024-000-020-00	5793 E RIVERSIDE DR	01/27/22	\$137,300	WD	03-ARM'S LENGTH	\$137,300	\$33,600	24.47	\$117,779	\$19,203	\$118,097
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Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$506,296	0.887	2,248	\$198.54	4000	#REF!	1 STORY	\$106,940		4000 - RESIDENTIAL	401	79
\$267,859	0.971	1,892	\$137.41	4000	#REF!	SITE BUILT	\$15,012		4000 - RESIDENTIAL	401	76
\$190,019	1.078	2,148	\$95.39	4000	107.8344	BI-LEVEL	\$77,000		4000 - RESIDENTIAL	401	71
\$161,434	1.295	1,368	\$152.79	4000	129.4770	1.5 STORY	\$35,980		4000 - RESIDENTIAL	401	79
\$157,603	1.321	2,080	\$100.08	4000	132.0823	SITE BUILT	\$21,834		4000 - RESIDENTIAL	401	60
\$1,283,211			\$136.84		7.4001						
E.C.F. =>	1.035										
Ave. E.C.F. =>	1.109										

Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$248,597	0.813	2,116	\$95.51	4010	#REF!	1 STORY	\$45,840		4010 - M-21 & M-66	401	95
\$215,907	0.893	1,400	\$137.72	4010	89.3022	1 STORY	\$25,190		4010 - M-21 & M-66	401	71
\$248,597	0.913	2,116	\$107.32	4010	#REF!	1 STORY	\$45,840		4010 - M-21 & M-66	401	95
\$117,087	0.935	1,240	\$88.32	4010	#REF!	DWELLING	\$45,039		4010 - M-21 & M-66	401	57
\$154,004	1.008	1,638	\$94.76	4010	#REF!	SITE BUILT	\$27,778		4010 - M-21 & M-66	401	54
\$276,235	1.093	2,836	\$106.51	4010	#REF!	SITE BUILT	\$42,240		4010 - M-21 & M-66	401	52
\$145,227	1.138	1,020	\$162.00	4010	113.7820	1.25 STORY	\$22,567		4010 - M-21 & M-66	401	69
\$156,357	1.265	1,008	\$196.30	4010	#REF!	1 STORY	\$37,090		4010 - M-21 & M-66	401	66
\$253,873	1.022	1,560	\$166.40	4020	102.2474	DWELLING	\$35,861		4020 - EAST IONIA SUBS	401	79
\$92,084	0.908	1,447	\$57.76	4030	#REF!	SITE BUILT	\$15,648		4030 - EAST IONIA SUBS	401	48
\$64,216	1.370	924	\$95.19	4030	136.9745	SINGLE WIDE MH	\$36,796		4030 - EAST IONIA SUBS	401	68
\$1,972,186			\$118.89		2.7173						
E.C.F. =>	1.005										
Ave. E.C.F. =>	1.033										

Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$346,952	0.918	2,052	\$155.18	4070	91.7806	1.5 STORY	\$32,050		4070 - NORTH SUBS	401	79
\$302,569	0.956	1,792	\$161.36	4070	95.5886	2 STORY	\$29,725		4070 - NORTH SUBS	401	89
\$649,522			\$158.27		0.1294						
E.C.F. =>	0.935										
Ave. E.C.F. =>	0.937										

Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$186,185	0.830	1,665	\$92.86	4040	83.0413	1 STORY	\$107,883		4040 - RIVERSIDE DR	401	73
\$164,330	0.959	1,128	\$139.71	5000	95.8998	1 STORY	\$35,680			401	85
\$97,049	1.129	1,620	\$67.63	5000	112.8908	DOUBLE WIDE MH	\$29,444			401	65
\$447,563			\$100.07		9.7850						
E.C.F. =>	0.942										
Ave. E.C.F. =>	1.040										

Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$87,158	1.355	784	\$150.63	5000	135.4972	SINGLE WIDE MH	\$18,330			401	94

Cost Min. \$	E.C.F.	Feet Area	\$/Sq Ft.	E.C. Area	Div. by Mean Ppl	Building Style	Land Value	Other Percent in Sale	Land Table	Property Class	Building Dept.
501,448	0.941	1,414	\$31.41	4050	#REF!	1.75 STORY	\$27,168		4050 - COMA SUBS. PVT	401	45
577,936	0.909	1,408	\$70.25	4050	#REF!	1 STORY	\$27,168		4050 - COMA SUBS. PVT	401	47
5135,602	0.917	1,288	\$96.40	4050	91.7177	1 STORY	\$14,762		4050 - COMA SUBS. PVT	401	81
5105,604	1.000	874	\$171.75	4050	#REF!	DOUBLE WIDE MH	\$24,899		4050 - COMA SUBS. PVT	401	65
554,561	1.013	804	\$71.27	4050	11.0303	DOUBLE WIDE MH	\$14,196		4050 - COMA SUBS. PVT	401	45
5163,017	1.040	1,680	\$101.81	4050	104.9228	1 STORY	\$15,763		4050 - COMA SUBS. PVT	401	81
524,860	1.085	660	\$40.87	4050	#REF!	SINGLE WIDE MH	\$13,029		4050 - COMA SUBS. PVT	401	51
5116,276	1.181	1,440	\$95.35	4050	118.1311	DOUBLE WIDE MH	\$12,638	1040.090.090.025.21	4050 - COMA SUBS. PVT	401	75
5110,080	1.180	1,670	\$127.35	4050	118.9645	STY ROBT	\$15,500		4050 - COMA SUBS. PVT	401	77
5136,860	1.211	1,700	\$97.46	4050	121.0543	1 STORY	\$24,325		4050 - COMA SUBS. PVT	401	65
509,916	1.246	1,608	\$77.42	4050	124.5991	1.75 STORY	\$27,762		4050 - COMA SUBS. PVT	401	49
5115,780	1.343	1,272	\$122.27	4050	134.3146	1.75 STORY	\$9,155		4050 - COMA SUBS. PVT	401	77
516,318	1.718	784	\$35.76	4050	171.8754	SINGLE WIDE MH	\$11,961		4050 - COMA SUBS. PVT	401	32
\$1,353,201			\$84.20		7.2703						
E.C.F. =>	1.087										
Ave. E.C.F. =>	1.110										

Neighborhoods Used: 4000 - 4000 - RESIDENTIAL, 4080 - 4080 - KINGSTON FARM LANE, 4090 - 4090 - BIANCA WAY, 5000 - 5000 - VILLAGE OF LYONS, 4010 - 4010 - M-21 & M-66, 4020 - 4020 - EAST IONIA SUBS (NORTH), 4030 - 4030 - EAST IONIA SUBS (SOUTH), 4040 - 4040 - RIVERSIDE DR, 4050 - 4050 - IONIA SUBS, 4060 - 4060 - HORIZON/SHIRLEY SUBS, 4070 - 4070 - SAYERS-

5 S STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-030-000-040-01 02/29/2024 4010 401 350,000 47,937
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SITE BUILT 52 302,063 276,235 1.094



2260 EDNA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-006-000-090-32 01/31/2024 4050 401 190,000 24,413
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 165,587 136,860 1.210



190 OWEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-007-000-100-07 01/04/2024 4070 401 346,800 57,429
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 89 289,371 302,569 0.956



2648 E BLUEWATER HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-070-000-005-20 12/26/2023 4010 401 280,000 52,909
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 95 180,676 197,787 0.913
Agricultural Buildings: ResidualValue CostByManual E.C.F.
46415 50811 0.913



3783 NICKLEPLATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-003-000-010-10 12/22/2023 4000 401 230,000 21,834
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SITE BUILT 60 208,166 157,603 1.321



125 MILLER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-090-000-360-00 12/01/2023 4050 401 167,875 12,342
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 77 155,533 115,780 1.343



1791 HORIZON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-180-000-020-01 11/30/2023 4060 401 379,900 85,144
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 294,756 280,219 1.052



2951 E BLUEWATER HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-016-000-005-01 10/12/2023 4010 401 299,000 54,642
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DWELLING 81 244,358 195,830 1.248



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DB: IoniaTwp 2025

Neighborhoods Used: 4000 - 4000 - RESIDENTIAL, 4080 - 4080 - KINGSTON FARM LANE, 4090 - 4090 - BIANCA WAY, 5000 - 5000 - VILLAGE OF LYONS, 4010 - 4010 - M-21 & M-66, 4020 - 4020 - EAST IONIA SUBS (NORTH), 4030 - 4030 - EAST IONIA SUBS (SOUTH), 4040 - 4040 - RIVERSIDE DR, 4050 - 4050 - IONIA SUBS, 4060 - 4060 - HORIZON/SHIRLEY SUBS, 4070 - 4070 - SAYERS-

4 DEAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-006-000-090-89 08/18/2023 4050 401 186,900 15,919
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 81 158,282 150,905 1.049
Agricultural Buildings: ResidualValue CostByManual E.C.F.
12699 12108 1.049



1546 WELCH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-008-000-075-01 08/09/2023 4000 401 245,000 35,980
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STORY 79 193,228 149,238 1.295
Agricultural Buildings: ResidualValue CostByManual E.C.F.
15792 12197 1.295



2877 HILLCREST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-016-000-030-00 07/31/2023 4030 401 127,500 39,541
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home SINGLE WIDE MH 68 87,959 64,216 1.370



2936 E BLUEWATER HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-016-000-015-00 07/31/2023 4010 401 192,000 26,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 69 145,065 127,493 1.138
Agricultural Buildings: ResidualValue CostByManual E.C.F.
20177 17733 1.138



2161 ERNEST RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-004-000-125-00 07/18/2023 4000 401 237,000 25,564
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 69 154,938 144,072 1.075
Agricultural Buildings: ResidualValue CostByManual E.C.F.
56498 52535 1.075



741 KELLOGG RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-017-000-005-13 07/14/2023 4000 401 575,000 128,673
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 399,615 453,309 0.882
Agricultural Buildings: ResidualValue CostByManual E.C.F.
46712 52988 0.882



231 PHILLIP CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-120-000-125-10 06/15/2023 4050 401 40,000 13,029
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home SINGLE WIDE MH 51 26,971 24,869 1.085



254 OWEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-000-100-20 06/08/2023 4070 401 353,000 34,565
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STORY 79 318,435 346,952 0.918



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ECF Analysis for: 060 - IONIA TOWNSHIP

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DB: Ioniawp 2025

Neighborhoods Used: 4000 - 4000 - RESIDENTIAL, 4080 - 4080 - KINGSTON FARM LANE, 4090 - 4090 - BIANCA WAY,
5000 - 5000 - VILLAGE OF LYONS, 4010 - 4010 - M-21 & M-66, 4020 - 4020 - EAST IONIA SUBS
(NORTH), 4030 - 4030 - EAST IONIA SUBS (SOUTH), 4040 - 4040 - RIVERSIDE DR, 4050 - 4050 -
IONIA SUBS, 4060 - 4060 - HORIZON/SHIRLEY SUBS, 4070 - 4070 - SAYERS-

MILLER ST
Parcel Number 060-120-000-010-00 ** Valid Sale ** Class 401 AdjSalePrice 40,000 LandValue 11,961
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home SINGLE WIDE MH 32 28,039 16,318 1.718



3321 E BLUEWATER HWY
Parcel Number 060-010-000-030-36 ** Valid Sale ** Class 401 AdjSalePrice 270,000 LandValue 25,434
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STORY 57 242,475 188,902 1.284
Agricultural Buildings: ResidualValue CostByManual E.C.F.
2091 1629 1.284



727 PRAIRIE CREEK RD
Parcel Number 060-016-000-130-00 ** Valid Sale ** Class 401 AdjSalePrice 240,000 LandValue 24,744
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 59 215,256 178,954 1.203



650 CYRUS ST
Parcel Number 060-100-000-005-00 ** Valid Sale ** Class 401 AdjSalePrice 152,500 LandValue 28,005
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 49 124,495 99,916 1.246



2648 E BLUEWATER HWY
Parcel Number 060-070-000-005-20 ** Valid Sale ** Class 401 AdjSalePrice 255,000 LandValue 52,909
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 95 160,786 197,787 0.813
Agricultural Buildings: ResidualValue CostByManual E.C.F.
41305 50811 0.813



2887 E BLUEWATER HWY
Parcel Number 060-170-000-010-10 ** Valid Sale ** Class 401 AdjSalePrice 183,000 LandValue 27,778
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SITE BUILT 54 135,992 134,925 1.008
Agricultural Buildings: ResidualValue CostByManual E.C.F.
19230 19080 1.008



1433 KELSEY HWY
Parcel Number 060-029-000-215-00 ** Valid Sale ** Class 401 AdjSalePrice 275,000 LandValue 15,066
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SITE BUILT 76 245,971 253,469 0.970
Agricultural Buildings: ResidualValue CostByManual E.C.F.
13963 14388 0.970



610 SKYVIEW DR
Parcel Number 060-017-000-095-01 ** Valid Sale ** Class 401 AdjSalePrice 300,000 LandValue 40,421
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DWELLING 79 259,579 253,873 1.022



Neighborhoods Used: 4000 - 4000 - RESIDENTIAL, 4080 - 4080 - KINGSTON FARM LANE, 4090 - 4090 - BIANCA WAY,
5000 - 5000 - VILLAGE OF LYONS, 4010 - 4010 - M-21 & M-66, 4020 - 4020 - EAST IONIA SUBS
(NORTH), 4030 - 4030 - EAST IONIA SUBS (SOUTH), 4040 - 4040 - RIVERSIDE DR, 4050 - 4050 -
IONIA SUBS, 4060 - 4060 - HORIZON/SHIRLEY SUBS, 4070 - 4070 - SAYERS-

BELLEVIEW DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-030-000-105-01	11/01/2022 4000	401	257,000	42,348	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STORY	68	204,471	212,040	0.964
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	10181	10557	0.964		



740 N STATE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-018-000-070-00	10/03/2022 4010	401	155,000	45,485	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	57	109,515	117,087	0.935



3475 E BLUEWATER HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-010-000-030-03	09/02/2022 4010	401	218,000	25,190	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71	182,955	204,872	0.893
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9855	11036	0.893		



2587 WALNUT DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-060-000-105-00	08/22/2022 4030	401	99,900	16,324	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SITE BUILT	48	83,576	92,084	0.908



132 W RIVERSIDE DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-090-000-345-00	08/16/2022 4050	401	132,500	26,091	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	65	94,268	93,555	1.008
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	12141	12049	1.008		



228 E PARMETER RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-006-000-090-01	08/12/2022 4000	401	300,000	95,094	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	71	204,906	190,019	1.078



728 MORSE ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-017-000-040-00	07/01/2022 4050	401	287,000	36,125	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SITE BUILT	77	238,441	200,531	1.189
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	12434	10457	1.189		



2429 DEAN DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-000-090-83	06/16/2022 4050	401	140,000	15,627	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81	124,373	135,662	0.917



Neighborhoods Used: 4000 - 4000 - RESIDENTIAL, 4080 - 4080 - KINGSTON FARM LANE, 4090 - 4090 - BIANCA WAY, 5000 - 5000 - VILLAGE OF LYONS, 4010 - 4010 - M-21 & M-66, 4020 - 4020 - EAST IONIA SUBS (NORTH), 4030 - 4030 - EAST IONIA SUBS (SOUTH), 4040 - 4040 - RIVERSIDE DR, 4050 - 4050 - IONIA SUBS, 4060 - 4060 - HORIZON/SHIRLEY SUBS, 4070 - 4070 - SAYERS-

VOHLERS ST
Parcel Number 060-100-000-160-00 ** Valid Sale 06/14/2022 4050 ** Class 401 AdjSalePrice 100,000 LandValue 29,186
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 47 70,814 77,936 0.909



2638 N STATE RD
Parcel Number 060-006-000-075-01 ** Valid Sale 06/10/2022 4010 ** Class 401 AdjSalePrice 95,000 LandValue 39,120
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 56 51,779 110,466 0.469
Agricultural Buildings: ResidualValue 4101 CostByManual 8750 E.C.F. 0.469



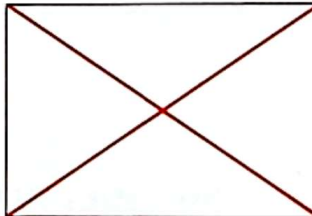
211 W RIVERSIDE DR
Parcel Number 060-090-000-045-00 ** Valid Sale 06/09/2022 4050 ** Class 401 AdjSalePrice 75,000 LandValue 22,569
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 45 51,872 92,470 0.561
Agricultural Buildings: ResidualValue 559 CostByManual 996 E.C.F. 0.561



3800 E RIVERSIDE DR
Parcel Number 060-027-000-010-10 ** Valid Sale 05/20/2022 4040 ** Class 401 AdjSalePrice 269,000 LandValue 114,390
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 154,610 186,185 0.830



95 NORTH ST
Parcel Number 060-190-000-035-00 ** Valid Sale 04/22/2022 4050 ** Class 401 AdjSalePrice 73,500 LandValue 16,196
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DWELLING 45 57,304 56,561 1.013



2713 E BLUEWATER HWY
Parcel Number 060-170-000-035-00 ** Valid Sale 04/15/2022 4010 ** Class 401 AdjSalePrice 237,000 LandValue 39,133
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 66 176,655 139,594 1.265
Agricultural Buildings: ResidualValue 21212 CostByManual 16762 E.C.F. 1.265



Neighborhoods Used: 4000 - 4000 - RESIDENTIAL, 4080 - 4080 - KINGSTON FARM LANE, 4090 - 4090 - BIANCA WAY,
5000 - 5000 - VILLAGE OF LYONS, 4010 - 4010 - M-21 & M-66, 4020 - 4020 - EAST IONIA SUBS
(NORTH), 4030 - 4030 - EAST IONIA SUBS (SOUTH), 4040 - 4040 - RIVERSIDE DR, 4050 - 4050 -
IONIA SUBS, 4060 - 4060 - HORIZON/SHIRLEY SUBS, 4070 - 4070 - SAYERS-

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
38	14	13.19	18.91	1.009
After Application of E.C.F.s		4.05	6.49	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.863(2)	0.986(2)	0.873(3)	1.238(2)	1.052(1)	0.909(1)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.138(1)	1.000(0)	0.561(1)
1.5 STORY	1.000(0)	1.000(0)	1.031(2)	1.000(0)	1.284(1)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.343(1)	1.009(2)	0.469(1)	1.246(1)
2 STORY	1.000(0)	0.956(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2+STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
B1-LEVEL	1.000(0)	1.000(0)	1.078(1)	1.000(0)	1.203(1)	1.000(0)
DOUBLE WIDE MH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DWELLING	1.000(0)	1.248(1)	1.022(1)	1.008(1)	0.935(1)	1.013(1)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE WIDE MH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SITE BUILT	1.000(0)	1.000(0)	1.067(2)	1.000(0)	1.136(3)	0.908(1)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.024 (35)
Mobile Home E.C.F. : 1.356 (3)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.973 (17)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4000 - 4000 - RESIDENTIAL, 4080 - 4080 - KINGSTON FARM LANE, 4090 - 4090 -
BIANCA WAY, 5000 - 5000 - VILLAGE OF LYONS, 4010 - 4010 - M-21 & M-66, 4020 -
4020 - EAST IONIA SUBS (NORTH), 4030 - 4030 - EAST IONIA SUBS (SOUTH), 4040 -
4040 - RIVERSIDE DR, 4050 - 4050 - IONIA SUBS, 4060 - 4060 - HORIZON/SHIRLEY
SUBS, 4070 - 4070 - SAYERS-

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

2024 ECF'S

.F.s for Neighborhood: 1000 '1000 - AGRICULTURAL'

Residential : 0.910
Town Homes/Duplexes: 0.910
Mobile Homes : 0.910
Agricultural Bldgs : 0.910
Commercial Bldgs : 0.910
Industrial Bldgs : 0.910

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2000 '2000 - COMMERCIAL'

Residential : 0.745
Town Homes/Duplexes: 0.745
Mobile Homes : 0.745
Agricultural Bldgs : 0.745
Commercial Bldgs : 0.745
Industrial Bldgs : 0.745

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3000 '3000 - INDUSTRIAL'

Residential : 0.745
Town Homes/Duplexes: 0.745
Mobile Homes : 0.745
Agricultural Bldgs : 0.745
Commercial Bldgs : 0.745
Industrial Bldgs : 0.745

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4000 '4000 - RESIDENTIAL'

Residential : 0.917
Town Homes/Duplexes: 0.917
Mobile Homes : 0.917
Agricultural Bldgs : 0.917
Commercial Bldgs : 0.917
Industrial Bldgs : 0.917

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

2025 IONIA TOWNSHIP

ECF ANALYSIS - AGRICULTURAL CLASS - STUDY PERIOD 4/1/22 - 3/31/24-

used sales in Ionia Township and surrounding townships to gather data for analysis in Ionia Township - allocation method used

Parcel Number	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.
051-001-000-155-04	04/04/22	\$361,000	WD	03-ARM'S LEI	\$361,000	\$134,200	37.17	\$323,057	\$22,355	\$338,645	\$356,705	0.949
051-011-000-035-10	04/13/22	\$256,000	WD	03-ARM'S LEI	\$256,000	\$74,100	28.95	\$204,948	\$31,082	\$224,918	\$206,247	1.091
051-012-000-070-13	02/28/23	\$375,000	WD	03-ARM'S LEI	\$375,000	\$174,200	46.45	\$356,044	\$122,682	\$252,318	\$276,823	0.911
051-014-000-040-00	09/09/22	\$208,000	WD	03-ARM'S LEI	\$208,000	\$77,400	37.21	\$184,423	\$92,435	\$115,565	\$109,120	1.059
051-015-000-140-00	01/18/24	\$139,000	WD	03-ARM'S LEI	\$139,000	\$58,200	41.87	\$134,167	\$15,876	\$123,124	\$140,321	0.877
051-021-000-130-00	10/10/22	\$165,000	WD	03-ARM'S LEI	\$165,000	\$63,000	38.18	\$157,405	\$55,435	\$109,565	\$120,961	0.906
060-003-000-010-10	04/01/22	\$154,650	WD	03-ARM'S LEI	\$154,650	\$77,800	50.31	\$193,844	\$20,009	\$134,641	\$182,792	0.737
060-003-000-010-10	12/22/23	\$230,000	WD	03-ARM'S LEI	\$230,000	\$84,700	36.83	\$193,844	\$20,009	\$209,991	\$182,792	1.149
060-008-000-075-01	08/09/23	\$245,000	WD	03-ARM'S LEI	\$245,000	\$71,600	29.22	\$174,838	\$41,611	\$203,389	\$140,091	1.452
060-011-000-015-02	10/26/23	\$280,000	WD	31-SPLIT IMP	\$280,000	\$0	0.00	\$209,453	\$16,849	\$263,151	\$202,528	1.299
060-016-000-015-00	07/31/23	\$192,000	WD	03-ARM'S LEI	\$192,000	\$73,400	38.23	\$154,203	\$18,387	\$173,613	\$142,814	1.216
060-033-000-065-00	01/26/24	\$220,000	WD	03-ARM'S LEI	\$220,000	\$119,900	54.50	\$241,233	\$56,298	\$163,702	\$194,464	0.842
070-026-000-045-00	07/11/22	\$255,000	WD	03-ARM'S LEI	\$255,000	\$66,700	26.16	\$209,462	\$34,150	\$220,850	\$207,962	1.062
070-035-000-135-02	04/08/22	\$265,000	WD	03-ARM'S LEI	\$265,000	\$100,900	38.08	\$214,018	\$64,175	\$200,825	\$177,750	1.130
120-005-000-135-30	06/10/22	\$250,000	WD	03-ARM'S LEI	\$250,000	\$86,500	34.60	\$189,392	\$30,473	\$219,527	\$188,516	1.165
120-006-000-125-00	11/03/22	\$197,000	WD	03-ARM'S LEI	\$197,000	\$80,900	41.07	\$180,923	\$51,842	\$145,158	\$153,121	0.948
120-014-000-055-31	08/18/23	\$197,000	WD	03-ARM'S LEI	\$197,000	\$90,900	46.14	\$181,961	\$38,442	\$158,558	\$170,248	0.931
120-023-000-035-00	11/22/22	\$145,000	WD	03-ARM'S LEI	\$145,000	\$50,800	35.03	\$124,389	\$16,763	\$128,237	\$127,670	1.004
120-033-000-090-03	12/29/23	\$190,000	WD	03-ARM'S LEI	\$190,000	\$88,000	46.32	\$201,276	\$33,157	\$156,843	\$199,429	0.786
120-035-000-060-01	12/02/22	\$130,000	WD	03-ARM'S LEI	\$130,000	\$78,100	60.08	\$128,664	\$50,084	\$79,916	\$93,215	0.857
130-004-000-020-00	03/03/23	\$203,000	PTA	03-ARM'S LEI	\$203,000	\$69,500	34.24	\$169,935	\$14,183	\$188,817	\$184,759	1.022
130-024-000-030-02	07/21/23	\$210,000	WD	03-ARM'S LEI	\$210,000	\$103,300	49.19	\$182,971	\$29,121	\$180,879	\$182,503	0.991
130-024-000-050-00	07/13/22	\$130,000	PTA	03-ARM'S LEI	\$130,000	\$61,700	47.46	\$118,085	\$23,770	\$106,230	\$111,880	0.949
130-035-000-020-20	08/18/23	\$185,000	WD	03-ARM'S LEI	\$185,000	\$64,500	34.86	\$150,700	\$39,310	\$145,690	\$132,135	1.103
130-035-000-070-10	02/02/23	\$215,000	WD	03-ARM'S LEI	\$215,000	\$79,100	36.79	\$191,532	\$39,679	\$175,321	\$180,134	0.973
Totals:		\$5,397,650			\$5,397,650	\$2,029,400		\$4,770,767		\$4,419,473	\$4,364,980	
						Sale. Ratio =>	37.60			E.C.F. =>		1.012
						Std. Dev. =>	11.43			Ave. E.C.F. =>		1.016

USED 1.012 ECF AS CALCULATED

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
2,032	\$166.66	1001	6.7028	1 STORY	\$16,600	No	08/31/23	
1,980	\$113.59	1001	7.4130	2 STORY	\$26,560	No	10/11/23	
2,232	\$113.05	1001	10.4922	1.75 STORY	\$108,929	No	08/31/23	
854	\$135.32	1001	4.2667		\$88,955	No	09/11/23	
1,420	\$86.71	1001	13.8956	1 STORY	\$12,396	Yes	07/25/24	
1,074	\$102.02	1001	11.0610	1 STORY	\$38,307	No	10/11/23	
2,424	\$55.54	1002	73.6581	SITE BUILT	\$18,658	Yes	08/29/24	
2,424	\$86.63	1002	114.8799	SITE BUILT	\$18,658	Yes	08/29/24	
1,197	\$169.92	1002	145.1830	SITE BUILT	\$29,324	Yes	07/02/24	
1,192	\$220.76	1002	129.9332	SITE BUILT	\$14,575	Yes	09/27/24	
908	\$191.20	1002	121.5659	SITE BUILT	\$15,156	Yes	09/27/24	
1,536	\$106.58	1002	84.1813	SITE BUILT	\$48,974	Yes	07/02/24	
1,712	\$129.00	1001	4.5574	SITE BUILT	\$29,880	No	08/22/23	
1,136	\$176.78	1001	11.3420	DOUBLE WIDE MH	\$23,738	No	10/11/23	
1,272	\$172.58	1001	14.8102	RANCH	\$16,052	No	08/24/23	
1,512	\$96.00	1001	6.8403	RANCH	\$49,104	No	10/17/23	
1,610	\$98.48	1001	8.5063	1 1/2 STY	\$35,382	Yes	08/16/24	
890	\$144.09	1001	1.1959	RANCH	\$13,280	No	09/05/23	
1,248	\$125.68	1001	22.9940		\$31,092	Yes	09/27/24	
2,304	\$34.69	1001	15.9066	2 STY	\$29,538	No	10/17/23	
1,344	\$140.49	1001	0.5564	SITE BUILT	\$6,358	Yes	08/02/24	
1,344	\$134.58	1001	2.5297	SITE BUILT	\$17,696	Yes	09/27/24	
1,248	\$85.12	1001	6.6901	SITE BUILT	\$23,240	No	09/06/23	
1,560	\$93.39	1001	8.6184	MODULAR	\$31,947	Yes	08/16/24	
2,348	\$74.67	1001	4.3118	SITE BUILT	\$33,598	No	10/17/23	
\$122.14		0.3915						
Std. Deviation=>		0.162219728						
Ave. Variance=>		33.2837		Coefficient of Var=>		32.74666847		

Land Table	Property Class	Building Depr.
TWPS - 050, 070, 120, 130	401	83
TWPS - 050, 070, 120, 130	401	78
TWPS - 050, 070, 120, 130	401	79
TWPS - 050, 070, 120, 130	401	65
TWPS - 050, 070, 120, 130	401	65
TWPS - 050, 070, 120, 130	401	65
TWPS - 060, 080, 090, 150	401	65
TWPS - 060, 080, 090, 150	401	65
TWPS - 060, 080, 090, 150	401	75
TWPS - 060, 080, 090, 150	401	95
TWPS - 060, 080, 090, 150	401	80
TWPS - 060, 080, 090, 150	401	74
TWPS - 050, 070, 120, 130	401	78
TWPS - 050, 070, 120, 130	401	75
TWPS - 050, 070, 120, 130	401	80
TWPS - 050, 070, 120, 130	401	65
TWPS - 050, 070, 120, 130	401	75
TWPS - 050, 070, 120, 130	401	70
TWPS - 050, 070, 120, 130	401	85
TWPS - 050, 070, 120, 130	401	30
TWPS - 050, 070, 120, 130	401	75
TWPS - 050, 070, 120, 130	401	70
TWPS - 050, 070, 120, 130	401	60
TWPS - 050, 070, 120, 130	401	55
TWPS - 050, 070, 120, 130	401	60

2025 IONIA TOWNSHIP

COMMERCIAL ECF ANALYSIS- STUDY PERIOD 4/1/22 -3/31/24

used sales inside Ionia Township and neighboring townships to gather sufficient sales data for Ionia Township's study- allocation method used

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. \$	ECF.
011-024-000-105-00	128 W GRAND RD	02/20/24	\$270,000	WD	19-MULTIPL	\$270,000	\$210,700	78.04	\$457,106	\$115,713	\$154,287	\$421,757	0.366
401-090-000-185-00	110 E HIGH ST	11/30/23	\$120,000	WD	03-ARM'S LEP	\$120,000	\$98,900	82.42	\$188,853	\$38,288	\$81,712	\$205,690	0.397
401-090-000-185-00	110 E HIGH ST	11/10/22	\$130,000	WD	03-ARM'S LEP	\$130,000	\$95,800	73.69	\$188,853	\$38,288	\$91,712	\$205,690	0.446
201-050-000-265-00	402 W MAIN ST	10/07/22	\$46,000	WD	03-ARM'S LEP	\$46,000	\$21,000	45.65	\$67,196	\$8,489	\$37,511	\$80,201	0.468
201-050-000-275-00	324 W MAIN ST	03/10/23	\$157,800	WD	19-MULTIPL	\$157,800	\$40,300	25.54	\$223,078	\$16,132	\$141,668	\$270,597	0.524
201-170-000-045-00	423 W MAIN ST	05/16/22	\$170,000	WD	03-ARM'S LEP	\$170,000	\$50,300	29.59	\$203,671	\$14,766	\$155,234	\$258,067	0.602
082-018-000-020-00	359 W MAPLE ST	04/04/22	\$50,000	WD	03-ARM'S LEP	\$50,000	\$20,200	40.40	\$66,032	\$18,750	\$31,250	\$50,932	0.614
204-017-000-010-00	848 E LINCOLN A	02/09/24	\$200,000	WD	03-ARM'S LEP	\$200,000	\$114,200	57.10	\$216,776	\$47,001	\$152,999	\$231,933	0.660
101-200-000-185-01	1135 FOURTH AV	01/11/23	\$115,000	WD	03-ARM'S LEP	\$115,000	\$36,400	31.65	\$122,706	\$14,496	\$100,504	\$147,828	0.680
300-050-000-275-01	115 KENT	12/08/22	\$150,000	WD	03-ARM'S LEP	\$150,000	\$56,000	37.33	\$188,669	\$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 LEP	\$176,500	\$84,200	47.71	\$184,480	\$44,223	\$132,277	\$191,608	0.690
403-180-000-630-00	135 N BRIDGE ST	07/18/22	\$300,000	WD	03-ARM'S LEP	\$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 LEP	\$150,000	\$63,100	42.07	\$155,447	\$27,829	\$122,171	\$174,342	0.701
300-110-000-070-01	1320 E GRAND R	10/27/22	\$1,225,000	WD	03-ARM'S LEP	\$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 P	08/29/23	\$132,500	WD	03-ARM'S LEP	\$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 LEP	\$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 LEP	\$149,900	\$53,900	35.96	\$155,219	\$6,430	\$143,470	\$203,264	0.706
082-050-000-075-00	184 W SUPERIOR	04/06/22	\$190,000	WD	03-ARM'S LEP	\$190,000	\$51,300	27.00	\$196,208	\$8,739	\$181,261	\$256,105	0.708
101-050-000-055-02	1175 EMERSON S	06/06/23	\$840,000	WD	03-ARM'S LEP	\$840,000	\$378,600	45.07	\$863,233	\$89,455	\$750,545	\$1,057,074	0.710
091-060-000-240-00	117 N WASHING	07/14/23	\$110,000	WD	03-ARM'S LEP	\$110,000	\$66,900	60.82	\$112,238	\$15,854	\$94,146	\$131,672	0.715
110-007-000-045-01	460 E DAVID HW	07/25/23	\$400,000	WD	03-ARM'S LEP	\$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 LEP	\$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 LEP	\$635,700	\$214,600	33.76	\$638,411	\$57,301	\$578,399	\$793,866	0.729
401-250-000-335-10	1525 W STATE RC	10/07/22	\$330,000	WD	03-ARM'S LEP	\$330,000	\$53,900	16.33	\$323,234	\$148,011	\$181,989	\$239,376	0.760
031-080-000-010-00	122 S MAIN ST	10/16/23	\$75,000	WD	03-ARM'S LEP	\$75,000	\$31,500	42.00	\$66,969	\$8,101	\$66,899	\$80,421	0.832
401-040-000-255-00	1407 W ELLIS AV	08/24/23	\$650,000	WD	03-ARM'S LEP	\$650,000	\$158,100	24.32	\$534,337	\$88,552	\$561,448	\$608,996	0.922
100-028-000-130-10	3688 W TUPPER I	05/10/23	\$250,000	MLC	19-MULTIPL	\$250,000	\$70,000	28.00	\$209,817	\$53,828	\$196,172	\$209,932	0.934
130-021-000-160-10	5043 N WHITES E	08/01/22	\$400,000	LC	03-ARM'S LEP	\$400,000	\$91,000	22.75	\$306,707	\$36,615	\$363,385	\$368,978	0.985
051-016-000-015-07	3180 N DAKE	08/16/22	\$750,000	MLC	31-SPLIT IMP	\$750,000	\$0	0.00	\$555,278	\$50,496	\$699,504	\$689,593	1.014
140-032-000-015-10	7974 E GRAND R	01/02/24	\$650,000	WD	03-ARM'S LEP	\$650,000	\$171,100	26.32	\$485,742	\$76,315	\$573,685	\$559,327	1.026
401-090-000-010-00	401 CRAWFORD	01/06/23	\$205,000	WD	19-MULTIPL	\$205,000	\$55,600	27.12	\$195,271	\$57,623	\$147,377	\$142,637	1.033
Totals:													
						\$9,653,400	\$3,388,000	35.10	\$9,616,878		\$7,976,949	\$10,742,260	0.743
						Sale. Ratio =>		17.72	E.C.F. =>		Ave. E.C.F. =>		
						Std. Dev. =>							

USED: 0.743 ECF AS CALCULATED

Floor Area	1/5q Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale
4,453	\$34.65	2000	34.9129	\$61,027	011 024 000 100 00
576	\$141.86	2000	31.7601	\$33,249	
576	\$159.22	2000	26.9074	\$33,249	
5,649	\$6.64	2000	24.7236	\$8,489	
7,138	\$19.85	2000	19.1411	\$16,132	201-050-000-220-00
4,128	\$37.61	2000	11.3423	\$12,003	
2,280	\$13.71	2000	10.1382	\$15,384	
2,580	\$59.30	2000	5.5280	\$36,996	
4,816	\$20.87	2000	3.5077	\$14,496	
2,740	\$51.26	2000	2.5502	\$6,723	
4,080	\$32.42	2000	2.4597	\$29,034	
5,408	\$42.70	2000	1.6514	\$32,802	
2,708	\$55.33	2000	1.4193	\$19,511	
9,616	\$102.93	2000	1.1302	\$194,425	
1,404	\$55.64	2000	1.0671	\$47,976	
4,075	\$37.34	2000	1.0039	\$7,851	
2,319	\$61.87	2000	0.9117	\$6,064	
5,678	\$31.92	2000	0.7189	\$8,739	
19,678	\$38.14	2000	0.4928	\$57,319	
2,808	\$33.53	2000	0.0054	\$9,705	
5,376	\$51.95	2000	0.2392	\$101,288	
7,524	\$48.73	2000	1.0642	\$45,649	
8,560	\$67.57	2000	1.3636	\$41,450	
3,200	\$56.87	2000	4.5316	\$138,689	
2,860	\$23.39	2000	11.6913	\$8,101	
10,164	\$55.24	2000	20.6975	\$70,770	
5,800	\$33.82	2000	21.9507	\$48,917	100-028-000-130-20
9,002	\$40.37	2000	26.9892	\$30,879	
12,140	\$57.62	2000	29.9423	\$46,440	
8,498	\$67.51	2000	31.0722	\$30,418	
6,400	\$23.03	3000	31.8285	\$57,623	401-090-000-095-00
	\$50.42		2.7627		
Std. Deviation=>		0.172244237			
Ave. Variance=>		11.7017 Coefficient of Var=>			

IONIA TOWNSHIP-2025

INDUSTRIAL ECF ANALYSIS: IONIA TOWNSHIP-2025 3/31/24 no sales within township. sales from neighboring townships studied to gather data for ECF study for Ionia Township

ENULL	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
403-200-000-010-00	102 W MAIN ST	11/07/22	\$75,000	LD	03 ARM'S LEN	\$75,000	\$170,800	161.07	\$145,243	\$13,409	\$61,591
011-024-000-105-00	128 W GRAND RIVER	07/20/24	\$270,000	WD	19 MULTI PAR	\$270,000	\$210,700	78.04	\$457,106	\$115,713	\$154,287
401-090-000-185-00	110 E HIGH ST	11/30/23	\$120,000	WD	03 ARM'S LEN	\$120,000	\$98,900	82.42	\$188,853	\$38,288	\$81,712
401-090-000-185-00	110 E HIGH ST	11/10/22	\$130,000	WD	03 ARM'S LEN	\$130,000	\$95,800	73.69	\$188,853	\$38,288	\$91,712
201-050-000-265-00	402 W MAIN ST	10/07/22	\$46,000	WD	03 ARM'S LEN	\$46,000	\$21,000	45.65	\$67,196	\$8,489	\$37,511
201-050-000-275-00	324 W MAIN ST	03/10/23	\$157,800	WD	19 MULTI PAR	\$157,800	\$40,300	25.54	\$223,078	\$16,132	\$141,668
201-170-000-045-00	423 W MAIN ST	05/16/22	\$170,000	WD	03 ARM'S LEN	\$170,000	\$50,300	29.59	\$203,671	\$14,766	\$155,234
082-018-000-020-00	359 W MAPLE ST	04/04/22	\$50,000	WD	03 ARM'S LEN	\$50,000	\$20,200	40.40	\$56,032	\$18,750	\$31,250
401-250-000-100-00	930 W STAT RD	03/15/23	\$400,000	MLC	03 ARM'S LEN	\$400,000	\$180,900	45.23	\$424,219	\$273,574	\$126,426
204-017-000-010-00	848 E LINCOLN AVE	07/09/24	\$200,000	WD	03 ARM'S LEN	\$200,000	\$114,200	57.10	\$216,776	\$47,001	\$152,999
031-060-000-070-00	186 S FIRST ST	10/13/22	\$450,000	WD	03 ARM'S LEN	\$450,000	\$58,000	12.89	\$490,775	\$91,413	\$358,587
101-200-000-185-01	1135 FOURTH AVE	01/11/23	\$115,000	WD	03 ARM'S LEN	\$115,000	\$36,400	31.65	\$122,706	\$14,496	\$100,504
300-050-000-275-01	115 KENT	12/08/22	\$150,000	WD	03 ARM'S LEN	\$150,000	\$56,000	37.33	\$158,669	\$9,543	\$140,457
201-110-000-080-00	450 S STEELE ST	04/29/22	\$176,500	WD	03 ARM'S LEN	\$176,500	\$84,200	47.71	\$184,480	\$44,223	\$132,277
402-170-000-180-00	203 S PLEASANT ST	06/30/22	\$350,000	WD	19 MULTI PAR	\$350,000	\$120,300	34.37	\$377,064	\$106,270	\$243,730
403-180-000-630-00	135 N BRIDGE ST	07/18/22	\$300,000	WD	03 ARM'S LEN	\$300,000	\$116,600	38.87	\$311,097	\$69,090	\$230,910
021-012-000-345-00	38 S BRIDGE ST	01/05/23	\$150,000	WD	03 ARM'S LEN	\$150,000	\$63,100	42.07	\$155,447	\$27,829	\$122,171
300-110-000-070-01	1320 E GRAND RIVER	10/27/22	\$1,225,000	WD	03 ARM'S LEN	\$1,225,000	\$475,000	38.78	\$1,254,883	\$235,211	\$989,789
020-027-000-070-35	8533 STERLING HEIG	08/29/23	\$132,500	WD	03 ARM'S LEN	\$132,500	\$64,000	48.30	\$135,575	\$54,380	\$78,120
300-050-000-245-00	160 KENT	12/22/22	\$160,000	WD	03 ARM'S LEN	\$160,000	\$71,900	44.94	\$165,847	\$7,851	\$152,149
082-050-000-075-00	184 W SUPERIOR ST	05/05/22	\$149,900	WD	03 ARM'S LEN	\$149,900	\$53,900	35.96	\$155,219	\$6,430	\$143,470
101-050-000-055-02	1175 EMERSON ST	06/06/23	\$840,000	WD	03 ARM'S LEN	\$840,000	\$378,600	45.07	\$863,233	\$89,455	\$750,545
091-060-000-240-00	117 N WASHINGTON	07/14/23	\$110,000	WD	03 ARM'S LEN	\$110,000	\$66,900	60.82	\$112,238	\$15,854	\$94,146
110-007-000-045-01	460 E DAVID HWY	07/25/23	\$400,000	WD	03 ARM'S LEN	\$400,000	\$123,100	30.78	\$405,707	\$120,714	\$279,286
202-100-000-071-00	205 S DEXTER ST	10/07/22	\$465,000	WD	03 ARM'S LEN	\$465,000	\$249,800	53.72	\$468,238	\$98,367	\$366,633
140-029-000-070-04	7736 IONIA RD	11/01/22	\$635,700	WD	03 ARM'S LEN	\$635,700	\$214,600	33.76	\$638,411	\$57,301	\$578,399
201-170-000-045-00	423 W MAIN ST	07/28/23	\$209,875	WD	03 ARM'S LEN	\$209,875	\$65,900	31.40	\$203,671	\$14,766	\$195,109
401-250-000-335-10	1525 W STATE RD	10/07/22	\$330,000	WD	03 ARM'S LEN	\$330,000	\$53,900	16.33	\$323,234	\$148,011	\$181,989
020-025-000-100-00	6260 W PORTLAND R	09/12/23	\$195,000	WD	03 ARM'S LEN	\$195,000	\$47,800	24.51	\$180,265	\$36,578	\$158,422
031-080-000-010-00	122 S MAIN ST	10/16/23	\$75,000	WD	03 ARM'S LEN	\$75,000	\$31,500	42.00	\$66,969	\$8,101	\$66,899
100-028-000-130-10	3688 W TUPPER LAKE	05/10/23	\$250,000	MLC	19 MULTI PAR	\$250,000	\$70,000	28.00	\$209,817	\$53,828	\$196,172
130-021-000-160-10	5043 N WHITES BRID	08/01/22	\$400,000	LC	03 ARM'S LEN	\$400,000	\$91,000	22.75	\$306,707	\$36,615	\$363,385
401-090-000-010-00	401 CRAWFORD ST	01/06/23	\$205,000	WD	19 MULTI PAR	\$205,000	\$55,600	27.12	\$195,271	\$57,623	\$147,377
Totals:										\$9,852,708	\$7,286,177

Sale. Ratio =>

39.34

Std. Dev. =>

26.18

USED: 687 INDUSTRIAL ECF-AS CALCULATED

Cost Man \$	E.C.F.	Floor Area	\$/Sq. Ft.	LCF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale
\$180,101	0.342	3,700	\$16.65	2000	31.7079	\$11,409	
\$421,757	0.366	4,453	\$34.65	2000	31.3219	\$61,027	011-024-000-100-00
\$205,690	0.397	576	\$141.86	2000	28.1801	\$33,249	
\$205,690	0.446	576	\$159.22	2000	23.3184	\$33,249	
\$80,201	0.468	5,649	\$6.64	2000	21.1346	\$8,489	
\$270,597	0.524	7,138	\$19.85	2000	15.5520	\$16,112	201-050-000-220-00
\$258,067	0.602	4,128	\$37.61	2000	7.7533	\$12,003	
\$50,332	0.614	2,280	\$13.71	2000	6.5492	\$15,394	
\$205,799	0.614	8,072	\$15.66	2000	6.4742	\$206,269	
\$231,933	0.660	2,580	\$59.30	2000	1.9390	\$36,996	
\$531,847	0.674	20,582	\$17.42	2000	0.4830	\$73,788	
\$147,828	0.680	4,816	\$20.87	2000	0.0913	\$14,496	
\$203,724	0.689	2,740	\$51.26	2000	1.0388	\$6,723	
\$191,508	0.690	4,080	\$32.42	2000	1.1293	\$29,034	
\$351,745	0.693	4,162	\$58.56	2000	1.3859	\$26,780	403-180-000-395-00
\$330,611	0.698	5,408	\$42.70	2000	1.9376	\$32,802	
\$174,342	0.701	2,208	\$55.33	2000	2.1698	\$19,511	
\$1,406,656	0.704	9,616	\$102.93	2000	2.4588	\$194,425	
\$110,922	0.704	1,404	\$55.64	2000	2.5219	\$47,976	
\$215,842	0.705	4,075	\$37.34	2000	2.5852	\$7,851	
\$203,264	0.706	2,319	\$61.87	2000	2.6773	\$6,064	
\$256,105	0.708	5,678	\$31.92	2000	2.8701	\$8,739	
\$1,057,074	0.710	19,678	\$38.14	2000	3.0962	\$57,319	
\$131,672	0.715	2,808	\$33.53	2000	3.5944	\$9,705	
\$389,335	0.717	5,376	\$51.95	2000	3.8283	\$101,288	
\$505,288	0.726	7,524	\$48.73	2000	4.6533	\$45,649	
\$793,866	0.729	8,560	\$67.57	2000	4.9526	\$41,450	
\$258,067	0.756	4,128	\$47.26	2000	7.6981	\$12,003	
\$239,376	0.760	3,200	\$56.87	2000	8.1206	\$138,689	
\$196,294	0.807	8,028	\$19.73	2000	12.8007	\$26,334	
\$80,421	0.832	2,860	\$23.39	2000	15.2803	\$8,101	
\$209,932	0.934	5,800	\$33.82	2000	25.5397	\$48,917	100-028-000-130-20
\$368,978	0.985	9,002	\$40.37	2000	30.5782	\$30,879	
\$142,637	1.033	6,400	\$23.03	3000	35.4175	\$57,623	401-090-000-095-00
\$10,608,197			\$45.82		0.7785		
E.C.F. =>		Std. Deviation=>		0.153618604			
Ave. E.C.F. =>		Ave. Variance=>		10.3774		Coefficient of Var=>	
				0.687			
				0.679			