

LAND VALUE DETERMINTAION DOCUMENTATION

2025 IONIA TOWNSHIP

RESIDENTIAL STUDY - neighborhoods

400/4010/4020/4030/4040/4050/4060/4070/4080/4090/5000 NEIGHBORHOODS

vacant and improved parcels in Ionia Township and neighboring townships used to gather sufficient vacant land data for study; allocation and extraction methods used sales are arms-length transaction that fell within the study period unless noted and necessary for analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	TIME ADJ	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
080-013-000-095-12		03/28/23	\$10,000	WD	03-ARM'S LENGTH		\$10,000				\$10,000
050-100-000-285-10	LAWTON ST	08/30/23	\$24,000	WD	03-ARM'S LENGTH		\$24,000	\$4,900	20.42	\$21,408	\$24,000
Totals:			\$34,000				\$34,000	\$4,900		\$21,408	\$34,000
								Sale. Ratio =>		14.41	
								Std. Dev. =>		#DIV/0!	

	2025	2024	2023	24-'25 change
1 ACRE=used 20800	20800	21000	25000	-1%
as calculated				

1.5-2 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	TIME ADJ	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
060-029-000-150-02	E RIVERSIDE DR	07/19/24	\$11,000	WD	03-ARM'S LENGTH		\$11,000	\$4,300	39.09	\$8,504	\$11,000
080-013-000-095-12		03/28/23	\$10,000	WD	03-ARM'S LENGTH		\$10,000				\$10,000
060-100-000-285-10	LAWTON ST	08/30/23	\$24,000	WD	03-ARM'S LENGTH		\$24,000	\$4,900	20.42	\$21,408	\$24,000
060-006-000-155-15	2319 JEFFERSON RD	06/10/22	\$19,000	WD	03-ARM'S LENGTH		\$19,000	\$3,500	18.42	\$40,799	\$19,000
060-006-000-155-16	2353 JEFFERSON RD	06/10/22	\$16,500	WD	03-ARM'S LENGTH		\$16,500	\$3,500	21.21	\$24,112	\$16,500
060-007-000-100-19	RED PINE DR	12/12/23	\$35,000	WD	19-MULTI PARCEL ARM'S LENI		\$35,000	\$25,200	72.00	\$53,339	\$35,000
060-029-000-105-00	1127 E RIVERSIDE DR	10/08/24	\$55,000	QC	03-ARM'S LENGTH		\$55,000	\$17,700	32.18	\$35,185	\$44,815
Totals:			\$170,500				\$170,500	\$59,100		\$183,347	\$160,315
								Sale. Ratio ==>		34.66	
								Std. Dev. ==>		20.32	

	2025	2024	2023	24-'25 change
AS CALCULATED				
	25500	22500	26100	13%
AS CALCULATED				
	2025	2024	2023	24-'25 change
AS CALCULATED				
	34000	25000	28000	36%
AS CALCULATED				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
60-007-000-100-19	RED PINE DR	12/12/23	\$35,000	WD	19-MULTI P	\$35,000	\$25,200	72.00	\$53,339	\$35,000	\$53,339
60-029-000-105-00	1127 E RIVERSIDE DR	10/08/24	\$55,000	QC	03-ARM'S L	\$55,000	\$17,700	32.18	\$35,185	\$44,815	\$25,000
Totals:			\$90,000			\$90,000	\$42,900		\$88,524	\$79,815	\$78,339
										Sale. Ratio =>	47.67

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$21,408	379.7	123.8	0.50	0.50	#DIV/0!	\$20,000	\$0.46				
\$21,408	379.7		1.14	1.14	\$63	\$21,127	\$0.49	400.00	4050	0676/1376	
			1.64	1.64							
			Average								
			per Net Acre=>		20,782.40						
						Average					
						per SqFt=>	\$0.48				

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$8,504	151.9	80.0	0.46	0.46	\$72	\$23,913	\$0.55	190.50	4040	0679/3932	
			0.50	0.50	#DIV/0!	\$20,000	\$0.46				
\$21,408	379.7	123.8	1.14	1.14	\$63	\$21,127	\$0.49	400.00	4050	0676/1376	
\$21,963	0.0	0.0	1.50	1.50	#DIV/0!	\$12,667	\$0.29	0.00	4000	0671/3922	
\$22,005	0.0	0.0	1.50	1.50	#DIV/0!	\$11,000	\$0.25	0.00	4000	0671/3848	
\$53,339	0.0	0.0	2.16	1.15	#DIV/0!	\$16,204	\$0.37	0.00	4070	0677/2961	060-007-000-100-05
\$25,000	0.0	0.0	2.20	2.20	#DIV/0!	\$20,370	\$0.47	0.00	4040	0680/2414	
			9.46	8.45							
			Average								
			per Net Acre=>		16,953.79						
						Average					
						per SqFt=>	\$0.39				

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
0.0	0.0	2.16	1.15	#DIV/0!	\$16,204	\$0.37	0.00	4070	0677/2961	060-007-000-10	4070 - NORTH SUBS
0.0	0.0	2.20	2.20	#DIV/0!	\$20,370	\$0.47	0.00	4040	0680/2414		4040 - RIVERSIDE DR
			4.36								
			Average								
						Average					

Land Table	Gravel	Paved	Inspected Date	Use Code	Class
4050 - IONIA:	0	0	11/1/2023	402	

Land Table	Gravel	Paved	Inspected Date	Use Code	Class
4040 - RIVERS	0	0	11/2/2020	402	
4050 - IONIA:	0	0	11/1/2023	402	
4000 - RESIDE	0	0	12/30/2024	401	
4000 - RESIDE	0	0	11/1/2023	401	
4070 - NORTH	0	0	11/16/2021	402	
4040 - RIVERS	0	0	1/25/2021	401	

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	11/16/2021		402	
0	0	1/25/2021		401	

Std. Dev. => 28.16

2-2.5AC											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Term of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value
060-007-000-100-19	RED PINE DR	12/12/23	\$35,000	WD	19-MULTI P	\$35,000	\$25,200	72.00	\$53,339	\$35,000	\$53,339
060-029-000-105-00	1127 E RIVERSIDE DR	10/08/24	\$55,000	QC	03-ARM'S L	\$55,000	\$17,700	32.18	\$35,185	\$44,815	\$25,000
060-004-000-055-00	KELLOGG RD	11/03/22	\$40,000	WD	03-ARM'S L	\$40,000	\$16,500	41.25	\$33,780	\$40,000	\$33,780
060-008-000-010-13	1725 KELLOGG RD	10/24/24	\$43,000	WD	32-SPLIT VA	\$43,000	\$0	0.00	\$19,790	\$43,000	\$19,790
Totals:						\$173,000	\$59,400		\$142,094	\$162,815	\$131,909
							Sale. Ratio =>	34.34			
							Std. Dev. =>	29.63			

2.5AC USED: 14800/AC	2025	2024	2023	24-'25 change
as calculated	37000	25000	28000	48%
3 ACRES=used 13333/AC	2025	2024	2023	24-'25 change
SMALL SAMPLING- greatest weight on vacant sales	40000	37500	36000	7%

3.5-5 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Term of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value
060-008-000-010-13	1725 KELLOGG RD	10/24/24	\$43,000	WD	32-SPLIT V/	\$43,000	\$0	0.00	\$19,790	\$43,000	\$19,790
060-030-000-040-01	1726 S STATE RD	02/29/24	\$350,000	WD	03-ARM'S L	\$350,000	\$145,200	41.49	\$287,184	\$101,016	\$38,200
060-070-000-005-20	2648 E BLUEWATER HW	02/15/23	\$255,000	WD	03-ARM'S L	\$255,000	\$120,100	47.10	\$279,827	\$14,498	\$39,325
060-070-000-005-20	2648 E BLUEWATER HW	12/26/23	\$280,000	WD	03-ARM'S L	\$280,000	\$139,000	49.64	\$279,827	\$39,498	\$39,325
060-003-000-030-00	3312 NICKLEPLATE RD	11/22/22	\$125,000	CD	03-ARM'S L	\$125,000	\$56,400	45.12	\$124,873	\$39,452	\$39,325
060-016-000-005-01	2951 E BLUEWATER HW	10/12/23	\$299,000	WD	03-ARM'S L	\$299,000	\$116,200	38.86	\$231,464	\$112,224	\$44,688
060-033-000-065-00	2476 FRANK RD	01/26/24	\$220,000	WD	03-ARM'S L	\$220,000	\$119,900	54.50	\$241,037	\$20,901	\$41,938
Totals:						\$1,572,000	\$696,800		\$1,464,002	\$370,589	\$262,591
							Sale. Ratio =>	44.33	Average		
							Std. Dev. =>	6.66	per FF=>		

4 ACRES=used 12000/AC	2025	2024	2023	24-'25 change
used 12000	48000	40000	36000	20%

per Net Acre=> 18,306.19 per SqFt=> \$0.47

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area Liber/Page her Parcels in Si	Land Table
0.0	0.0	2.16	1.15	#DIV/0!	\$16,204	\$0.37	0.00	4070 0677/296 060 007 000 10 4070 - NORTH SUBS	
0.0	0.0	2.20	2.20	#DIV/0!	\$20,370	\$0.47	0.00	4040 0680/2414	4040 - RIVERSIDE DR
0.0	0.0	3.00	3.00	#DIV/0!	\$13,313	\$0.31	0.00	4000 0673/0738	4000 - RESIDENTIAL
0.0	0.0	3.58	3.58	#DIV/0!	\$12,011	\$0.28	0.00	4000 0680/4156	4000 - RESIDENTIAL
0.0		10.94	9.93						
Average				Average					
per Net Acre=>			14,882.54	per SqFt=>		\$0.34			

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area Liber/Page her Parcels in Si	Land Table
0.0	0.0	3.58	3.58	#DIV/0!	\$12,011	\$0.28	0.00	4000 0680/4156	4000 - RESIDENTIAL
0.0	0.0	3.70	3.70	#DIV/0!	\$27,331	\$0.63	0.00	4010 0677/8801	4010 - M-21 & M-66
0.0	0.0	3.73	3.73	#DIV/0!	\$3,887	\$0.09	0.00	4010 0674/0469	4010 - M-21 & M-66
0.0	0.0	3.73	3.73	#DIV/0!	\$10,589	\$0.24	0.00	4010 0677/3410	4010 - M-21 & M-66
0.0	0.0	4.36	4.36	#DIV/0!	\$9,049	\$0.21	0.00	4000 0673/2981	4000 - RESIDENTIAL
0.0	0.0	5.00	5.00	#DIV/0!	\$22,445	\$0.52	0.00	4010 0676/6348	4010 - M-21 & M-66
0.0	0.0	5.02	5.02	#DIV/0!	\$4,164	\$0.10	0.00	4000 0677/5893	4000 - RESIDENTIAL
0.0		29.12	29.12						
Average				Average					
per Net Acre=>			12,728.02	per SqFt=>		\$0.29			

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	11/16/2021		402	
0	0	1/25/2021		401	
0	0	10/2/2020		402	
0	0	NOT INSPECTED		102	

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	NOT INSPECTED		102	
0	0	9/29/2022		401	
0	0	11/13/2021		401	
0	0	11/13/2021		401	
0	0	8/22/1991		401	
0	0	1/1/2019		401	
0	0	8/21/2023		401	

5-9.99 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Land Residual	Est. Land Value	Effec. Front
060-003-000-030-00	3312 NICKLEPLATE RD	11/22/22	\$125,000	CD	03-ARM'S L	\$125,000	\$56,400	45.12	\$39,452	\$39,325	0.0
060-016-000-005-01	2951 E BLUEWATER HW	10/12/23	\$299,000	WD	03-ARM'S L	\$299,000	\$116,200	38.86	\$112,224	\$44,688	0.0
060-033-000-065-00	2476 FRANK RD	01/26/24	\$220,000	WD	03-ARM'S L	\$220,000	\$119,900	54.50	\$20,901	\$41,938	0.0
Totals:						\$644,000	\$292,500		\$172,577	\$125,951	
						Sale. Ratio =>		45.42			
						Std. Dev. =>		7.87			

2025	2024	2023	24-'25 change
53000	46250	46250	15%
INTERPOLATION BETWEEN LOWER AND HIGHER ACREAGE			

7-9.99 ACRE SALES

used sales outside study time period w/time adjustment to gather data

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	TIME ADJ	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Land Residual	Est. Land Value
060-029-000-265-21	1652 KINGSTON RD	05/18/21	\$70,000	WD	32-SPLIT VA	0.146367253	\$80,246	\$0	0.00	\$80,246	\$51,834
060-029-000-265-21	1652 KINGSTON RD	02/04/22	\$73,600	MLC	32-SPLIT VA	0.026612228	\$75,559	\$0	0.00	\$75,559	\$51,834
060-017-000-120-00	E BLUEWATER HWY	06/15/21	\$64,900	WD	19-MULTIP	0.133061139	\$73,536	\$36,000	55.47	\$73,536	\$77,998
Totals:							\$208,500	\$36,000		\$208,500	\$181,666
						Sale. Ratio =>		17.27			
						Std. Dev. =>		32.03			

060-012-000-060-11	5899 E BLUEWATER HW	05/27/21	\$549,000	WD	03-ARM'S L	\$549,000	\$165,100	30.07	\$8,791	\$55,690	0.0
060-017-000-120-06	1831 PRAIRIE VIEW DR	06/04/21	\$480,000	WD	03-ARM'S L	\$480,000	\$240,700	50.15	(\$14,696)	\$49,315	0.0

2025	2024	2023	24-'25 change
63000	56000	59500	13%
INTERPOLATION BETWEEN LOWER AND HIGHER ACREAGE			

10-15 acres-

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value
60-006-000-155-12	JEFFERSON RD	07/22/22	\$85,000	WD	03-ARM'S L	\$85,000	\$29,200	34.35	\$69,426	\$69,426
60-170-000-005-10	E BLUEWATER HWY	02/24/23	\$70,000	WD	03-ARM'S L	\$70,000	\$31,600	45.14	\$70,000	\$72,464
60-006-000-090-01	228 E PARMETER RD	08/12/22	\$300,000	WD	03-ARM'S L	\$300,000	\$111,500	37.17	\$107,659	\$69,067
60-033-000-085-05	E TUTTLE RD	07/12/24	\$98,150	WD	32-SPLIT VA	\$98,150	\$0	0.00	\$98,150	\$181,260
60-006-000-155-13	JEFFERSON RD	07/11/23	\$105,000	WD	03-ARM'S L	\$105,000	\$0	0.00	\$105,000	
Totals:						\$658,150	\$172,300	\$584,558	\$465,809	\$392,217

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Libers/Page	Per Parcels in S Land Table	Gravel	Paved
0.0	4.36	4.36	#DIV/0!	\$9,049	\$0.21	0.00	4000 0673/2981	4000 - RESIDENT		0
0.0	5.00	5.00	#DIV/0!	\$22,445	\$0.52	0.00	4010 0676/6348	4010 - M-21 & A		0
0.0	5.02	5.02	#DIV/0!	\$4,164	\$0.10	0.00	4000 0677/5893	4000 - RESIDENT		0
	14.38	14.38								
Average										
per Net Ac		12,001.18			\$0.28					

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Libers/Page	Per Parcels in S Land Table	Gravel
0.0	0.0	7.23	7.00	#DIV/0!	\$11,104	\$0.22	0.00	4000 0665/4695	4000 - RESIDENT	0
0.0	0.0	7.23	7.00	#DIV/0!	\$10,455	\$0.23	0.00	4000 0669/725	4000 - RESIDENT	0
245.3	175.0	8.74	7.50	\$265	\$8,410	\$0.17	225.00	4010 0665/911	060-017-000-12 4010 - M-21 & M-66	
		23.20	21.50							
Average										
per Net Ac		8,987.84			\$0.21					

0.0	9.00	9.00	#DIV/0!	\$977	\$0.02	0.00	0665/7580	4010 - M-2	0	0
0.0	7.00	7.00	#DIV/0!	(\$2,101)	(\$0.05)	0.00	4020 0665/7900	4020 - EAST ION		0

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Libers/Page	Per Parcels in S Land Table	Gravel
0.0	0.0	10.18	10.18	#DIV/0!	\$8,350	\$0.19	0.00	4000 0671/8304	4000 - RESIDENTIAL	
0.0	0.0	12.71	12.71	#DIV/0!	\$5,507	\$0.13	0.00	4010 0674/1274	4010 - M-21 & M-66	
0.0	0.0	10.05	10.05	#DIV/0!	\$10,712	\$0.25	0.00	4000 0672/1145	4000 - RESIDENTIAL	
0.0	0.0	15.10	31.89	#DIV/0!	\$6,500	\$0.15	0.00	1000 0679/3117	1000 - AGRICULTURAL	
		15.24	15.24		\$6,890	\$0.16		4000 0675/5014		
0.0		63.28	80.07							

Class		
0	8/22/1991	401
0	1/1/2019	401
0	8/21/2023	401

Paved	Class	
0	402	
0	402	
0	5/24/2022	402

401	0	10/12/2020	401
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Paved	Class	
0	0	8/4/2022
0	0	1/27/2021
0	0	11/2/2022
0	0	NOT INSPECTED
		402
		001
		401
		102

Sale. Ratio => 26.18
 Std. Dev. => 21.66
 Average
 per FF=>

	2024	2024	2023	24-'25 change
10 ACRES=7800/AC	78000	70000	60000	11%

15-19.99 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value
060-033-000-085-05	E TUTTLE RD	07/12/24	\$98,150	WD	32-SPLIT VA	\$98,150	\$0	0.00	\$181,260	\$181,260
060-006-000-155-13	JEFFERSON RD	07/11/23	\$105,000	WD	03-ARM'S L	\$105,000	\$0	0.00	\$105,000	
Totals:						\$203,150	\$0	0.00	\$181,260	\$181,260
Sale. Ratio =>								0.00		Average
Std. Dev. =>								0.00		per FF=>

	2025	2024	2023	24-'25 change
15 ACRES=6700/AC	100500	78000	73500	29%

20-100acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front
060-012-000-005-20	STONE RD	09/14/22	\$178,000	WD	03-ARM'S L	\$178,000	\$79,300	44.55	\$173,816	\$178,000	\$173,816
060-026-000-070-05	E RIVERSIDE DR	09/20/24	\$300,000	WD	32-SPLIT VA	\$300,000	\$0	0.00	\$228,000	\$300,000	\$228,000
060-027-000-300-00	E RIVERSIDE DR	05/27/22	\$290,000	WD	19-MULTI P	\$290,000	\$120,900	41.69	\$262,000	\$290,000	\$262,000
060-010-000-030-14		2025	\$400,000	WD	03-ARM'S L	\$400,000	\$125,000	31.25	\$385,520	\$400,000	\$385,520
Totals:						\$1,168,000	\$325,200	27.84	\$1,049,336	\$1,168,000	\$1,049,336
Sale. Ratio =>								27.84		Average	
Std. Dev. =>								20.40		per FF=>	

	2025	2024	2023	24-'25 change
20+ acres=5600/AC	112000	94000	88000	19%

40+ acres = 5400/AC

GRAVEL AND PAVED ROAD conclusion/acre
 Enter the Estimated Land Value for each of these sizes.

1 Acre:	20,800	3 Acre:	40,000	10 Acre:	78,000	30 Acre:	168,000
1.5 Acre:	25,500	4 Acre:	48,000	15 Acre:	100,500	40 Acre:	216,000
2 Acre:	34,000	5 Acre:	53,000	20 Acre:	112,000	50 Acre:	270,000
2.5 Acre:	37,000	7 Acre:	63,000	25 Acre:	140,000	100 Acre:	540,000

noted limited sales within neighborhood 4070- north subdivision continued with 1 acre and 2 acre value \$25000/30250 respectively- all other values follow conclusion

#DIV/0!	Average per Net Acre=>	7,361.08	Average per SqFt=>	\$0.17
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Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	r Parcels Ir	Land Table	Gravel
0.0	0.0	15.10	31.89	#DIV/0!	\$6,500	\$0.15	0.00	1000	0679/3117	1000 - AGRICULTURAL	
		15.24	15.24		\$6,890	\$0.16		4000	0675/5014		
0.0		30.34	47.13								
	Average										
#DIV/0!	Average per Net Acre=>	6,695.78				\$0.15					

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	er Parcels in S	Land Table	Gravel	Paved
0.0	0.0	39.00	39.00	#DIV/0!	\$4,564	\$0.10	0.00	1000	0672/4909	1000 - AGRICULTURAL	
0.0	0.0	40.00	40.00	#DIV/0!	\$7,500	\$0.17	0.00	1000	0680/0892	1000 - AGRICULTURAL	
0.0	0.0	61.00	21.00	#DIV/0!	\$4,754	\$0.11	0.00	4040	0671/194: 060-022-000-05 4040 - RIVERSIDE DR		
0.0	0.0	67.66	67.66	#DIV/0!	\$5,912	\$0.14	0.00	1000	0670/9967	1000 - AGRICULTURAL	
0.0		207.66	167.66								
	Average										
#DIV/0!	Average per Net Acre=>	5,624.58				\$0.13					

FRONT FOOT RATES/ UNDER 1 ACRE RATES

STUDY PERIOD 4/1/22 - 3/31/24

PER MONTH TIME ADJ: If outside study- to 4/01/22

0.013306114

noted value updated in adjusted sale price

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
060-006-000-090-83	2429 DEAN DR	06/16/22	\$140,000	WD	03-ARM'S L	\$140,000	\$62,300	44.50	\$138,986	\$14,786	\$13,772
060-029-000-150-02	E RIVERSIDE DR	07/19/24	\$11,000	WD	03-ARM'S L	\$11,000	\$4,300	39.09	\$8,504	\$11,000	\$8,504
060-029-000-215-00	1433 KELSEY HWY	12/16/22	\$275,000	WD	03-ARM'S L	\$275,000	\$111,300	40.47	\$264,087	\$29,374	\$18,461
061-024-000-020-00	5793 E RIVERSIDE DR	05/16/18	\$16,000	WD	03-ARM'S L	\$18,555				\$18,555	
060-100-000-160-00	321 VOHLERS ST	06/14/22	\$100,000	WD	03-ARM'S L	\$100,000	\$51,600	51.60	\$109,089	\$15,010	\$24,099
060-100-000-285-10	LAWTON ST	08/30/23	\$24,000	WD	03-ARM'S L	\$24,000	\$4,900	20.42	\$21,408	\$24,000	\$21,408
Totals:			\$566,000			\$568,555	\$234,400		\$542,074	\$112,725	\$86,244
							Sale. Ratio =>	41.23			Average
							Std. Dev. =>	11.58			per FF=>

4000- RESIDENTIAL PROPERTY UNDER 1 AC- USED 27900/AC

5000- LYONS VILLAGE- USED \$27900/AC FOR LAND BETWEEN .41 AC AND 1 ACRE

USED- VACANT LAND SALE- GREATEST WEIGHT

ALLOCATED VALUE TO LYONS VILLAGE

LYONS VILLAGE -BELOW .4 AC = \$40,000/AC

PER MONTH TIME ADJ: If outside study- to 4/01/22

0.013306114

noted value updated in adjusted sale price

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
060-120-000-125-10	231 PHILLIP CT	06/15/23	\$40,000	PTA	03-ARM'S L	\$40,000	\$19,300	48.25	\$38,030	\$13,515	\$11,545
060-190-000-035-00	95 NORTH ST	04/22/22	\$73,500	WD	03-ARM'S L	\$73,500	\$35,800	48.71	\$74,588	\$13,263	\$14,351
061-024-000-020-00	5793 E RIVERSIDE DR	05/16/18	\$16,000	WD	03-ARM'S L	\$18,555				\$18,555	
060-090-000-345-00	132 W RIVERSIDE DR	08/16/22	\$132,500	PTA	03-ARM'S L	\$132,500	\$64,800	48.91	\$135,836	\$17,840	\$21,176
Totals:			\$262,000			\$264,555	\$119,900		\$248,454	\$63,173	\$86,244
							Sale. Ratio =>	45.32			Average
							Std. Dev. =>				per FF=>

USED: UNDER .4 ACRES= \$40,000/AC- LYONS VILLAGE

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area Liber/Pager/Parcels In S	Land Table
121.9	157.0	0.53	0.53	\$121	\$27,846	\$0.64	115.50	4000 0671/4624	4000 - RESIDENTIAL
151.9	80.0	0.46	0.46	\$72	\$23,913	\$0.55	190.50	4040 0679/3932	4040 - RIVERSIDE DR
163.4	147.0	0.66	0.66	\$180	\$44,506	\$1.02	160.00	4000 0673/5841	4000 - RESIDENTIAL
172.1	156.8	0.66	0.66	\$87	\$28,242	\$0.65	165.00	5000	4050 - IONIA SUBS
379.7	123.8	1.14	1.14	\$63	\$21,127	\$0.49	400.00	4050 0671/5539	4050 - IONIA SUBS
988.9		4.04	4.04					4050 0676/1376	4050 - IONIA SUBS
\$114		Average per Net Acre=>	27,916.05		Average per SqFt=>	\$0.64			

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area Liber/Pager/Parcels In S	Land Table
82.5	98.0	0.22	0.22	\$164	\$62,860	\$1.44	95.38	4050	4050 - IONIA SUBS
102.5	150.0	0.34	0.34	\$129	\$38,555	\$0.89	100.00	4050 0670/8216	4050 - IONIA SUBS
151.3	83.4	0.36	0.36	\$118	\$28,242	\$0.65	189.00	5000	4050 - IONIA SUBS
336.2		1.58	1.58		\$49,282	\$1.13		4050 0672/2032	4050 - IONIA SUBS
		Average			Average				
\$188		per Net Acre=>	40,033.59		per SqFt=>	\$0.92			
			say \$40000						

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
1	0	7/22/2020		401	GRAVEL
0	0	11/2/2020		402	FRONT FOOT
0	0	12/1/2023		401	FRONT FOOT
0	0	6/1/2021		401	FF
0	0	11/1/2023		402	FF

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	10/18/2016		401	FF
0	0	4/8/2021		401	FF
0	0	9/8/2021		401	FF

FRONT FOOT ANALYSIS - RESIDENTIAL											
NEIGHBORHOODS 4000/4010/4020/4030/4040/											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sal	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
060-090-000-045-00	211 W RIVERSIDE DR	06/09/22	\$75,000	WD	03-ARM'S L	\$75,000	\$49,900	66.53	\$119,541		\$19,998
060-029-000-210-21	KELSEY HWY	12/16/22	\$7,000	WD	03-ARM'S L	\$7,000	\$5,400	77.14	\$14,985	\$7,000	\$14,985
060-100-000-285-10	LAWTON ST	08/30/23	\$24,000	WD	03-ARM'S L	\$24,000	\$4,900	20.42	\$21,408	\$24,000	\$21,408
060-029-000-150-02	E RIVERSIDE DR	07/19/24	\$11,000	WD	03-ARM'S L	\$11,000	\$4,300	39.09	\$8,504	\$11,000	\$8,504
060-100-000-160-00	321 VOHLERS ST	06/14/22	\$100,000	WD	03-ARM'S L	\$100,000	\$51,600	51.60	\$109,089	\$15,010	\$24,099
060-060-000-105-00	2587 WALNUT DR	08/22/22	\$99,900	WD	03-ARM'S L	\$99,900	\$51,500	51.55	\$103,372	\$8,245	\$11,717
060-090-000-345-00	132 W RIVERSIDE DR	08/16/22	\$132,500	PTA	03-ARM'S L	\$132,500	\$64,800	48.91	\$135,836	\$17,840	\$21,176
060-006-000-090-83	2429 DEAN DR	06/16/22	\$140,000	WD	03-ARM'S L	\$140,000	\$62,300	44.50	\$138,986	\$14,786	\$13,772
060-200-000-100-00	836 E MAIN ST	09/09/24	\$85,000	PTA	03-ARM'S L	\$85,000	\$41,600	48.94	\$81,823	\$25,913	\$22,736
060-190-000-035-00	95 NORTH ST	04/22/22	\$73,500	WD	03-ARM'S L	\$73,500	\$35,800	48.71	\$74,588	\$13,263	\$14,351
060-120-000-125-10	231 PHILLIP CT	06/15/23	\$40,000	PTA	03-ARM'S L	\$40,000	\$19,300	48.25	\$38,030	\$13,515	\$11,545
060-029-000-215-00	1433 KELSEY HWY	12/16/22	\$275,000	WD	03-ARM'S L	\$275,000	\$111,300	40.47	\$264,087	\$29,374	\$18,461
060-200-000-195-01	827 E WASHINGTON ST	10/10/24	\$210,900	WD	03-ARM'S L	\$210,900	\$64,700	30.68	\$199,798	\$40,295	\$29,193
060-006-000-090-89	2404 DEAN DR	08/18/23	\$186,900	WD	03-ARM'S L	\$186,900	\$82,900	44.36	\$167,407	\$37,318	\$17,825
060-100-000-005-00	650 CYRUS ST	02/27/23	\$152,500	PTA	03-ARM'S L	\$152,500	\$60,600	39.74	\$131,253	\$45,846	\$24,599
060-031-000-070-00	96 BELLEVUE DR	05/09/24	\$220,500	WD	03-ARM'S L	\$220,500	\$98,200	44.54	\$189,876	\$50,300	\$19,676
060-120-000-010-00	314 MILLER ST	06/01/23	\$40,000	LC	03-ARM'S L	\$40,000	\$13,100	32.75	\$27,978	\$22,621	\$10,599
060-006-000-090-32	2260 EDNA ST	01/31/24	\$190,000	PTA	03-ARM'S L	\$190,000	\$74,200	39.05	\$149,152	\$64,499	\$23,651
060-200-000-130-00	800 E MAIN ST	09/19/24	\$143,000	WD	03-ARM'S L	\$143,000	\$55,500	38.81	\$112,605	\$53,467	\$23,072
060-200-000-045-00	823 E MAIN ST	09/11/24	\$172,000	WD	03-ARM'S L	\$172,000	\$57,600	33.49	\$113,441	\$88,208	\$29,649
060-017-000-095-01	610 SKYVIEW DR	12/12/22	\$300,000	PTA	03-ARM'S L	\$300,000	\$123,600	41.20	\$255,250	\$71,604	\$26,854
060-170-000-035-00	2713 E BLUEWATER HW	04/15/22	\$237,000	WD	03-ARM'S L	\$237,000	\$83,800	35.36	\$176,637	\$88,138	\$27,775
060-200-000-050-00	825 E MAIN ST	04/16/24	\$156,500	WD	03-ARM'S L	\$156,500	\$54,400	34.76	\$128,384	\$38,153	\$10,037
060-011-000-045-10	1112 STAGE RD	09/16/24	\$135,000	WD	03-ARM'S L	\$135,000	\$32,200	23.85	\$77,904	\$70,061	\$12,965
060-090-000-360-00	125 MILLER ST	12/01/23	\$167,875	WD	03-ARM'S L	\$167,875	\$71,100	42.35	\$134,605	\$41,382	\$8,112
060-190-000-240-22	705 NEW NORTH DEXTE	04/26/24	\$270,000	WD	03-ARM'S L	\$270,000	\$110,700	41.00	\$214,455	\$67,663	\$12,118
Totals:			\$3,645,075			\$3,645,075	\$1,485,300		\$3,188,994	\$934,958	\$478,877
			Sale. Ratio =>		40.75		Average				
			Std. Dev. =>		11.70		per FF=>				
USED MEAN OF THE MEDIAN= \$215 FF											

Effective Front	Depth	Net Acres	Total Acres	Dollars/ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area Liber/Pager/Parcels in St	Land Table
142.8	214.6	0.60	0.60	(51.72)	(51.72)	(50.91)	120.75	4050 0671/3864	4050 - IONIA SUBS
132.6	149.0	0.53	0.53	\$53	\$13,208	\$0.30	129.00	4000 0673/5286	4000 - RESIDENTIAL
379.7	123.8	1.14	1.14	\$63	\$71,127	\$0.49	400.00	4050 0676/1376	4050 - IONIA SUBS
151.9	80.0	0.46	0.46	\$72	\$23,913	\$0.55	190.50	4040 0679/3932	4040 - RIVERSIDE DR
172.1	156.8	0.59	0.59	\$87	\$25,269	\$0.58	165.00	4050 0671/5539	4050 - IONIA SUBS
72.8	150.0	0.24	0.24	\$113	\$33,791	\$0.78	71.00	4030 0672/2701	4030 - EAST IONIA SUBS (SOUTH)
151.3	83.4	0.36	0.36	\$118	\$49,282	\$1.13	189.00	4050 0672/2032	4050 - IONIA SUBS
121.9	157.0	0.53	0.53	\$121	\$27,846	\$0.64	115.50	4000 0671/4624	4000 - RESIDENTIAL
203.0	148.0	0.68	0.68	\$128	\$38,333	\$0.88	199.10	4050 0679/9397	4050 - IONIA SUBS
102.5	150.0	0.34	0.34	\$129	\$38,555	\$0.89	100.00	4050 0670/8216	4050 - IONIA SUBS
82.5	98.0	0.22	0.22	\$164	\$62,860	\$1.44	95.38	4050	4050 - IONIA SUBS
163.4	147.0	0.66	0.66	\$180	\$44,506	\$1.02	160.00	4000 0673/5841	4000 - RESIDENTIAL
208.5	242.0	0.93	0.93	\$193	\$43,189	\$0.99	168.00	4050 0680/2903	4050 - IONIA SUBS
157.7	174.0	0.57	0.57	\$237	\$65,817	\$1.51	142.00	4000 0675/9689	4000 - RESIDENTIAL
175.7	165.0	0.63	0.63	\$261	\$73,354	\$1.68	165.00	4050	4050 - IONIA SUBS
174.1	190.0	0.77	0.77	\$289	\$64,987	\$1.49	150.00	4000 0678/6984	4000 - RESIDENTIAL
75.7	120.0	0.22	0.22	\$299	\$101,896	\$2.34	80.75	4050	4050 - IONIA SUBS
209.3	235.4	0.88	0.88	\$308	\$73,713	\$1.69	162.00	4000 0677/6574	4000 - RESIDENTIAL
164.8	325.0	0.88	0.88	\$324	\$60,758	\$1.39	118.00	4050 0680/1118	4050 - IONIA SUBS
211.8	163.5	0.75	0.75	\$417	\$117,768	\$2.70	199.60	4050 0679/9680	4050 - IONIA SUBS
166.8	150.0	0.56	0.56	\$429	\$127,864	\$2.94	162.72	4020	4020 - EAST IONIA SUBS (NORTH)
172.5	268.6	0.77	0.77	\$511	\$114,316	\$2.62	125.00	4010 0670/7137	4010 - M-21 & M-66
71.7	167.0	0.26	0.26	\$532	\$148,455	\$3.41	67.00	4050 0678/4078	4050 - IONIA SUBS
114.7	330.0	0.63	0.63	\$611	\$117,098	\$2.57	75.00	4000 0680/0535	4000 - RESIDENTIAL
57.9	117.5	0.17	0.17	\$714	\$246,321	\$5.65	62.33	4050 0677/1262	4050 - IONIA SUBS
86.6	248.5	0.39	0.39	\$782	\$171,734	\$3.94	69.00	4050 0678/5244	4050 - IONIA SUBS
3,924.3		14.75	14.75						
\$238		Average per Net Acre=>	63,399.88	Average per Sqft=>		\$1.46			

say: \$238

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	9/28/2022		401	FF
0	0	1/20/2021		402	FRONT FOOT
0	0	11/1/2023		402	FF
0	0	11/2/2020		402	FRONT FOOT
0	0	6/1/2021		401	FF
0	0	11/5/2022		401	FRONT FOOT
0	0	9/8/2021		401	FF
1	0	7/22/2020		401	GRAVEL
0	0	8/31/2021		401	FF
0	0	4/8/2021		401	FF
0	0	10/18/2016		401	FF
0	0	12/1/2023		401	FRONT FOOT
0	0	8/8/2024		401	FF
1	0	7/22/2020		401	GRAVEL
0	0	5/1/2023		401	FF
0	0	9/7/2022		401	FRONT FOOT
0	0	9/8/2021		401	FF
1	0	7/23/2020		401	GRAVEL
0	0	10/27/2024		401	FF
0	0	8/31/2021		401	FF
0	0	12/20/2019		401	FRONT FOOT
0	0	8/24/2020		401	PRIME FF
0	0	5/6/2024		401	FF
0	0	10/25/2024		401	FRONT FOOT
0	0	9/8/2021		401	FF
0	0	12/1/2022		401	FF

FRONT FOOT ANALYSIS - RESIDENTIAL

NEIGHBORHOODS 4050

SUBS 220,210,200,190,160,100,090

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Arms of Sal	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cor. Appraisal	Land Residual	Est. Land Value
060-100-000-285-10	LAWTON ST	08/30/23	\$24,000	WD	03-ARM'S L	\$24,000	\$4,900	20.42	\$21,408	\$24,000	\$21,408
060-120-000-125-10	231 PHILLIP CT	06/15/23	\$40,000	PTA	03-ARM'S L	\$40,000	\$19,300	48.25	\$38,030	\$13,515	\$11,545
060-190-000-035-00	95 NORTH ST	04/22/22	\$73,500	WD	03-ARM'S L	\$73,500	\$35,800	48.71	\$74,588	\$13,263	\$14,351
060-090-000-345-00	132 W RIVERSIDE DR	08/16/22	\$132,500	PTA	03-ARM'S L	\$132,500	\$64,800	48.91	\$135,836	\$17,840	\$21,176
060-100-000-160-00	321 VOHLERS ST	06/14/22	\$100,000	WD	03-ARM'S L	\$100,000	\$51,600	51.60	\$109,089	\$15,010	\$24,099
060-100-000-005-00	650 CYRUS ST	02/27/23	\$152,500	PTA	03-ARM'S L	\$152,500	\$60,600	39.74	\$131,253	\$45,846	\$24,599
060-200-000-100-00	836 E MAIN ST	09/09/24	\$85,000	PTA	03-ARM'S L	\$85,000	\$41,600	48.94	\$81,823	\$25,913	\$22,736
060-120-000-010-00	314 MILLER ST	06/01/23	\$40,000	LC	03-ARM'S L	\$40,000	\$13,100	32.75	\$27,978	\$22,621	\$10,599
060-200-000-130-00	800 E MAIN ST	09/19/24	\$143,000	WD	03-ARM'S L	\$143,000	\$55,500	38.81	\$112,605	\$53,457	\$23,072
060-200-000-195-01	827 E WASHINGTON ST	10/10/24	\$210,900	WD	03-ARM'S L	\$210,900	\$64,700	30.68	\$199,798	\$40,295	\$29,193
Totals:			\$1,001,400			\$1,001,400	\$411,900		\$932,408	\$271,770	\$62,864
							Sale. Ratio =>	41.13		Average	
							Std. Dev. =>	4.23		per FF=>	

USED = 158FF

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECS Area Liber/Pager Per Parcels in S.	Land Table
379.7	123.8	1.14	1.14	\$63	\$21,127	\$0.49	400.00	4050 0676/1376	4050 - IONIA SUBS
82.5	98.0	0.22	0.22	\$164	\$62,860	\$1.44	95.38	4050	4050 - IONIA SUBS
102.5	150.0	0.34	0.34	\$129	\$38,555	\$0.89	100.00	4050 0670/8216	4050 - IONIA SUBS
151.3	83.4	0.36	0.36	\$118	\$49,282	\$1.13	189.00	4050 0672/2032	4050 - IONIA SUBS
172.1	156.8	0.59	0.59	\$87	\$25,269	\$0.58	165.00	4050 0671/5539	4050 - IONIA SUBS
175.7	165.0	0.63	0.63	\$261	\$73,354	\$1.68	165.00	4050	4050 - IONIA SUBS
203.0	148.0	0.68	0.68	\$128	\$38,333	\$0.88	199.10	4050 0679/9397	4050 - IONIA SUBS
75.7	120.0	0.22	0.22	\$299	\$101,896	\$2.34	80.75	4050	4050 - IONIA SUBS
164.8	325.0	0.88	0.88	\$324	\$60,758	\$1.39	118.00	4050 0680/1118	4050 - IONIA SUBS
208.5	242.0	0.93	0.93	\$193	\$43,189	\$0.99	168.00	4050 0680/2903	4050 - IONIA SUBS
1,715.7		5.99	5.99						
\$158		Average per Net Acre=>	45,393.35		Average per Sqft=>	\$1.04			

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	11/1/2023		402	FF
0	0	10/18/2016		401	FF
0	0	4/8/2021		401	FF
0	0	9/8/2021		401	FF
0	0	6/1/2021		401	FF
0	0	5/1/2023		401	FF
0	0	8/31/2021		401	FF
0	0	9/8/2021		401	FF
0	0	10/27/2024		401	FF
0	0	8/8/2024		401	FF

**2025 IONIA TOWNSHIP
RESIDENTIAL LAND STUDY 4/1/22-3/31/24**

neighborhood 4030 - east Ionia subdivision - allocated value to this subdivision studying sales under 1 acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
060-100-000-160-00	321 VOHLERS ST	06/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,600	51.60	\$109,089	\$15,010	\$24,099	172.1
060-006-000-090-83	2429 DEAN DR	06/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,300	44.50	\$138,986	\$14,786	\$13,772	121.9
060-060-000-105-00	2587 WALNUT DR	08/22/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$51,500	51.55	\$103,372	\$8,245	\$11,717	72.8
060-190-000-035-00	95 NORTH ST	04/22/22	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$35,800	48.71	\$74,588	\$13,253	\$14,351	102.5
060-090-000-345-00	132 W RIVERSIDE DR	08/16/22	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$64,800	48.91	\$135,836	\$17,840	\$21,176	151.3
060-006-000-090-89	2404 DEAN DR	08/18/23	\$186,900	WD	03-ARM'S LENGTH	\$186,900	\$82,900	44.36	\$167,407	\$37,318	\$17,825	157.7
060-100-000-005-00	650 CYRUS ST	02/27/23	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$60,600	39.74	\$131,253	\$45,846	\$24,599	175.7
060-006-000-090-32	2260 EDNA ST	01/31/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,200	39.05	\$149,152	\$64,499	\$23,651	209.3
060-120-000-010-00	314 MILLER ST	06/01/23	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$13,100	32.75	\$27,978	\$22,621	\$10,599	75.7
060-017-000-095-01	610 SKYVIEW DR	12/12/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$123,600	41.20	\$255,250	\$71,604	\$26,854	166.8
Totals:			\$1,415,300			\$1,415,300	\$620,400		\$1,292,911	\$311,032	\$188,643	1,405.8
							Sale. Ratio =>		43.84			
							Std. Dev. =>		6.13			

used \$63000/acre for parcels under 1 acre in size

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Ubers/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
156.8	0.59	0.59	\$87	\$25,269	\$0.58	165.00	0671/5539		4050 - IONIA SUBS	6/1/2021	401
157.0	0.53	0.53	\$121	\$27,846	\$0.64	115.50	0671/4624		4000 - RESIDENTIAL	7/22/2020	401
150.0	0.24	0.24	\$113	\$33,791	\$0.78	71.00	0672/2701		4030 - EAST IONIA SUBS (SOUTH)	11/5/2022	401
150.0	0.34	0.34	\$129	\$38,555	\$0.89	100.00	0670/8216		4050 - IONIA SUBS	4/8/2021	401
83.4	0.36	0.36	\$118	\$49,282	\$1.13	189.00	0672/2032		4050 - IONIA SUBS	9/8/2021	401
174.0	0.57	0.57	\$237	\$65,817	\$1.51	142.00	0675/9689		4000 - RESIDENTIAL	7/22/2020	401
165.0	0.63	0.63	\$261	\$73,354	\$1.68	165.00			4050 - IONIA SUBS	5/1/2023	401
235.4	0.88	0.88	\$308	\$73,713	\$1.69	162.00	0677/6574		4000 - RESIDENTIAL	7/23/2020	401
120.0	0.22	0.22	\$299	\$101,896	\$2.34	80.75			4050 - IONIA SUBS	9/8/2021	401
150.0	0.56	0.56	\$429	\$127,864	\$2.94	162.72			4020 - EAST IONIA SUBS (NORTH)	12/20/2019	401

Average 4.92

Average per Net Acre=> 63,166.53 per SqFt=> \$1.45
say \$63000

2025 IONIA TOWNSHIP

RESIDENTIAL LAND- STUDY 4/1/22 - 3/31/24

neighborhood 4020 >1 acre value

used vacant and improved parcels -neighborhood 4020 - east ionia subdivision - allocated value to this subdivision studying sales under 1 acre - extraction and allocation methods used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth
060-100-000-285-10	LAWTON ST	08/30/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$4,900	20.42	\$21,408	\$24,000	\$21,408	379.7	123.8
060-100-000-160-00	321 VOHLERS ST	06/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,600	51.60	\$109,089	\$15,010	\$24,099	172.1	156.8
060-090-000-345-00	132 W RIVERSIDE I	08/16/22	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$64,800	48.91	\$135,836	\$17,840	\$21,176	151.3	83.4
060-120-000-125-10	231 PHILLIP CT	06/15/23	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$19,300	48.25	\$38,030	\$13,515	\$11,545	82.5	98.0
060-006-000-090-89	2404 DEAN DR	08/18/23	\$186,900	WD	03-ARM'S LENGTH	\$186,900	\$82,900	44.36	\$167,407	\$37,318	\$17,825	157.7	174.0
060-100-000-005-00	650 CYRUS ST	02/27/23	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$60,600	39.74	\$131,253	\$45,846	\$24,599	175.7	165.0
060-006-000-090-32	2260 EDNA ST	01/31/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,200	39.05	\$149,152	\$64,499	\$23,651	209.3	235.4
060-120-000-010-00	314 MILLER ST	06/01/23	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$13,100	32.75	\$27,978	\$22,621	\$10,599	75.7	120.0
060-170-000-035-00	2713 E BLUEWATE	04/15/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$83,800	35.36	\$176,637	\$88,138	\$27,775	172.5	268.6
060-017-000-095-01	610 SKYVIEW DR	12/12/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$123,600	41.20	\$255,250	\$71,604	\$26,854	166.8	150.0
Totals:			\$1,402,900			\$1,402,900	\$578,800		\$1,212,040	\$400,391	\$209,531	1,743.3	
							Sale. Ratio =>	41.26					
							Std. Dev. =>	9.19					

used \$68000 to calculate land under 1 acre value in 4020 neighborhood

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Libers/Page	Other Percents in Sale	Land Table	Inspected Date	Use Code	Class
1.14	1.14	\$63	\$21,127	\$0.49	400.00	0676/1376		4050 - IONIA SUBS	11/1/2023		402
0.59	0.59	\$87	\$25,269	\$0.58	165.00	0671/5539		4050 - IONIA SUBS	6/1/2021		401
0.36	0.36	\$118	\$49,282	\$1.13	189.00	0672/2032		4050 - IONIA SUBS	9/8/2021		401
0.22	0.22	\$164	\$62,860	\$1.44	95.38			4050 - IONIA SUBS	10/18/2016		401
0.57	0.57	\$237	\$65,817	\$1.51	142.00	0675/9689		4000 - RESIDENTIAL	7/22/2020		401
0.63	0.63	\$261	\$73,354	\$1.68	165.00			4050 - IONIA SUBS	5/1/2023		401
0.88	0.88	\$308	\$73,713	\$1.69	162.00	0677/6574		4000 - RESIDENTIAL	7/23/2020		401
0.22	0.22	\$299	\$101,896	\$2.34	80.75			4050 - IONIA SUBS	9/8/2021		401
0.77	0.77	\$511	\$114,316	\$2.62	125.00	0670/7137		4010 - M-21 & M-66	8/24/2020		401
0.56	0.56	\$429	\$127,864	\$2.94	162.72			4070 - EAST IONIA SUBS (NORTH)	12/20/2019		401
5.93	5.93										
Average		Average									
per Net Acre=>		67,553.74	Average		per SqFt=>						
					\$1.55						
					say \$68000						

2025 IONIA TOWNSHIP

4060 LAND - HORIZON SUBDIVISION - FF VALUE

subdivision- no growth- many vacant lots without sales - continue with most recent value- no change

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth
060-180-000-035-10	1887 HORIZON DR	05/20/21	\$220,000	AIF	03-ARM'S LENC	\$220,000	\$93,700	42.59	\$227,330	\$39,775	\$47,105	146.3	222.0
060-180-000-075-00	1779 HORIZON DR	09/27/19	\$171,000	PTA	03-ARM'S LENC	\$171,000	\$67,000	39.18	\$161,215	\$81,290	\$71,505	286.0	384.0
060-180-000-020-01	1791 HORIZON DR	10/23/20	\$300,000	WD	03-ARM'S LENC	\$300,000	\$102,200	34.07	\$303,490	\$57,565	\$61,055	244.2	383.5
060-180-000-045-00	1803 HORIZON DR	03/06/20	\$290,000	PTA	03-ARM'S LENC	\$290,000	\$177,900	44.10	\$296,126	\$82,465	\$88,591	354.4	420.0
060-180-000-010-41	1636 HORIZON DR	03/01/21	\$217,000	WD	03-ARM'S LENC	\$217,000	\$71,200	32.81	\$160,659	\$86,968	\$30,627	122.5	85.0
Totals:			\$981,000			\$981,000	\$462,000	47.09	\$1,148,820	\$348,063	\$298,883	1,153.4	

Average
per FF=>

5302

SAY \$300

SUBDIVISION - NO SALES - CONTINUE WTH FF VALUE

USED: 300/FF VALUE

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Class
0.62	0.62	\$272	\$63,947	\$1.47	122.00	4060			4060 - HORIZON/SHIRLEY SU 401	
1.23	0.40	\$284	\$66,305	\$1.52	255.30	4060 0656/4254		060 030 000 080 03	4060 - HORIZON/SHIRLEY SU 401	
1.44	1.44	\$236	\$39,948	\$0.92	163.67	4060 0662/3520			4060 - HORIZON/SHIRLEY SU 401	
2.21	2.21	\$233	\$37,348	\$0.86	229.00	4060 0658/7708			4060 - HORIZON/SHIRLEY SU 401	
0.80	0.80	\$710	\$108,710	\$2.50	150.00	4060 0664/1105			4060 - HORIZON/SHIRLEY SU 401	
6.30	4.67									
Average			Average							
per Net Acre=>	55,274.42		per SqFt=>	\$1.27						

2025 IONIA TOWNSHIP

RES LAND STUDY Bianca Way- SALES PERIOD 4/1/22 - 3/31/24

vacant land overview

BIANCA WAY- LAND VALUE ANALYSIS STUDY PERIOD 4/1/22 - 3/31/24

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sale Cur. Appraisal	Land Residual
060-250-000-006-00	BIANCA WAY	05/19/22	\$20,000	WD	03 ARM'S LENGTH	\$20,000		\$20,000
060-250-000-017-00	1302 MCGUIRE WAY	05/17/22	\$20,000	WD	19-MULTI PARCEL ARM	\$20,000	\$8,400	\$20,000
060-250-000-018-00	BIANCA WAY	06/29/23	\$20,000	WD	03 ARM'S LENGTH	\$20,000	\$4,400	\$20,000
060-250-000-028-01	1337 MCGUIRE WAY	08/28/23	\$10,500	WD	32-SPLIT VACANT parcel	\$10,500	\$0	\$10,500
060-250-000-031-00	BIANCA WAY	06/29/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$8,500	\$20,000
Totals:			\$90,500			\$90,500	\$25,300	\$90,500

USED \$69900/ACRE FOR ENTIRE SUB

OUTSIDE LOTS

INFORMATIONAL DATA OF ALL LAND SALES OF SUB

PARCEL	DATE OF SALE	SALE PRICE	ACRES	TIME ADJ	PER ACRE	
060-250-000-001-00	9/20/22	\$150,000	0.43		\$68,807	multiparcel sale 2.17ac
060-250-000-002-00	no vacant land sale					
060-250-000-003-00	no vacant land sale					
060-250-000-004-00	no vacant land sale					
060-250-000-005-00	4/7/21	\$18,000	0.275		\$65,455	
060-250-000-006-00	3/23/22	\$12,000	0.275			w/-007-00 -builder
060-250-000-007-00	3/23/22	\$12,000	0.275			w/-006-00 -builder
060-250-000-032-00	5/19/22	\$20,000	0.55			builder purchase
060-250-000-008-00	no vacant land sale					
060-250-000-009-00	12/30/20	\$20,000	0.3		\$66,667	
060-250-000-010-00	9/20/22	\$150,000	0.46		\$68,807	multiparcel sale 2.17ac
060-250-000-011-00	9/20/22	\$150,000	0.417		\$68,807	multiparcel sale 2.17ac
060-250-000-012-00	OUT-OF-STUDY					builder purchased back
060-250-000-013-00	OUT-OF-STUDY					builder purchased back
060-250-000-014-00	no vacant land sale					
060-250-000-015-00	no vacant land sale					
060-250-000-017-00	5/17/22	\$20,000	0.289		\$69,204	
060-250-000-018-00	6/24/23	\$20,000	0.289		\$69,204	
060-250-000-020-00	9/20/22	\$150,000	0.289		\$68,807	multiparcel sale 2.17ac

060-250-000-022-01	5/7/24	\$10,500	0.138	\$76,087	
060-250-000-023-00	out of study				W/024
060-250-000-024-00	out of study				W/023
060-250-000-025-00	no vacant land sale				
060-250-000-026-00	no vacant land sale				
060-250-000-027-00	no vacant land sale				
060-250-000-028-00	no vacant land sale				
060-250-000-028-01	8/28/23	10500	0.147	\$71,429	pt of parcel .147ac
060-250-000-029-00	9/20/22	150000	0.294	\$68,807	multiparcel sale 2.17ac
060-250-000-030-00	9/20/22	150000	0.294	\$68,807	multiparcel sale 2.17ac
060-250-000-031-00	6/23/23	20000	0.294	\$68,027	
060-250-000-032-00	5/19/22	20000	0.275	\$72,727	pt of parcel
AVG PRICE/ AVG ACRE/AVG PRICE PER ACRE				\$69,403	

MID-LOTS					
LAND SALE					
PARCEL	DATE OF SALE	SALE PRICE	ACRES	PER ACRE	
060-250-000-025-00	no vacant land sale				
060-250-000-026-00	no vacant land sale	0	0		
060-250-000-027-00	no vacant land sale	0	0		
060-250-000-028-00					
060-250-000-028-01	8/28/23	10500	0.147	\$71,429	pt of parcel .147ac
060-250-000-029-00	9/20/22	150000	0.294	\$68,807	multiparcel sale 2.17ac
060-250-000-030-00	9/20/22	150000	0.294	\$68,807	multiparcel sale 2.17ac
060-250-000-031-00	6/23/23	20000	0.294	\$68,027	
060-250-000-032-00	5/19/22	20000	0.275	\$72,727	pt of parcel
AVG PRICE/ AVE PRICE PER ACRE				\$39,826	1.304
				\$69,959	

USED	
ALL LOTS	69900

Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Liber/Page	Other Parcels in Sale
\$17,253			0.28	0.28	\$72,727	\$1.67	4090 0672/5878		
\$17,253	84.0	150.0	0.29	0.29	\$69,204	\$1.59	4090 0672/5876	060-250-000-018-00	
\$17,253	0.0	0.0	0.29	0.29	\$69,204	\$1.59	4090 0672/5876	060-250-000-017-00	
\$26,328	0.0	0.0	0.15	0.44	\$71,429	\$1.64	4090 0676/0605		
\$17,552	0.0	0.0	0.29	0.29	\$68,027	\$1.56	4090 0675/3960		
\$95,639	84.0		1.29	1.59					
			Average		Average				
			per Net Acre=>		69,938.18		per SqFt=>		
							\$1.61		

IONIA TOWNSHIP 2025 PAIRED SALES ANALYSIS TIME ADJUSTMENT

DATA PROVIDED TO AIDE IN ANALYSIS OF MARKET WITHIN TOWNSHIP. TIME ADJUSTMENT ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual
060-003-000-010-10	3783 NICKLEPLATE RD	04/01/22	\$154,650	WD	03-ARM'S LENGTH	\$154,650	\$77,800	50.31	\$165,852	\$10,128
060-003-000-010-10	3783 NICKLEPLATE RD	12/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,700	36.83	\$165,852	\$85,478
NO CHANGE TO PROPERTY										
0.487229227 PER MONTH INCREASE										
060-006-000-155-12	JEFFERSON RD	07/21/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$23,700	40.17	\$69,426	\$59,000
060-006-000-155-12	JEFFERSON RD	07/22/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,200	34.35	\$69,426	\$85,000
TIME BETWEEN SALES: 12months and 20DAYS										
0.440677966 PER MONTH INCREASE										
060-006-000-155-13	2255 JEFFERSON RD	12/02/19	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$0	0.00	\$78,509	\$68,500
060-006-000-155-13	2255 JEFFERSON RD	07/11/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$40,900	38.95	\$354,951	(\$171,442)
TIME BETWEEN SALES: 43months and 9DAYS										
0.532846715 PER MONTH INCREASE										
060-007-000-100-20	254 OWEN RD	06/12/20	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$157,200	53.31	\$337,105	(\$13,627)
060-007-000-100-20	254 OWEN RD	04/26/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,900	49.65	\$337,105	\$1,473
060-007-000-100-20	254 OWEN RD	06/08/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$164,400	46.57	\$337,105	\$44,473
TIME BETWEEN SALES: 25months and 7DAYS										
0.138709677 PER MONTH INCREASE										
060-016-000-030-02	2847 HILLCREST DR	10/26/20	\$45,000	WD	03-ARM'S LENGTH	\$220,000	\$95,900	43.59	\$241,158	\$38,662
060-016-000-030-02	2847 HILLCREST DR	03/21/23	\$55,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$241,158	\$73,662
TIME BETWEEN SALES: 28months and 17DAYS										
0.222222222 PER MONTH INCREASE										
060-017-000-095-01	610 SKYVIEW DR	01/28/20	\$240,000	PTA	03-ARM'S LENGTH	\$45,000	\$22,600	50.22	\$111,828	(\$42,574)
060-017-000-095-01	610 SKYVIEW DR	12/12/22	\$300,000	PTA	03-ARM'S LENGTH	\$55,000	\$25,700	46.73	\$111,828	(\$32,578)
TIME BETWEEN SALES: 34months and 10DAYS										
0.25 PER MONTH INCREASE										
060-070-000-005-20	2648 E BLUEWATER HWY	02/15/23	\$255,000	WD	03-ARM'S LENGTH	\$240,000	\$91,200	38.00	\$255,250	\$11,604
060-070-000-005-20	2648 E BLUEWATER HWY	12/26/23	\$280,000	WD	03-ARM'S LENGTH	\$300,000	\$123,600	41.20	\$255,250	\$71,604
TIME BETWEEN SALES: 10months and 24DAYS										
0.098039216 PER MONTH INCREASE										
060-170-000-010-10	2887 E BLUEWATER HWY	05/14/19	\$152,500	WD	03-ARM'S LENGTH	\$255,000	\$120,100	47.10	\$279,827	\$14,498
060-170-000-010-10	2887 E BLUEWATER HWY	02/09/23	\$183,000	WD	03-ARM'S LENGTH	\$280,000	\$139,000	49.64	\$279,827	\$39,498
TIME BETWEEN SALES: 44months and 8DAYS										
0.2 PER MONTH INCREASE										
060-170-000-035-00	2713 E BLUEWATER HWY	08/13/20	\$174,900	WD	03-ARM'S LENGTH	\$152,500	\$85,300	55.93	\$167,780	\$7,890
060-170-000-035-00	2713 E BLUEWATER HWY	04/15/22	\$237,000	WD	03-ARM'S LENGTH	\$183,000	\$92,100	50.33	\$167,780	\$38,390
TIME BETWEEN SALES: 20months and 14DAYS										
0.355060034 PER MONTH INCREASE										
060-180-000-020-01	1791 HORIZON DR	10/23/20	\$300,000	WD	03-ARM'S LENGTH	\$174,900	\$70,700	40.42	\$176,637	\$26,038
060-180-000-020-01	1791 HORIZON DR	11/30/23	\$379,900	WD	03-ARM'S LENGTH	\$237,000	\$83,800	35.36	\$176,637	\$88,138
TIME BETWEEN SALES: 37months and 29DAYS										

Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECI Area	Libel/Page	Other Parcels in Sale	and Tabl	Inspected Date	Class
\$21,330	0.0	0.0	1.28	1.28	#DIV/0!	\$7,913	\$0.18	0.00	4000	0670/5757	4000 - RE		5/17/2022	401
\$21,330	0.0	0.0	1.28	1.28	#DIV/0!	\$66,780	\$1.53	0.00	4000	0677/3288	4000 - RE		5/17/2022	401
\$69,426	0.0	0.0	10.18	10.18	#DIV/0!	\$5,796	\$0.13	0.00	4000	0666/4373	4000 - RE		8/4/2022	402
\$69,426	0.0	0.0	10.18	10.18	#DIV/0!	\$8,350	\$0.19	0.00	4000	0671/8304	4000 - RE		8/4/2022	402
\$78,509	0.0	0.0	15.24	15.24	#DIV/0!	\$4,495	\$0.10	0.00	1000	0657/3919	1000 - AC		12/30/2024	401
\$78,509	0.0	0.0	15.24	15.24	#DIV/0!	(\$11,249)	(\$0.26)	0.00	4000	0675/5014	4000 - RE		12/30/2024	401
\$28,578	0.0	0.0	1.74	1.74	#DIV/0!	(\$7,832)	(\$0.18)	0.00	4070	0660/2070	4070 - NI		12/30/2020	401
\$28,578	0.0	0.0	1.74	1.74	#DIV/0!	\$847	\$0.02	0.00	4070	0665/2275	4070 - NI		12/30/2020	401
\$28,578	0.0	0.0	1.74	1.74	#DIV/0!	\$25,559	\$0.59	0.00	4070	0675/1998	4070 - NI		12/30/2020	401
\$59,820	529.4	265.2	2.35	2.35	\$73	\$16,452	\$0.38	386.00	4000	0659/1574	4000 - RE		6/16/2020	401
\$59,820	529.4	265.2	2.35	2.35	\$139	\$31,346	\$0.72	386.00	4000	0667/3905	4000 - RE		6/16/2020	401
\$24,250	0.0	0.0	2.00	2.00	#DIV/0!	(\$21,289)	(\$0.49)	0.00	4030	0662/6225	4030 - EF		11/1/2023	401
\$24,250	0.0	0.0	2.00	2.00	#DIV/0!	(\$16,289)	(\$0.37)	0.00	4030	0674/4968	4030 - EF		11/1/2023	401
\$26,854	166.8	150.0	0.56	0.56	\$70	\$20,721	\$0.48	162.72	4020	0658/1362	4020 - EF		12/20/2019	401
\$26,854	166.8	150.0	0.56	0.56	\$429	\$127,864	\$2.94	162.72	4020		4020 - EF		12/20/2019	401
\$39,325	0.0	0.0	3.73	3.73	#DIV/0!	\$3,887	\$0.09	0.00	4010	0674/0469	4010 - M		11/13/2021	401
\$39,325	0.0	0.0	3.73	3.73	#DIV/0!	\$10,589	\$0.24	0.00	4010	0677/3410	4010 - M		11/13/2021	401
\$23,170	323.9	342.6	1.63	1.63	\$24	\$4,829	\$0.11	207.78	4010	0654/5763	4010 - M		5/1/2023	401
\$23,170	323.9	342.6	1.63	1.63	\$119	\$23,494	\$0.54	207.78	4010	0674/0201	4010 - M		5/1/2023	401
\$27,775	172.5	268.6	0.77	0.77	\$151	\$33,772	\$0.78	125.00	4010	0660/9526	4010 - M		8/24/2020	401
\$27,775	172.5	268.6	0.77	0.77	\$511	\$114,316	\$2.62	125.00	4010	0670/7137	4010 - M		8/24/2020	401

0.266333333 PER MONTH INCREASE				0.00719819R PER YEAR % INCREASE:				8.64				
060-190-000-240-22	705 NEW NORTH DEXTER ST	02/14/22	\$230,000	WD	03-ARM'S LENGTH			\$300,000	\$102,200	34.07	\$315,828	\$57,438
060-190-000-240-22	705 NEW NORTH DEXTER ST	04/26/24	\$270,000	WD	03-ARM'S LENGTH			\$379,900	\$169,700	44.67	\$315,828	\$137,338
TIME BETWEEN SALES:		26months and 25DAYS										
0.173913043	PER MONTH INCREASE	0.006688963		PER YEAR % INCREASE:		8.03						
061-024-000-040-00	5741 E RIVERSIDE DR	05/29/20	\$125,000	WD	03-ARM'S LENGTH			\$230,000	\$78,400	34.09	\$214,455	\$27,663
061-024-000-040-00	5741 E RIVERSIDE DR	12/02/22	\$194,900	WD	03-ARM'S LENGTH			\$270,000	\$110,700	41.00	\$214,455	\$67,663
TIME BETWEEN SALES:		30months and 31DAYS										
0.5592	PER MONTH INCREASE	0.01864		PER YEAR % INCREASE:		22.37						
061-024-000-040-20	5705 E RIVERSIDE DR	01/13/20	\$99,500	WD	03-ARM'S LENGTH			\$125,000	\$77,600	62.08	\$216,013	(\$62,485)
061-024-000-040-20	5705 E RIVERSIDE DR	07/01/22	\$140,000	WD	03-ARM'S LENGTH			\$194,900	\$87,400	44.84	\$216,013	\$7,415
TIME BETWEEN SALES:		29months and 30DAYS										
0.407035176	PER MONTH INCREASE	0.014035696		PER YEAR % INCREASE:		16.84						
Totals:		\$5,321,750										
PER MONTH CHANGE/18 PAIRED SALES												
0.17297948	AVG CHANGE PER MONTH:	0.013306114		1.331% PERCENTAGE CHANGE PER MONTH								
		\$5,796,750		\$2,509,200		\$6,122,925		\$775,621				
VACANT TO BUILT		Sale. Ratio =>		43.29								
		Std. Dev. =>		10.74								
060-006-000-155-14	2267 JEFFERSON RD	05/27/21	\$18,000	WD	03-ARM'S LENGTH			\$18,000	\$3,300	18.33	\$24,006	\$18,000
060-006-000-155-14	2267 JEFFERSON RD	04/12/24	\$320,000	PTA	03-ARM'S LENGTH			\$320,000	\$115,200	36.00	\$225,692	\$116,271
TIME BETWEEN SALES:		34months and 11DAYS										
16.77777778	PER MONTH INCREASE	0.838888889		PER YEAR % INCREASE:		1006.67						
FLIPPED												
060-200-000-050-00	825 E MAIN ST	02/14/23	\$70,000	MLC	03-ARM'S LENGTH			\$18,000	\$3,300	18.33	\$24,006	\$18,000
060-200-000-050-00	825 E MAIN ST	04/16/24	\$156,500	WD	03-ARM'S LENGTH			\$320,000	\$115,200	36.00	\$225,692	\$116,271
TIME BETWEEN SALES:		14months and 15DAYS										
RENO/FLIPPED												
060-180-000-010-41	1636 HORIZON DR	03/01/21	\$217,000	WD	03-ARM'S LENGTH			\$70,000	\$39,400	56.29	\$128,384	(\$48,347)
060-180-000-010-41	1636 HORIZON DR	11/12/21	\$260,000	WD	03-ARM'S LENGTH			\$156,500	\$54,400	34.76	\$128,384	\$38,153
TIME BETWEEN SALES:		8months and 11DAYS										
0.198156682	PER MONTH INCREASE	0.009907834		PER YEAR % INCREASE:		11.89						
NOT MARKET -												
060-090-000-275-10	1201 S STATE RD	02/25/21	\$550,000	LC	03-ARM'S LENGTH			\$217,000	\$71,200	32.81	\$267,857	\$9,772
060-090-000-275-10	1201 S STATE RD	09/01/23	\$510,000	WD	03-ARM'S LENGTH			\$260,000	\$78,200	30.08	\$267,857	\$52,772
TIME BETWEEN SALES:		30months and 31DAYS										
-0.072727273	PER MONTH INCREASE	-0.003636364		PER YEAR % INCREASE:		-4.36						
060-050-000-065-00	359 LYNN AVE	10/23/19	\$152,000	PTA	03-ARM'S LENGTH			\$550,000	\$257,800	46.87	\$626,633	\$236,732
060-050-000-065-00	359 LYNN AVE	06/24/21	\$180,000	PTA	03-ARM'S LENGTH			\$510,000	\$287,200	56.31	\$626,633	\$196,732
TIME BETWEEN SALES:		20months and 23DAYS										

\$73,266	244.2	383.5	1.44	1.44	\$235	\$39,860	\$0.92	163.67	4050 0663/3530	4050 - IO	11/10/2022 401
\$73,266	244.2	383.5	1.44	1.44	\$562	\$95,307	\$2.19	163.67	4050 0677/0751	4050 - IO	11/10/2022 401
\$12,118	86.6	248.5	0.39	0.39	\$320	\$70,211	\$1.61	69.00	4050 0669/3810	4050 - IO	11/11/2022 401
\$12,118	86.6	248.5	0.39	0.39	\$782	\$171,734	\$3.94	69.00	4050 0678/5244	4050 - IO	11/11/2022 401
\$28,528	0.0	0.0	2.28	2.28	#DIV/0!	(\$27,406)	(\$0.63)	0.00	5000 0659/8304		6/15/2020 401
\$28,528	0.0	0.0	2.28	2.28	#DIV/0!	\$3,252	\$0.07	0.00	5000 0673/4614		6/15/2020 401
\$23,660	0.0	0.0	1.73	1.73	#DIV/0!	(\$1,074)	(\$0.02)	0.00	5000 0657/9785		7/18/2020 401
\$23,660	0.0	0.0	1.73	1.73	#DIV/0!	\$22,309	\$0.51	0.00	5000 0671/7083		7/18/2020 401
\$1,101,796	3,046.7		92.40	92.40							
Average		Average		Average							
per FF=>	\$255	per Net Acre=>	8,393.80	per SqFt=>	\$0.19						
\$21,963	0.0	0.0	1.50	1.50	#DIV/0!	\$12,000	\$0.28	0.00	1000 0665/6578	1000 - AC	11/13/2021 401
\$21,963	0.0	0.0	1.50	1.50	#DIV/0!	\$77,514	\$1.78	0.00	4000 0678/3783	4000 - RE	11/13/2021 401
\$10,037	71.7	167.0	0.26	0.26	(\$674)	(\$188,121)	(\$4.32)	67.00	4050 0674/1193	4050 - IO	5/6/2024 401
\$10,037	71.7	167.0	0.26	0.26	\$532	\$148,455	\$3.41	67.00	4050 0678/4078	4050 - IO	5/6/2024 401
\$60,629	202.1	197.0	0.80	0.80	\$48	\$12,215	\$0.28	176.79	4060 0664/1105	4060 - H	1/23/2024 401
\$60,629	202.1	197.0	0.80	0.80	\$261	\$65,965	\$1.51	176.79	4060 0668/6697	4060 - H	1/23/2024 401
\$313,365	0.0	0.0	2.63	2.63	#DIV/0!	\$90,012	\$2.07	0.00	2000 0664/1229	2000 - C	1/9/2025 201
\$313,365	0.0	0.0	2.63	2.63	#DIV/0!	\$74,803	\$1.72	0.00	2000 0676/1918	2000 - C	1/9/2025 201

0.184210526 PER MONTH INCREASE					0.009210526	PER YEAR % INCREASE:	11.05
COMMERCIAL PROPERTIES							
060-031-000-095-10	92 BELLEVUE DR	09/18/20	\$288,000	WD	03-ARM'S LENGTH		
060-031-000-095-10	92 BELLEVUE DR	02/04/22	\$305,000	WD		03-ARM'S LENGTH	
TIME BETWEEN SALES:		16months and 30DAYS					
0.059027778	PER MONTH INCREASE	0.002951389	PER YEAR % INCREASE:		3.54		
060-031-000-045-20	2331 S STATE RD	07/03/19	\$1,275,000	PTA	03-ARM'S LENGTH		
060-031-000-045-20	2331 S STATE RD	12/29/21	\$1,825,000	WD	03-ARM'S LENGTH		
TIME BETWEEN SALES:		29months and 27DAYS					
0.431372549	PER MONTH INCREASE	0.021568627	PER YEAR % INCREASE:		25.88		
060-005-000-040-10	1368 NICKLEPLATE RD	05/14/19	\$202,000	PTA	03-ARM'S LENGTH		
060-005-000-040-10	1368 NICKLEPLATE RD	05/14/21	\$276,000	WD	03-ARM'S LENGTH		
TIME BETWEEN SALES:		24months and 12DAYS					
0.366336634	PER MONTH INCREASE	0.015264026	PER YEAR % INCREASE:		18.32		
060-005-000-090-10	1556 E PARMETER RD	06/14/19	\$135,000	PTA	03-ARM'S LENGTH		
060-005-000-090-10	1556 E PARMETER RD	11/22/21	\$200,000	WD	03-ARM'S LENGTH		
TIME BETWEEN SALES:		29months and 21DAYS					
0.481481481	PER MONTH INCREASE	0.01660281	PER YEAR % INCREASE:		19.92		
060-005-000-090-10	1556 E PARMETER RD	06/14/19	\$135,000	PTA	03-ARM'S LENGTH		
060-005-000-090-10	1556 E PARMETER RD	11/22/21	\$200,000	WD	03-ARM'S LENGTH		
TIME BETWEEN SALES:		29months and 21DAYS					
060-028-000-060-32	2774 CROEL RD	05/24/19	\$135,000	WD	03-ARM'S LENGTH		
060-028-000-060-32	2774 CROEL RD	12/01/20	\$155,000	WD	03-ARM'S LENGTH		
TIME BETWEEN SALES:		18months and 30DAYS					
0.148148148	PER MONTH INCREASE	0.008230453	PER YEAR % INCREASE:		9.88		
060-008-000-045-01	1584 JEFFERSON RD	03/13/20	\$220,000	WD	03-ARM'S LENGTH		
060-008-000-045-01	1584 JEFFERSON RD	09/14/21	\$255,000	WD	03-ARM'S LENGTH		
TIME BETWEEN SALES:		18months and 13DAYS					
0.159090909	PER MONTH INCREASE	0.008838384	PER YEAR % INCREASE:		10.61		
060-007-000-100-20	254 OWEN RD	06/12/20	\$294,900	WD	03-ARM'S LENGTH		
060-007-000-100-20	254 OWEN RD	04/26/21	\$310,000	WD	03-ARM'S LENGTH		
TIME BETWEEN SALES:		10months and 25DAYS					
0.051203798	PER MONTH INCREASE	0.00512038	PER YEAR % INCREASE:		6.14		

\$152,000	\$47,000	30.92	\$160,429	\$6,288
\$180,000	\$72,100	40.06	\$160,429	\$34,288
\$288,000	\$75,900	26.35	\$371,758	(\$62,345)
\$305,000	\$144,000	47.21	\$371,758	(\$45,345)
\$1,275,000	\$362,800	28.45	\$1,504,454	\$73,566
\$1,825,000	\$352,600	19.32	\$1,504,454	\$623,566

\$202,000	\$86,900	43.02	\$270,001	(\$41,449)
\$276,000	\$101,100	36.63	\$270,001	\$32,511
\$135,000	\$59,000	43.70	\$171,346	\$1,604
\$200,000	\$65,900	32.95	\$171,346	\$66,604
\$135,000	\$59,000	43.70	\$171,346	\$1,604
\$200,000	\$65,900	32.95	\$171,346	\$66,604
\$135,000	\$52,600	38.96	\$137,209	\$15,504
\$155,000	\$55,500	35.81	\$137,209	\$35,504

\$294,900	\$157,200	53.31	\$337,105	(\$13,677)
\$310,000	\$153,900	49.65	\$337,105	\$1,473

\$14,717	91.4	120.0	0.27	0.27	\$69	\$23,375	\$0.54	97.50	4020 0656/8106	4020 - Ef	2/8/2021 401
\$14,717	91.4	120.0	0.27	0.27	\$375	\$127,465	\$2.93	97.50	4020	4020 - Ef	2/8/2021 401
\$21,413	174.5	213.0	0.93	0.80	(\$357)	(\$66,822)	(\$1.53)	142.00	2000 0662/1787	2000 - Cc	12/4/2020 201
\$21,413	174.5	213.0	0.93	0.80	(\$760)	(\$48,601)	(\$1.12)	142.00	2000 0669/8188	2000 - Cc	12/4/2020 201
\$303,020	412.8	476.0	2.72	2.72	\$178	\$27,096	\$0.62	224.65	2000	2000 - Cc	1/9/2025 201
\$303,020	412.8	476.0	2.72	2.72	\$1,511	\$229,674	\$5.27	224.65	2000 0668/1978	2000 - Cc	1/9/2025 201
\$26,512	0.0	0.0	2.53	2.53	#DIV/0!	(\$16,399)	(\$0.38)	0.00	4000 0654/5963	4000 - RE	9/3/2020 401
\$26,512	0.0	0.0	2.53	2.53	#DIV/0!	\$12,850	\$0.29	0.00	4000 0666/0298	4000 - RE	9/3/2020 401
\$37,950	0.0	0.0	3.47	3.47	#DIV/0!	\$462	\$0.01	0.00	4000 0654/8993	4000 - RE	12/12/2021 401
\$37,950	0.0	0.0	3.47	3.47	#DIV/0!	\$19,194	\$0.44	0.00	4000 0668/5844	4000 - RE	12/12/2021 401
\$37,950	0.0	0.0	3.47	3.47	#DIV/0!	\$462	\$0.01	0.00	4000 0654/8993	4000 - RE	12/12/2021 401
\$37,950	0.0	0.0	3.47	3.47	#DIV/0!	\$19,194	\$0.44	0.00	4000 0668/5844	4000 - RE	12/12/2021 401
\$17,713	156.8	240.0	0.75	0.75	\$99	\$20,617	\$0.47	120.15	4000 0654/7542	4000 - RE	8/16/2023 401
\$17,713	156.8	240.0	0.75	0.75	\$226	\$47,213	\$1.08	120.15	4000 0662/6835	4000 - RE	8/16/2023 401
\$28,578	0.0	0.0	1.74	1.74	#DIV/0!	(\$7,832)	(\$0.18)	0.00	4070 0660/2070	4070 - NI	12/30/2020 401
\$28,578	0.0	0.0	1.74	1.74	#DIV/0!	\$847	\$0.02	0.00	4070 0665/2275	4070 - NI	12/30/2020 401

2025 IONIA TOWNSHIP

AGRICULTURAL LAND SALES 4/1/22 -3/31/24

USED SALES INSIDE IONIA TOWNSHIP AND NEIGHBORING TOWNSHIPS TO GATHER ENOUGH DATA FOR A VACANT LAND STUDY WITHIN THE TOWNSHIP- ALLOCATED TO IONIA TOWNSHIP

Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	TIME ADJUSTMENT TO				PER MONTH				
					Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value
051-005-000-015-00	8/19/2022	\$450,000		672/1852	\$3,897	119.324	3.857	0.000	115.467	12.823	0.000	11.16%	\$41,226
051-005-000-020-00	11/30/2022	\$360,000		673/3643	\$6,258	60.000	2.475	0.000	57.525	3.500	0.000	6.08%	\$11,200
051-006-000-025-13	3/24/2023	\$289,362		674/4526	\$5,806	49.890	0.050	0.000	49.840	7.334	0.000	14.72%	\$23,469
060-005-000-025-13	10/25/2021	\$352,676		668/2805	\$5,319	67.027	0.728	0.000	66.299	10.850	0.000	16.37%	\$34,720
051-013-000-160-00	11/9/2022	\$798,050		673/1779	\$5,618	146.683	4.620	0.000	142.063	58.024	0.000	40.84%	\$185,677
051-019-000-040-20	2/20/2024	\$456,382		677/7639	\$6,339	73.313	0.419	0.901	71.993	12.500	0.000	17.36%	\$40,000
051-019-000-050-05	4/19/2022	\$385,000		670/7339	\$3,794	102.081	0.617	0.000	101.464	1.348	0.000	1.33%	\$4,314
070-012-000-040-00	9/14/2022	\$200,000		672/5285	\$3,320	63.300	2.175	0.885	60.240	44.360	0.000	73.64%	\$141,952
120-033-000-105-00	7/8/2022	\$300,000		671/6865	\$4,361	70.000	1.212	0.000	68.788	41.853	0.000	60.84%	\$133,930
060-010-000-030-14	5/10/2022	\$400,000		670/9967	\$5,914	67.662	0.025	0.000	67.637	4.635	2.840	11.05%	\$17,672
060-012-000-050-20	9/14/2022	\$178,000		672/4909	\$4,791	39.000	1.847	0.000	37.153	8.535	3.641	32.77%	\$30,953
060-021-000-050-00	4/29/2022	\$120,000		670/9495	\$3,991	30.070	0.000	0.000	30.070	9.670	0.000	32.16%	\$30,944
030-036-000-025-02	6/17/2022	\$440,046		673/5054	\$5,923	75.681	0.659	0.729	74.293	2.416	0.000	3.25%	\$7,731
030-034-000-040-01	5/13/2022	\$300,000		671/0944	\$5,840	54.022	2.654	0.000	51.368	4.420	0.000	8.60%	\$14,144
060-036-000-020-20	5/18/2022	\$476,080		671/1900	\$4,907	98.018	1.003	0.000	97.015	23.648	0.000	24.38%	\$75,674
080-029-000-020-01	6/1/2023	\$340,000		675/0538	\$6,438	54.315	1.504	0.000	52.811	6.814	0.000	12.90%	\$21,805
130-030-000-020-01	1/27/2023	\$400,000		673/8986	\$4,641	86.250	0.058	0.000	86.192	32.670	4.530	43.16%	\$109,074
					\$5,072	1230.218							
					\$6,245,596								

SCRUB:

Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted	ROW	Drain	Residual	Other Acre	Type	Other Acre	Building	Scrub Acre
					Price per Acre			Acre	Value		Value	Value	Value
011-027-000-020-38	11/17/2022	\$190,000		673/2573	\$3,830	0.000	0.000	49.610	0.000	\$0	\$0	\$0	49.610
020-006-000-035-02	5/11/2022	\$122,500		671/0257	\$2,621	0.791	0.000	46.739	0.000	0	\$0	\$0	46.739
96.349													

WET:

Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted	ROW	Drain	Residual	Wet Acre	Other Acre	Type	Other Acre	Building
					Price per Acre			Acre	Value	Value	Tillable	Value	Value
150-006-000-040-00	6/25/2021	\$75,000		667/2414	\$1,469.58	1.675	0	51.035	51.035	8.02	Tillable	25506	0
060-005-000-005-10	8/16/2021	\$141,000		666/9030	\$3,109.36	0	0	45.347	23.7	21.647	Tillable	114729	0
74.735													

CONCLUSION:

Rate Table

Description: AGRICULTURAL

Description	Rate
BLDG SITE	5,700.00
AG LAND 1	5,700.00
AG LAND 2	5,700.00
AG LAND 3	5,700.00
AG LAND 4	5,700.00
AG LAND 5	5,700.00
AG LAND 6	5,700.00
AG LAND 7	5,700.00
AG LAND 8	5,700.00
RIVER	3,200.00
POND/STREAM	3,200.00
WOODS	5,700.00
BRUSH/PASTURE	3,200.00
SWAMP/DITCH	3,200.00
ROAD	0.00
	0.00

USED:	2022	2023	2024	2025	avg chng
site	24,150	24,150	21,000	5,700	-73%
1	5,300	5,600	5,700	5,700	0%
2	5,200	5,500	5,600	5,700	2%
3	5,100	5,400	5,500	5,700	4%
4	5,000	5,300	5,400	5,700	6%
5	4,900	5,200	5,300	5,700	8%
6	4,800	5,100	5,200	5,700	8%
7	4,700	5,000	5,100	5,700	19%
8	4,600	4,900	5,000	5,700	24%
AVG	4,875	5,175	5,275	5,700	8%
Pond	4,100	4,100	4,400	3,200	-27%
River	5,300	5,300	4,400	3,200	-27%
Woods	4,100	4,100	4,400	5,700	30%
Brush	4,100	4,100	4,400	3,200	-27%
Pasture	4,100	4,100	4,400	3,200	-27%
Swamp	3,200	3,200	2,900	3,200	10%
Ditch	3,200	3,200	2,900	3,200	10%
Road	0	0	0	0	0

Scrub		\$3,200	Wet Acre	\$1,000						
Tillable Acre	NON TILL	Building Value	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Tillable Price Per Acre	Non-Till Per Acre	Combirtn of All Ag Land
102.584	12.883	\$0	\$408,774	0	0	0	408,774	\$3,985	\$3,200	\$3,897
54.025	3.500	\$0	\$348,800	0	0	0	348,800	\$6,456	\$3,200	\$6,258
42.506	7.334	\$0	\$265,893	0	0	0	265,893	\$6,255	\$3,200	\$5,806
55.449	10.850	\$0	\$317,956	0	0	0	317,956	\$5,734	\$3,200	\$5,319
84.039	58.024	\$0	\$612,373	0	0	0	612,373	\$7,287	\$3,200	\$5,618
59.493	12.500	\$0	\$416,382	0	0	0	416,382	\$6,999	\$3,200	\$6,339
100.116	1.348	\$0	\$380,686	0	0	0	380,686	\$3,802	\$3,200	\$3,794
15.880	44.360	\$0	\$58,048	0	0	0	58,048	\$3,655	\$3,200	\$3,320
26.935	41.853	\$0	\$166,070	0	0	0	166,070	\$6,166	\$3,200	\$4,361
60.162	7.475	\$0	\$382,328	0	0	0	382,328	\$6,355	\$2,364	\$5,914
24.977	12.176	\$0	\$147,047	0	0	0	147,047	\$5,887	\$2,542	\$4,791
20.400	9.670	\$0	\$89,056	0	0	0	89,056	\$4,365	\$3,200	\$3,991
71.877	2.416	\$0	\$432,315	0	0	0	432,315	\$6,015	\$3,200	\$5,923
46.948	4.420	\$6,535	\$279,321	0	0	0	279,321	\$5,950	\$3,200	\$5,840
73.367	23.648	\$0	\$400,406	0	0	0	400,406	\$5,458	\$3,200	\$4,907
45.997	6.814	\$0	\$318,195	0	0	0	318,195	\$6,918	\$3,200	\$6,438
48.992	37.200	\$0	\$290,926	0	0	0	290,926	\$5,938	\$2,932	\$4,641
933.747	296.471	\$6,535					5,314,578	\$5,692	\$3,200	\$5,077
									USE \$5700/AC TILLABLE/WOODS - ALL OTHER = \$3200/ACRE- MODE USED	

USE \$5700/AC TILLABLE/WOODS - ALL OTHER = \$3200/ACRE- MODE USED

Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Scrub Price Per Acre	Comments
190,000	0	0	0.00	\$190,000	\$3,830	
122,500	0	0	0.00	\$122,500	\$2,621	
\$312,500				\$312,500	\$3,243	

Sold w: 020-006-000-030-02, 020-006-000-030-01, 020-006-000-035-03

Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Wet Price Per Acre	Comments
49,494	0	0	0	\$49,494	\$970	
26,271	0	0	0	\$26,271	\$1,108	
75,765.000				\$75,765	\$1,014	

market increase

Comments

Sold w: 051-005-000-010-00

Sold w: 051-014-000-015-00, 051-012-000-110-10, 051-012-000-110-20 sold bldg site after sale

N/V Bldg

Sold w: 070-012-000-045-00

USE 5700/AC TILLABLE/WOODS - ALL OTHER = 3200/ACRE MODE USED

2025 IONIA TOWNSHIP

COMMERCIAL LAND-PRIME /MAIN/RURAL AREAS LAND ANALYSIS -STUDY PERIOD 4/1/22-3/31/24

INDUSTRIAL LAND STUDY 4/1/22 - 3/31/24

PRIME LAND STUDY- ALONG M66 - to gather enough sales data, commercial sales within Ionia Township and along other PRIME commercial areas within the county were studied inside and outside the study period -with a time analysis calculated values allocated to Ionia Township

TIME ADJUSTMENT CALCULATED TO BRING TO STUDY PERIOD

Valuation M ⁱ	Parcel Number	Address	Sale Date	Sale Price	Conf.	Libers/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Value	Imprvmts	Land Residual
Vacant	34-011-001-000-085-12	M-66	9/14/2005	\$595,000	n	591/7047	4.461	194,321	335	0	0	0	\$595,000
Vacant	34-011-001-000-085-42	M-66	11/4/2005	\$485,000	n	592/9829	1.870	81,457	323	0	0	0	\$485,000
Vacant	34-060-140-000-005-10	M-66	9/8/2006	\$300,000	n	598/8270	1.446	62,988	300	0	0	0	\$300,000
Abstraction	34-060-006-000-095-00	2260 M-66	10/16/2013	\$200,000	n	631/8714	1.214	52,882	235	11,750	33808	0	\$166,192
Allocation	34-060-006-000-095-00	2260 M-66	10/16/2013	\$200,000	n	631/8714	1.214	52,882	235	11,750	33808	0	\$80,860
Allocation	34-401-250-000-335-10	1525 W. Stat	2/7/2014	\$297,000	n	632/9262	0.504	21,944	249	0	0	0	\$120,077
Abstraction	34-401-250-000-350-00	1439 W. Stat	6/5/2014	\$80,000	n	634/1902	1.707	74,357	122	4,010	51893	0	\$28,107
Allocation	34-401-250-000-350-00	1439 W. Stat	6/5/2014	\$80,000	n	634/1902	1.707	74,357	122	4,010	0	0	\$32,344
Abstraction	34-300-110-000-070-00	1320 E. Gran	7/9/2014	\$364,600	n	634/5648	0.641	27,922	275	0	228195	0	\$136,405
Allocation	34-300-110-000-070-00	1320 E. Gran	7/9/2014	\$364,600	n	634/5648	0.641	27,922	275	0	0	0	\$147,408
Abstraction	34-204-190-000-005-00	340 Lovel St	12/30/2014	\$248,651	n	636/3324	0.572	24,916	132	0	140849	0	\$107,802
Allocation	34-204-190-000-005-00	340 Lovel St	12/30/2014	\$248,651	n	636/3324	0.572	24,916	132	0	0	0	\$100,530
Vacant	34-010-036-000-160-70	M-66	5/14/2015	\$450,000	n	637/8662	1.971	85,857	255	7,623	0	0	\$450,000
Abstraction	34-110-006-000-040-02	3669 S State	2/3/2016	\$3,000,000	n	640/6775	8.390	365,468	500	25,000	1526059	0	\$1,473,941
Allocation	34-110-006-000-040-02	3669 S State	2/3/2016	\$3,000,000	n	640/6775	8.390	365,468	500	25,000	1526059	0	\$1,212,900
Abstraction	34-201-030-000-045-17	431 Swartz C	8/3/2016	\$650,418	n	642/8611	0.991	43,168	198	0	572709	0	\$77,709
Allocation	34-201-030-000-045-17	431 Swartz C	8/3/2016	\$650,418	n	642/8611	0.991	43,168	198	0	0	0	\$262,964
Abstraction	34-204-600-000-405-00	643 Crawford	2/23/2017	\$718,248	n	645/1404	3.410	148,540	184	1,307	520238	0	\$198,010
Allocation	34-204-600-000-405-00	643 Crawford	2/23/2017	\$718,248	n	645/1404	3.410	148,540	184	1,307	0	0	\$290,388
Vacant	34-060-140-000-020-00	2731 State R	10/30/2017	\$320,000	n	648/0772	1.446	62,988	300	0	0	0	\$320,000
Abstraction	34-401-250-000-350-10	1437 W State	12/19/2017	\$150,000	n	648/7021	0.273	11,892	125	0	113419	0	\$36,581
Allocation	34-401-250-000-350-10	1437 W State	12/19/2017	\$150,000	n	648/7021	0.273	11,892	125	0	0	0	\$60,645
Abstraction	34-060-031-000-045-11	2541 S State	5/30/2018	\$1,293,750	n	650/5240	3.760	163,786	522	25,962	803414	0	\$490,336
Abstraction	34-401-250-000-365-00	1331 W State	12/5/2018	\$338,000	n	652/9992	16.460	716,998	151	0	129314	0	\$208,686
Abstraction	34-300-110-000-050-00	1328 E Gran	3/14/2019	\$535,000	n	653/8847	0.630	27,443	225	0	298263	0	\$236,737
Allocation	34-300-110-000-050-00	1328 E Gran	3/14/2019	\$535,000	n	653/8847	0.630	27,443	225	0	0	0	\$216,301
Abstraction	34-401-250-000-365-00	1331 W State	12/9/2019	\$610,000	n	657/4058	16.460	716,998	151	0	226879	0	\$383,121
Allocation	34-401-250-000-365-00	1331 W State	12/9/2019	\$610,000	n	657/4058	16.460	716,998	151	0	0	0	\$246,623
Allocation	34-010-036-000-170-21	2598 S State	6/24/2020	\$650,000	n	660/1614	2.198	95,745	295	18,644	0	0	\$650,000
Vacant	34-060-031-000-140-01	2983 S State	8/26/2021	\$105,000	n	667/7365	1.000	43,560	120	7,928	0	0	\$105,000
Abstraction	34-060-031-000-045-20	2331 S State	12/29/2021	\$1,825,000	n	669/1978	2.715	118,265	223	11,326	1228290	0	\$596,710
Allocation	34-060-031-000-045-20	2331 S State	12/29/2021	\$1,825,000	n	669/1978	2.715	118,265	223	11,326	1228290	0	\$737,848

Indicated LB Ratio	Resid Acres	Resid Sq Ft	Unadj \$/acre	Unadj \$/Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale
N/A	4.461	194,321	\$133,378	\$3.06	211	33.08%	\$791,804	\$177,495	\$4.07	\$2,363.60	
N/A	1.870	81,457	\$259,358	\$5.95	209	32.76%	\$643,900	\$344,331	\$7.90	\$1,993.19	
N/A	1.446	62,988	\$207,469	\$4.76	199	31.20%	\$393,586	\$272,189	\$6.25	\$1,311.95	
0.8310	0.944	41,132	\$176,051	\$4.04	114	17.87%	\$195,892	\$207,512	\$4.76	\$833.58	
0.4043	0.944	41,132	\$85,657	\$1.97	114	17.87%	\$95,310	\$100,964	\$2.32	\$405.58	
0.4043	0.504	21,944	\$238,248	\$5.47	110	17.24%	\$140,783	\$279,331	\$6.42	\$564.58	
0.3513	1.615	70,347	\$17,404	\$0.40	106	16.62%	\$32,777	\$20,296	\$0.47	\$269.77	
0.4043	1.615	70,347	\$20,027	\$0.46	106	16.62%	\$37,718	\$23,355	\$0.54	\$310.44	
0.3741	0.641	27,922	\$212,800	\$4.89	105	16.46%	\$158,857	\$247,827	\$5.69	\$577.66	
0.4043	0.641	27,922	\$229,965	\$5.28	105	16.46%	\$171,671	\$267,817	\$6.15	\$624.26	
0.4335	0.572	24,916	\$188,465	\$4.33	99	15.52%	\$124,532	\$217,713	\$5.00	\$943.42	
0.4043	0.572	24,916	\$175,751	\$4.03	99	15.52%	\$116,131	\$203,026	\$4.66	\$879.78	
N/A	1.796	78,234	\$250,557	\$5.75	95	14.89%	\$517,015	\$287,870	\$6.61	\$2,027.51	
0.4913	7.816	340,468	\$188,580	\$4.33	86	13.48%	\$1,672,648	\$214,003	\$4.91	\$3,345.30	
0.4043	7.816	340,468	\$155,182	\$3.56	86	13.48%	\$1,376,415	\$176,102	\$4.04	\$2,752.83	
0.1195	0.991	43,168	\$78,415	\$1.80	80	12.54%	\$87,454	\$88,249	\$2.03	\$441.69	
0.4043	0.991	43,168	\$265,352	\$6.09	80	12.54%	\$295,942	\$298,629	\$6.86	\$1,494.66	
0.2757	3.380	147,233	\$58,583	\$1.34	73	11.44%	\$220,669	\$65,287	\$1.50	\$1,201.44	
0.4043	3.380	147,233	\$85,914	\$1.97	73	11.44%	\$323,618	\$95,745	\$2.20	\$1,761.95	
N/A	1.446	62,988	\$221,300	\$5.08	65	10.19%	\$352,606	\$243,849	\$5.60	\$1,175.35	34-060-140-000-025-00
0.2439	0.273	11,892	\$133,996	\$3.08	63	9.88%	\$40,194	\$147,230	\$3.38	\$321.55	
0.4043	0.273	11,892	\$222,143	\$5.10	63	9.88%	\$66,634	\$244,081	\$5.60	\$533.07	
0.3790	3.164	137,824	\$154,973	\$3.56	58	9.09%	\$534,918	\$169,064	\$3.88	\$1,024.59	34-060-031-000-045-11
0.6174	16.460	716,998	\$12,678	\$0.29	52	8.15%	\$225,697	\$13,712	\$0.31	\$1,494.68	
0.4425	0.630	27,443	\$375,773	\$8.63	49	7.68%	\$254,921	\$404,637	\$9.29	\$1,132.98	
0.4043	0.630	27,443	\$343,334	\$7.88	49	7.68%	\$232,915	\$369,706	\$8.49	\$1,035.18	
0.6281	16.460	716,998	\$23,276	\$0.53	40	6.27%	\$407,144	\$24,735	\$0.57	\$2,696.32	
0.4043	16.460	716,998	\$14,983	\$0.34	40	6.27%	\$262,087	\$15,923	\$0.37	\$1,735.68	
N/A	1.770	77,101	\$367,232	\$8.43	33	5.17%	\$683,625	\$386,229	\$8.87	\$2,317.37	
N/A	0.818	35,632	\$128,362	\$2.95	19	2.98%	\$108,127	\$132,185	\$3.03	\$901.06	
0.3270	2.455	106,940	\$243,059	\$5.58	15	2.35%	\$610,741	\$248,774	\$5.71	\$2,741.21	
0.4043	2.455	106,940	\$300,549	\$6.90	15	2.35%	\$755,197	\$307,616	\$7.06	\$3,389.57	

Abstraction	34-401-250-000-335-10	1525 W State	10/7/2022	\$330,000	n	672/8330	0.504	21,954	249	0	179757	\$150,243
Allocation	34-401-250-000-335-10	1525 W State	10/7/2022	\$330,000	n	672/8330	0.504	21,954	249	0	0	\$133,419
Vacant	34-060-031-000-115-26	2615 S State	10/14/2022	\$325,000	n	672/8795	1.558	67,866	203	10,149	0	\$325,000

USED \$1353 PRIME FF RATE

IONIA TOWNSHIP

COMMERCIAL MAIN= AREAS NEAR IONIA CITY - FRONT FOOT

Used sales of like-property in neighboring townships to gather data for commercial study.

Valuation M	Parcel Number	Address	Sale Date	Sale Price	Conf.	Libers/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmts Value	Land Residual
Abstraction	300-050-000-285-00	131 Kent St	5/5/2022	\$149,900	n	671/1489	0.040	1,742	25	0	142260	\$7,640
Vacant	140-032-000-030-54	E Grand River	7/6/2022	\$215,000	n	671/7243	4.602	200,463	365	0	0	\$215,000
Abstraction	403-180-000-630-00	135 N Bridge	7/18/2022	\$300,000	n	671/8056	0.681	29,664	123	0	268991	\$31,009
Allocation	403-180-000-630-00	135 N Bridge	7/18/2022	\$300,000	n	671/8056	0.681	29,664	123	0	0	\$25,650
Vacant	401-210-000-055-00	315 Leonard	12/2/2022	\$18,000	n	673/4043	0.200	8,712	66	0	0	\$18,000
Abstraction	300-050-000-275-01	115 Kent St	12/8/2022	\$150,000	n	673/5628	0.044	1,917	20	0	144816	\$5,184
Abstraction	300-050-000-245-00	160 Kents St	12/22/2022	\$160,000	n	673/8720	0.052	2,265	25	0	150441	\$9,559
Allocation	201-050-000-225-00	324 W Main	3/10/2023	\$157,800	n	674/3963	0.053	2,309	37	0	0	\$13,492
Vacant	300-035-000-005-00	Cutler Rd Vac	4/12/2023	\$1,800,000	n	674/6543	145.274	6,328,135	4,459	26,746	0	\$1,800,000
Abstraction	201-170-000-045-00	423 W Main	7/28/2023	\$209,875	n	675/8093	0.106	4,617	35	0	186507	\$23,368
Allocation	201-170-000-045-00	423 W Main	7/28/2023	\$209,875	n	675/8093	0.106	4,617	35	0	0	\$17,944
Allocation	401-040-000-255-00	1407 W Ellis	8/24/2023	\$650,000	n	676/0568	3.004	130,854	198	6,534	0	\$55,575

USED \$374/FF for properties along MAIN roads near Ionia City.

NO TIME ADJUSTMENT NECESSARY - ALL SALES FELL WITHIN STUDY TIME PERIOD

IONIA TOWNSHIP

COMMERCIAL/INDUSTRIAL RURAL= NOT PRIME OR MAIN AREAS OF TOWNSHIP

RURAL TOWNSHIP LAND/OFF-MAIN STREETS LAND- commercial sales in neighboring townships within the county were studied to allocate to Ionia Township's values.

Valuation Met		Parcel Number	Address	Sale Price	Conf.	Ubrs/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmts Value	Land Residual
Abstraction		082-050-000-075-00	184 W Superior	4/6/2022	n	670/5804	0.092	4,008	50	0	178505	\$11,495
Vacant		080-033-000-040-10	Peckins Rd	5/24/2022	n	671/1768	42.400	1,846,944	839	26,789	0	\$167,000
Abstraction		130-021-000-160-10	5043 N Whites	8/1/2022	n	672/0626	1.116	48,613	147	4,835	340067	\$59,933
Allocation		130-021-000-160-10	5043 N Whites	8/1/2022	n	672/0626	1.116	48,613	147	4,835	0	\$56,120
Abstraction		031-080-000-070-00	186 S First St	10/13/2022	n	672/9344	5.350	233,046	265	0	388322	\$61,678
Allocation		031-080-000-070-00	186 S First St	10/13/2022	n	672/9344	5.350	233,046	265	0	0	\$63,135
Abstraction		140-029-000-070-04	7736 Ionia Rd	11/1/2022	n	673/1601	1.997	86,989	300	9,888	599547	\$36,153
Allocation		140-029-000-070-04	7736 Ionia Rd	11/1/2022	n	673/1601	1.997	86,989	300	9,888	0	\$89,189

0.4553	0.504	21,954	\$298,101	\$6.84	6	0.00%	\$150,243	\$298,101	\$6.84	\$602.51
0.4043	0.504	21,954	\$264,720	\$6.08	6	0.00%	\$133,419	\$264,720	\$6.08	\$535.05
N/A	1.325	57,717	\$245,283	\$5.63	6	0.00%	\$325,000	\$245,283	\$5.63	\$1,603.83
										\$1,352.66

Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/acre	Unadjust \$/Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Other Parcels in	
										Adjust \$ Per Front Ft	Sale Comments
0.0510	0.040	1,742	\$191,000	\$4.38	11	0.00%	\$7,640	\$191,000	\$4.38	\$303.17	Sold w: 140-032-000-030-5
N/A	4.602	200,463	\$46,719	\$1.07	9	0.00%	\$215,000	\$46,719	\$1.07	\$589.04	
0.1034	0.681	29,664	\$45,535	\$1.05	8	0.00%	\$31,009	\$45,535	\$1.05	\$252.11	
0.0855	0.681	29,664	\$37,665	\$0.86	8	0.00%	\$25,650	\$37,665	\$0.86	\$208.54	
N/A	0.200	8,712	\$90,000	\$2.07	4	0.00%	\$18,000	\$90,000	\$2.07	\$272.73	
0.0346	0.044	1,917	\$117,818	\$2.70	4	0.00%	\$5,184	\$117,818	\$2.70	\$259.20	Sold w: 201-050-000-220-0 Sold w: 300-034-000-005-0
0.0597	0.052	2,265	\$183,827	\$4.22	3	0.00%	\$9,559	\$183,827	\$4.22	\$382.36	
0.0855	0.053	2,309	\$254,564	\$5.84	1	0.00%	\$13,492	\$254,564	\$5.84	\$363.37	
N/A	144.660	6,301,390	\$12,443	\$0.29	0	0.00%	\$1,800,000	\$12,443	\$0.29	\$403.65	
0.1113	0.106	4,617	\$220,453	\$5.06	-4	0.00%	\$23,368	\$220,453	\$5.06	\$667.66	
0.0855	0.106	4,617	\$169,286	\$3.89	-4	0.00%	\$17,944	\$169,286	\$3.89	\$512.69	
0.0855	2.854	124,320	\$19,473	\$0.45	-5	0.00%	\$55,575	\$19,473	\$0.45	\$280.33	
										\$374.57	

Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/acre	Unadjust \$/Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Other Parcels	
										Adjust \$ Per Front Ft	In Sale Comments
0.0605	0.092	4,008	\$124,946	\$2.87	12	0.00%	\$11,495	\$124,946	\$2.87	\$229.90	
N/A	41.785	1,820,155	\$3,997	\$0.09	10	0.00%	\$167,000	\$3,997	\$0.09	\$199.09	
0.1498	1.005	43,778	\$59,635	\$1.37	8	0.00%	\$59,933	\$59,635	\$1.37	\$407.64	
0.1403	1.005	43,778	\$55,841	\$1.28	8	0.00%	\$56,120	\$55,841	\$1.28	\$381.71	
0.1371	5.350	233,046	\$11,529	\$0.26	6	0.00%	\$61,678	\$11,529	\$0.26	\$232.75	
0.1403	5.350	233,046	\$11,801	\$0.27	6	0.00%	\$63,135	\$11,801	\$0.27	\$238.25	
0.0569	1.770	77,101	\$20,425	\$0.47	5	0.00%	\$36,153	\$20,425	\$0.47	\$120.51	
0.1403	1.770	77,101	\$50,389	\$1.16	5	0.00%	\$89,189	\$50,389	\$1.16	\$297.30	

Abstraction	110-007-000-080-20	4963 S State Rr	12/13/2022	\$125,000	n	673/5169	4.170	181,645	568	18,744	5121	\$119,879
Abstraction	130-028-000-130-00	4997 N Whites	1/24/2023	\$69,900	n	673/8637	0.218	9,496	85	6,142	57708	\$12,692
Allocation	130-028-000-130-00	4997 N Whites	1/24/2023	\$69,900	n	673/8637	0.218	9,496	85	6,142	0	59,807
Abstraction	051-110-000-005-00	1009 W Lincoln	4/28/2023	\$160,000	n	674/7921	0.328	14,288	170	0	130504	\$29,496
Allocation	051-110-000-005-00	1009 W Lincoln	4/28/2023	\$160,000	n	674/7921	0.328	14,288	170	0	0	\$22,448
Abstraction	091-060-000-240-00	117 N Washing	7/14/2023	\$110,000	n	675/5866	0.110	4,792	48	0	99899	\$10,101
Allocation	091-060-000-240-00	117 N Washing	7/14/2023	\$110,000	n	675/5866	0.110	4,792	48	0	0	\$15,433
Vacant	101-051-000-095-00	Jordan Lake St	7/25/2023	\$32,000	n	675/7520	0.544	23,697	100	0	0	\$32,000
Abstraction	110-007-000-045-01	460 E David Hw	7/25/2023	\$400,000	n	675/6750	10.000	435,600	330	10,890	296632	\$103,368
Allocation	110-007-000-045-01	460 E David Hw	7/25/2023	\$400,000	n	675/6750	10.000	435,600	330	10,890	0	556,120
Allocation	031-080-000-010-00	122 S Main St	10/16/2023	\$75,000	n	676/6097	0.080	3,485	28	0	0	\$10,523
Allocation	031-050-000-090-00	125 W Cross St	2/1/2024	\$85,000	n	677/6348	0.188	8,189	83	0	0	\$11,926
Abstraction	011-033-000-020-00	3623 W Portlar	9/8/2023	\$635,000	n	676/2691	46.800	2,038,608	3,586	116,143	231634	\$403,366
Allocation	101-150-000-465-00	1211 Sherman	3/20/2024	\$300,000	n	678/1494	1.308	56,976	97	0	0	\$42,090

USED: \$247 / FF RURAL/OFF MAIN LAND

NO TIME ANALYSIS REQUIRED: ALL SALES WITHIN STUDY TIME PERIOD

TIME ADJUSTMENT DATA:

if sales fall within the study period - a time adjustment does not needed to be calculated

Pair Group	Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Residual Acre	Front ft	Imprvmts Value	Land Residual	Indicated LR Ratio	Unadjusted \$/acre	Unadjusted \$/sq ft	# of Days	# of Months	% Change	% per Month	% per Year
1	Allocation	34-300-110-000-070-1320	E. Grand River Ave	7/9/2014	\$364,800	0.641	275.00	\$0	\$147,408	0.4043	\$229,965	\$5.28	2,968	99	15.11%	0.15%	1.83%
	Allocation	34-401-250-000-331-1525	W State St	10/7/2022	\$330,000	0.504	249.36	\$0	\$133,419	0.4043	\$264,720	\$6.08					
2	Vacant	066-031-000-115-262625	S State Rd	10/14/2022	\$325,000	1.325	202.64	\$0	\$325,000	N/A	\$245,283	\$5.63	1,784	59	10.84%	0.18%	2.20%
	Vacant	34-060-140-000-020-2731	State Rd Iowa	10/30/2017	\$320,000	1.445	300.00	\$0	\$320,000	N/A	\$221,300	\$5.08					
3	Abstraction	300-110-000-070-011320	E Grand River Ave	10/27/2022	\$1,225,000	1.000	144.00	\$1,021,225	\$203,775	0.1663	\$203,775	\$4.68	3,251	108	15.75%	0.15%	1.75%
	Abstraction	34-060-000-000-052260	M-66	10/16/2013	\$200,000	0.944	235.00	\$33,808	\$166,192	0.8310	\$176,051	\$4.04					
4																	
5																	
6																	

Indicated % time adjustment per month: 0.16%

0.9590	3.740	162,901	\$32,053	\$0.74	4	0.00%	\$119,879	\$32,053	\$0.74	\$211.05	Vacant w/land improvements
0.1816	0.077	3,354	\$164,831	\$3.78	2	0.00%	\$12,692	\$164,831	\$3.78	\$149.32	
0.1403	0.077	3,354	\$127,363	\$2.92	2	0.00%	\$9,807	\$127,363	\$2.92	\$115.38	
0.1844	0.328	14,288	\$89,927	\$2.06	-1	0.00%	\$29,496	\$89,927	\$2.06	\$245.80	Sold w/051-110-000-010-00
0.1403	0.328	14,288	\$68,439	\$1.57	-1	0.00%	\$22,448	\$68,439	\$1.57	\$187.07	Sold w/051-110-000-010-00
0.0918	0.110	4,792	\$91,827	\$2.11	-3	0.00%	\$10,101	\$91,827	\$2.11	\$210.44	
0.1403	0.110	4,792	\$140,300	\$3.22	-3	0.00%	\$15,433	\$140,300	\$3.22	\$321.52	
N/A	0.544	23,697	\$58,824	\$1.35	-4	0.00%	\$32,000	\$58,824	\$1.35	\$320.00	
0.2584	9.750	424,710	\$10,602	\$0.24	-4	0.00%	\$103,368	\$10,602	\$0.24	\$313.24	
0.1403	9.750	424,710	\$5,756	\$0.13	-4	0.00%	\$56,120	\$5,756	\$0.13	\$170.06	
0.1403	0.080	3,485	\$131,531	\$3.02	-7	0.00%	\$10,523	\$131,531	\$3.02	\$382.64	
0.1403	0.188	8,189	\$63,434	\$1.46	-10	0.00%	\$11,926	\$63,434	\$1.46	\$144.55	
0.6352	44.134	1,922,465	\$9,140	\$0.21	-5	0.00%	\$403,366	\$9,140	\$0.21	\$112.49	Sold w/011-032-000-005-12
0.1403	1.308	56,976	\$32,179	\$0.74	-12	0.00%	\$42,090	\$32,179	\$0.74	\$433.92	
										\$246.57	

COMMERCIAL/INDUSTRIAL LAND CONCLUSION

CONCLUDED:

Due to limited sales in Ionia Township- sales of Commercial/Industrial parcels in neighboring townships in Ionia County were used to develop the Land Values in Ionia Township. Sales inside and outside Study Time period were utilized and adjusted to gather data.

com. prime

ACRES	2021	2022	2023	2024	2025	per acre	CHANGE %
1	154599	161875	161875	179610	194721	194721	8%
1.5	204645	205367	205367	221425	237799	158533	7%
2	248325	243142	243142	256873	274027	137014	7%
2.5	283080	277165	277165	288232	305887	122355	6%
3	309225	309225	309225	316675	334650	111550	6%
4	370230	365208	365208	367372	385633	96408	5%
5	457380	416312	416312	412221	430469	86094	4%
7	653310	507206	507206	490410	508124	72589	4%
10	958000	625316	625316	589546	605790	60579	3%
15	1394000	793324	793324	726798	739808	49321	2%
20	1829000	939247	939247	843151	852516	42626	1%
25	2265000	1070676	1070676	946083	951634	38065	1%
30	2831000	1191602	1191602	1039445	1041116	34704	0%
40	3702000	1410683	1410683	1205850	1199728	29993	-1%
50	4573000	1608195	1608195	1353060	1339216	26784	-1%
100	8928000	2415567	2415567	1935107	1884651	18847	-3%
						PRIME: 1353	
						MAIN: 374	
						RURAL/OFF MAIL: 247	

INDUSTRIAL LAND VALUE

No Industrial Class sales in Ionia Township. Twenty parcels in the Industrial Class.

used sales in neighboring townships to allocate value to Ionia Township- utility lines/acre updated to equalize w/county study.

	2021	2022	2023	2024	2025	MARKET
PER ACRE	4,700	4,700	4700	5,400	5,500	2%
UTILITY LINES/ACRE		4,600	4600	5400	5500	
USED RURAL SITE VALUE FOR INDUSTRIAL CLASSED PARCELS UNDER 1 ACRE: 30854/AC						

com AND ind rural

ACRES	2021	2022	2023	2024	2025	per acre	CHANGE %
1	39,425	39,425	39,425	28,802	30,854	30854	7%
15	43,320	43,320	43,320	35,656	38,139	25476	7%
2	47,310	47,310	47,310	41,487	44,330	22165	7%
25	51,205	51,205	51,205	46,659	49,816	19926	7%
3	55,100	55,100	55,100	51,360	54,798	18266	7%
4	59,090	59,090	59,090	59,759	63,693	15923	7%
5	63,080	63,080	63,080	67,209	71,575	14315	6%
7	67,070	67,070	67,070	80,235	85,342	12192	6%
10	70,965	70,965	70,965	96,809	102,838	10284	6%
15	98,515	98,515	98,515	119,847	127,123	8475	6%
20	126,065	126,065	126,065	139,446	147,757	7388	6%
25	149,720	149,720	149,720	156,830	166,041	6642	6%
30	173,375	173,375	173,375	173,375	182,649	6088	5%
40	197,030	197,030	197,030	200,861	212,295	5307	6%
50	220,685	220,685	220,685	225,901	238,567	4771	6%
100	441,370	441,370	441,370	325,393	342,770	3428	5%

2025 Values

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 1000.1000 - AGRICULTURAL, Last Edited: 01/22/2025

Rates for Rate Table 'AGRICULTURAL', (Acres)

BLDG SITE : 5,700
AG LAND 1 : 5,700
AG LAND 2 : 5,700
AG LAND 3 : 5,700
AG LAND 4 : 5,700
AG LAND 5 : 5,700
AG LAND 6 : 5,700
AG LAND 7 : 5,700
AG LAND 8 : 5,700
RIVER : 3,200
POND/STREAM : 3,200
WOODS : 5,700
BRUSH/PASTURE : 3,200
SWAMP/DITCH : 3,200
ROAD : 0

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 2000.2000 - COMMERCIAL, Last Edited: 01/23/2025

Frontages:

Frontage 'A': Description: 'OFF MAIN' ' FF Rate: 247
Standard Frontage: 0 Standard Depth : 141
Frontage 'B': Description: 'MAIN' ' FF Rate: 374
Standard Frontage: 0 Standard Depth : 141
Frontage 'C': Description: 'RURAL- RES AREA' ' FF Rate: 247
Standard Frontage: 0 Standard Depth : 141
Frontage 'D': Description: 'PRIME- M-66' ' FF Rate: 1353
Standard Frontage: 0 Standard Depth : 141

Values for Acreage Table 1: 'RURAL'

1 Acre: 30,854	3 Acre: 54,798	10 Acre: 102,838	30 Acre: 182,649
1.5 Acre: 38,139	4 Acre: 63,693	15 Acre: 127,123	40 Acre: 212,295
2 Acre: 44,330	5 Acre: 71,575	20 Acre: 147,757	50 Acre: 238,567
2.5 Acre: 49,816	7 Acre: 85,342	25 Acre: 166,041	100 Acre: 342,770

Values for Acreage Table 2: 'PRIME'

1 Acre: 194,721	3 Acre: 334,650	10 Acre: 605,790	30 Acre: 1,041,116
1.5 Acre: 237,799	4 Acre: 385,633	15 Acre: 739,808	40 Acre: 1,199,728
2 Acre: 274,027	5 Acre: 430,469	20 Acre: 852,516	50 Acre: 1,339,216
2.5 Acre: 305,887	7 Acre: 508,124	25 Acre: 951,634	100 Acre: 1,884,651

Rates for Rate Table 'ROAD', (Acres)

ROW : 0
COM MOBILE : 10,000,000
: 0
: 0
: 0
: 0
: 0
: 0
: 0

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 3000.3000 - INDUSTRIAL, Last Edited: 01/23/2025

Frontages:

Frontage 'A': Description: 'IND FF' ' FF Rate: 247
Standard Frontage: 0 Standard Depth : 141

Values for Acreage Table 1: 'USED FOR UNDER 1AC'

1 Acre: 30,854	3 Acre: 54,798	10 Acre: 102,838	30 Acre: 182,649
1.5 Acre: 38,139	4 Acre: 63,693	15 Acre: 127,123	40 Acre: 212,295
2 Acre: 44,330	5 Acre: 71,575	20 Acre: 147,757	50 Acre: 238,567
2.5 Acre: 49,816	7 Acre: 85,342	25 Acre: 166,041	100 Acre: 342,770

Rates for Rate Table 'IND ACREAGE', (Acres)

IND ACREAGE : 5,500
ROAD : 0
UTILITY : 5,500

Unit: 060 - IONIA TOWNSHIP

Values for Neighborhood 4000.4000 - RESIDENTIAL, Last Edited: 01/28/2025

Frontages:

Frontage 'A': Description: 'FRONT FOOT ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141
Frontage 'B': Description: 'FRONT FT- SUBS ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141
Frontage 'C': Description: 'GRAVEL ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141
Frontage 'D': Description: 'GRAVEL ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Values for Acreage Table 2: 'GRAVEL ACREAGE'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Rates for Rate Table 'RESIDENTIAL', (Acres)

RIGHT OF WAY : 0
< 1 ACRES : 27,900
: 0
: 0
: 0
: 0
: 0

Unit: 060 - IONIA TOWNSHIP

Values for Neighborhood 4010.4010 - M-21 & M-66, Last Edited: 01/28/2025

Frontages:

Frontage 'A': Description: 'PRIME FF ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141
Frontage 'B': Description: 'RES PAVED ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Values for Acreage Table 2: 'GRAVEL ACREAGE'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Rates for Rate Table 'RESIDENTIAL', (Acres)

ROW : 0
>1 ACRE : 27,900
: 0
: 0
: 0
: 0
: 0
: 0

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 4020.4020 - EAST IONIA SUBS (NORTH), Last Edited: 01/26/2025

Frontages:

Frontage 'A': Description: 'FRONT FOOT' ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141

Values for Acreage Table 1: 'RESIDENTIAL'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Values for Acreage Table 2: 'SITE VALUE > 1 AC'

1 Acre: 68,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 68,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 4030.4030 - EAST IONIA SUBS (SOUTH), Last Edited: 01/26/2025

Frontages:

Frontage 'A': Description: 'FRONT FOOT' ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Values for Acreage Table 2: 'SITE > 1 AC'

1 Acre: 63,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 63,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 4040.4040 - RIVERSIDE DR, Last Edited: 02/13/2025

Frontages:

Frontage 'A': Description: 'FRONT FOOT' ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141
Frontage 'B': Description: 'FRONT FOOT' ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141
Frontage 'C': Description: 'GRAVEL' ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141
Frontage 'D': Description: 'GRAVEL' ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 141

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Values for Acreage Table 2: 'ACREAGE'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Rates for Rate Table 'RESIDENTIAL', (Acres)

ROW : 0
<1 AC : 27,900

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 4050.4050 - IONIA SUBS- PVT DR, Last Edited: 02/06/2025

Frontages:

Frontage 'A':	Description: 'FF'	'	FF Rate: 158
	Standard Frontage: 0		Standard Depth : 141
Frontage 'B':	Description: 'FF'	'	FF Rate: 158
	Standard Frontage: 0		Standard Depth : 141
Frontage 'C':	Description: 'FF'	'	FF Rate: 158
	Standard Frontage: 0		Standard Depth : 141
Frontage 'D':	Description: 'FF'	'	FF Rate: 158
	Standard Frontage: 0		Standard Depth : 141

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Rates for Rate Table 'RESIDENTIAL', (Acres)

ROW : 0
> 1 ACRE : 27,900

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 4060.4060 - HORIZON/SHIRLEY SUBS, Last Edited: 02/06/2025

Frontages:

Frontage 'A':	Description: 'FRONT FOOT'	'	FF Rate: 300
	Standard Frontage: 0		Standard Depth : 141

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 4070.4070 - NORTH SUBS, Last Edited: 01/28/2025

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 25,000	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 30,250	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Rates for Rate Table 'RESIDENTIAL', (Acres)

ROAD : 0
> 1 ACRE : 27,900
: 0
: 0
: 0
: 0
: 0
: 0
: 0

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 4080.4080 - KINGSTON FARM LANE, Last Edited: 01/25/2025

Frontages:

Frontage 'A':	Description: 'FRONT FOOT'	'	FF Rate: 215
	Standard Frontage: 0		Standard Depth : 250

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 4090.4090 - BIANCA WAY, Last Edited: 01/24/2025

Values for Acreage Table 1: 'BIANCA MID SITES'

1 Acre: 69,900	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'BIANCA-OUT LOTS'

1 Acre: 69,900	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 5000.5000 - VILLAGE OF LYONS, Last Edited: 01/28/2025

Values for Acreage Table 1: 'VILLAGE OF LYONS'

1 Acre: 20,800	3 Acre: 40,000	10 Acre: 78,000	30 Acre: 168,000
1.5 Acre: 25,500	4 Acre: 48,000	15 Acre: 100,500	40 Acre: 216,000
2 Acre: 34,000	5 Acre: 53,000	20 Acre: 112,000	50 Acre: 270,000
2.5 Acre: 37,000	7 Acre: 63,000	25 Acre: 140,000	100 Acre: 540,000

Rates for Rate Table 'VILLAGE OF LYON', (Acres)

ROAD	: 0
0.5 -1 ACRE	: 27,900
> 0.5 ACRES	: 40,000
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0

Unit: 060 - IONIA TOWNSHIP

Rates/Values for Neighborhood 9000.9000 - DNR LAND, Last Edited: 01/14/2020

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /