

2026 Ionia Twp. ECF Studies

-Residential

-Agricultural

-Commercial / Industrial

2026 IONIA TOWNSHIP

RESIDENTIAL ECF ANALYSIS PERIOD 4/1/23 - 3/31/25

4000/5000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
060-004-000-090-00	2224 KELLOGG RD	12/03/24	\$137,800	WD	03-ARM'S LEF	\$137,800	\$68,900	50.00	\$153,965	\$26,430	\$111,370
060-006-000-155-11	2135 JEFFERSON RD	05/20/25	\$350,000	WD	03-ARM'S LEF	\$350,000	\$190,300	54.37	\$377,250	\$110,332	\$239,668
060-031-000-145-02	766 E TUTTLE RD	04/09/25	\$310,000	WD	03-ARM'S LEF	\$310,000	\$150,100	48.42	\$328,872	\$82,599	\$227,401
060-032-000-080-10	2645 KELSEY HWY	04/11/24	\$359,000	WD	03-ARM'S LEF	\$359,000	\$139,500	38.86	\$365,159	\$43,033	\$315,967
060-008-000-020-11	1890 JEFFERSON RD	06/16/25	\$280,000	WD	03-ARM'S LEF	\$280,000	\$189,400	67.64	\$283,715	\$47,736	\$232,264
060-032-000-028-02	2187 BATES RD	06/20/25	\$375,000	WD	03-ARM'S LEF	\$375,000	\$169,000	45.07	\$362,066	\$61,861	\$313,139
060-031-000-070-00	96 BELLEVIEW DR	05/09/24	\$220,500	WD	03-ARM'S LEF	\$220,500	\$98,200	44.54	\$210,211	\$19,563	\$200,937
060-009-000-005-10	2749 WELCH RD	03/18/25	\$428,000	WD	03-ARM'S LEF	\$428,000	\$100,600	23.50	\$402,502	\$39,075	\$388,925
060-006-000-155-14	2267 JEFFERSON RD	04/12/24	\$320,000	PTA	03-ARM'S LEF	\$320,000	\$115,200	36.00	\$262,121	\$31,957	\$288,043
Totals:			\$2,780,300			\$2,780,300	\$1,221,200		\$2,745,861		\$2,317,714

Sale. Ratio => 43.92
 Std. Dev. => 12.33

USED 1.024 ECF AS CALCULATED

060-011-000-045-10	1112 STAGE RD	09/16/24	\$135,000	WD	03-ARM'S LEF	\$135,000	\$32,200	23.85	\$95,312	\$17,890	\$117,110
060-003-000-010-10	3783 NICKLEPLATE RD	12/22/23	\$230,000	WD	03-ARM'S LEF	\$230,000	\$84,700	36.83	\$188,682	\$26,024	\$203,976
060-006-000-155-14	2267 JEFFERSON RD	04/12/24	\$320,000	PTA	03-ARM'S LEF	\$320,000	\$115,200	36.00	\$262,121	\$31,957	\$288,043
060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LEF	\$245,000	\$71,600	29.22	\$218,188	\$48,472	\$196,528

4010

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
060-010-000-030-36	3321 E BLUEWATER HWY	05/25/23	\$270,000	WD	19-MULTI PAI	\$270,000	\$103,800	38.44	\$238,441	\$33,071	\$236,929
060-010-000-045-00	3869 E BLUEWATER HWY	03/10/25	\$225,000	PTA	03-ARM'S LEF	\$225,000	\$92,300	41.02	\$222,111	\$41,545	\$183,455
060-016-000-005-01	2951 E BLUEWATER HWY	10/12/23	\$299,000	WD	03-ARM'S LEF	\$299,000	\$116,200	38.86	\$285,862	\$79,103	\$219,897
060-016-000-015-00	2936 E BLUEWATER HWY	07/31/23	\$192,000	WD	03-ARM'S LEF	\$192,000	\$73,400	38.23	\$188,088	\$31,645	\$160,355
060-016-000-020-00	2878 E BLUEWATER HWY	12/13/24	\$42,500	WD	03-ARM'S LEF	\$42,500	\$11,200	26.35	\$42,496	\$41,127	\$1,373
060-016-000-115-11	2704 E BLUEWATER HWY	10/08/24	\$224,000	WD	19-MULTI PAI	\$224,000	\$84,700	37.81	\$188,557	\$44,589	\$179,411
060-030-000-040-01	1726 S STATE RD	02/29/24	\$350,000	WD	03-ARM'S LEF	\$350,000	\$145,200	41.49	\$469,367	\$68,851	\$281,149
060-031-000-055-00	2297 S STATE RD	10/17/25	\$230,000	WD	03-ARM'S LEF	\$230,000	\$96,100	41.78	\$208,590	\$33,788	\$196,212
060-070-000-005-20	2648 E BLUEWATER HWY	12/26/23	\$280,000	WD	03-ARM'S LEF	\$280,000	\$139,000	49.64	\$340,650	\$74,343	\$205,657
060-070-000-005-20	2648 E BLUEWATER HWY	03/21/25	\$320,000	WD	03-ARM'S LEF	\$320,000	\$143,400	44.81	\$340,650	\$74,343	\$245,657
Totals:			\$2,432,500			\$2,432,500	\$1,005,300		\$2,524,812		\$1,910,095

Sale. Ratio => 41.33
 Std. Dev. => 5.96

USED ECF 0.979 AS CALCULATED

4010/4020/4030

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
060-010-000-030-36	3321 E BLUEWATER HWY	05/25/23	\$270,000	WD	19-MULTI PAI	\$270,000	\$103,800	38.44	\$238,441	\$33,071	\$236,929
060-010-000-045-00	3869 E BLUEWATER HWY	03/10/25	\$225,000	PTA	03-ARM'S LEF	\$225,000	\$92,300	41.02	\$222,111	\$41,545	\$183,455
060-016-000-005-01	2951 E BLUEWATER HWY	10/12/23	\$299,000	WD	03-ARM'S LEF	\$299,000	\$116,200	38.86	\$285,862	\$79,103	\$219,897
060-016-000-015-00	2936 E BLUEWATER HWY	07/31/23	\$192,000	WD	03-ARM'S LEF	\$192,000	\$73,400	38.23	\$188,088	\$31,645	\$160,355
060-016-000-020-00	2878 E BLUEWATER HWY	12/13/24	\$42,500	WD	03-ARM'S LEF	\$42,500	\$11,200	26.35	\$42,496	\$41,127	\$1,373
060-016-000-115-11	2704 E BLUEWATER HWY	10/08/24	\$224,000	WD	19-MULTI PAI	\$224,000	\$84,700	37.81	\$188,557	\$44,589	\$179,411
060-030-000-040-01	1726 S STATE RD	02/29/24	\$350,000	WD	03-ARM'S LEF	\$350,000	\$145,200	41.49	\$469,367	\$68,851	\$281,149
060-031-000-055-00	2297 S STATE RD	10/17/25	\$230,000	WD	03-ARM'S LEF	\$230,000	\$96,100	41.78	\$208,590	\$33,788	\$196,212
060-070-000-005-20	2648 E BLUEWATER HWY	12/26/23	\$280,000	WD	03-ARM'S LEF	\$280,000	\$139,000	49.64	\$340,650	\$74,343	\$205,657
060-070-000-005-20	2648 E BLUEWATER HWY	03/21/25	\$320,000	WD	03-ARM'S LEF	\$320,000	\$143,400	44.81	\$340,650	\$74,343	\$245,657
060-016-000-070-01	996 PRAIRIE CREEK RD	09/04/24	\$290,000	WD	03-ARM'S LEF	\$290,000	\$101,000	34.83	\$267,077	\$77,330	\$212,670

060-050-000-050-00	315 LYNN AVE	03/10/25	\$278,000	WD	03-ARM'S LEF	\$278,000	\$89,100	32.05	\$278,724	\$19,337	\$258,663
060-050-000-080-00	411 LYNN AVE	09/25/25	\$225,000	WD	03-ARM'S LEF	\$225,000	\$51,000	22.67	\$223,502	\$29,910	\$195,090
060-016-000-030-00	2877 HILLCREST DR	07/31/23	\$127,500	WD	03-ARM'S LEF	\$127,500	\$38,800	30.43	\$124,919	\$53,611	\$73,889
Totals:			\$3,353,000			\$3,353,000	\$1,285,200		\$3,419,034		\$2,650,407

Sale. Ratio => 38.33
Std. Dev. => 7.23

060-060-000-080-00	2592 HILLCREST DR	09/30/25	\$153,000	WD	03-ARM'S LEF	\$153,000	\$42,200	27.58	\$112,452	\$32,739	\$120,261
060-050-000-090-00	341 LYNN AVE	08/14/25	\$195,000	WD	03-ARM'S LEF	\$195,000	\$73,100	37.49	\$161,235	\$21,736	\$173,264

4020/4030

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
060-016-000-070-01	996 PRAIRIE CREEK RD	09/04/24	\$290,000	WD	03-ARM'S LEF	\$290,000	\$101,000	34.83	\$267,077	\$77,330	\$212,670
060-050-000-050-00	315 LYNN AVE	03/10/25	\$278,000	WD	03-ARM'S LEF	\$278,000	\$89,100	32.05	\$278,724	\$19,337	\$258,663
060-050-000-080-00	411 LYNN AVE	09/25/25	\$225,000	WD	03-ARM'S LEF	\$225,000	\$51,000	22.67	\$223,502	\$29,910	\$195,090
060-016-000-030-00	2877 HILLCREST DR	07/31/23	\$127,500	WD	03-ARM'S LEF	\$127,500	\$38,800	30.43	\$124,919	\$53,611	\$73,889
Totals:			\$920,500			\$920,500	\$279,900		\$894,222		\$740,312

Sale. Ratio => 30.41
Std. Dev. => 5.21

USED ECF 1.114

4050

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
060-200-000-100-00	836 E MAIN ST	09/09/24	\$85,000	PTA	03-ARM'S LEF	\$85,000	\$41,600	48.94	\$96,292	\$28,419	\$56,581
060-006-000-090-89	2404 DEAN DR	08/18/23	\$186,900	WD	03-ARM'S LEF	\$186,900	\$82,900	44.36	\$215,388	\$14,731	\$172,169
060-006-000-090-32	2260 EDNA ST	01/31/24	\$190,000	PTA	03-ARM'S LEF	\$190,000	\$74,200	39.05	\$189,398	\$22,575	\$167,425
060-190-000-080-00	350 W NORTH ST	01/17/25	\$178,000	WD	03-ARM'S LEF	\$178,000	\$76,400	42.92	\$177,012	\$50,217	\$127,783
060-160-000-075-00	120 SECOND ST	07/31/25	\$46,000	WD	03-ARM'S LEF	\$46,000	\$20,500	44.57	\$45,413	\$22,499	\$23,501
060-090-000-360-00	125 MILLER ST	03/31/25	\$165,000	WD	03-ARM'S LEF	\$165,000	\$69,600	42.18	\$157,350	\$13,295	\$151,705
060-200-000-050-00	825 E MAIN ST	04/16/24	\$156,500	WD	03-ARM'S LEF	\$156,500	\$54,400	34.76	\$148,227	\$15,022	\$141,478
060-090-000-360-00	125 MILLER ST	12/01/23	\$167,875	WD	03-ARM'S LEF	\$167,875	\$71,100	42.35	\$157,350	\$13,295	\$154,580
061-024-000-040-10	5701 E RIVERSIDE DR	02/19/25	\$168,500	WD	03-ARM'S LEF	\$168,500	\$54,400	32.28	\$148,459	\$22,117	\$146,383
060-190-000-240-22	705 NEW NORTH DEXTER ST	04/26/24	\$270,000	WD	03-ARM'S LEF	\$270,000	\$110,700	41.00	\$248,828	\$15,148	\$254,852
060-200-000-130-00	800 E MAIN ST	09/19/24	\$143,000	WD	03-ARM'S LEF	\$143,000	\$55,500	38.81	\$130,346	\$28,839	\$114,161
Totals:			\$1,756,775			\$1,756,775	\$711,300		\$1,714,063		\$1,510,618

Sale. Ratio => 40.49
Std. Dev. => 4.66

USED ECF 1.212 AS CALCULATED

4040/4060/4070

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
060-180-000-020-01	1791 HORIZON DR	11/30/23	\$379,900	WD	03-ARM'S LEF	\$379,900	\$169,700	44.67	\$357,736	\$85,594	\$294,306
060-007-000-100-07	190 OWEN RD	01/04/24	\$346,800	WD	03-ARM'S LEF	\$346,800	\$156,500	45.13	\$351,963	\$62,945	\$283,855
060-250-000-022-01	1386 MCGWIRE WAY	05/07/24	\$369,000	MLC	03-ARM'S LEF	\$369,000	\$213,100	57.75	\$426,067	\$35,407	\$333,593
060-007-000-100-20	254 OWEN RD	06/08/23	\$353,000	WD	03-ARM'S LEF	\$353,000	\$164,400	46.57	\$375,049	\$43,254	\$309,746
Totals:			\$1,448,700			\$1,448,700	\$703,700		\$1,510,815		\$1,221,500

Sale. Ratio => 48.57
Std. Dev. => 6.20

USED ECF 0.935

4080

CONTINUED WITH ECF 0.971 DUE TO NO SALES- UNIQUE SUB WITHIN TOWNSHIP

4090

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
060-250-000-022-01	1386 MCGWIRE WAY	05/07/24	\$369,000	MLC	03-ARM'S LEF	\$369,000	\$213,100	57.75	\$426,067	\$35,407	\$333,593
Totals:			\$369,000			\$369,000	\$213,100		\$426,067		\$333,593

Sale. Ratio =>

57.75

Std. Dev. =>

#DIV/0!

USED 1.090 DUE TO LIMITED SALES AND 2025 SALES BRING MARKET TO VALUE

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
\$126,397	0.881	1,152	\$96.68	4000	88.1110	1 STORY		\$25,693	
\$264,537	0.906	1,728	\$138.70	4000	#REF!	1 STORY		\$105,881	
\$244,076	0.932	1,680	\$135.36	4000	#REF!	1 STORY		\$77,508	
\$319,253	0.990	1,802	\$175.34	4000	7.3746	SITE BUILT		\$30,440	
\$233,874	0.993	2,664	\$87.19	4000	#REF!	SITE BUILT		\$47,736	
\$297,527	1.052	1,888	\$165.86	4000	11.5932	DWELLING		\$61,861	
\$188,947	1.063	1,962	\$102.41	4000	19.9277	1 STORY		\$18,247	
\$360,185	1.080	3,480	\$111.76	4000	107.9791	2 STORY		\$36,144	
\$228,111	1.263	1,176	\$244.93	4000	#REF!	1 STORY		\$29,906	

\$2,262,909 \$139.80 0.6435

E.C.F. => 1.024 Std. Deviation=> 0.115716137
Ave. E.C.F. => 1.018 Ave. Variance=> #REF! Coefficient of Var=> #REF!

\$76,731	1.526	680	\$172.22	4000	#REF!	1 STORY		\$15,847	
\$161,207	1.265	2,080	\$98.07	4000	126.5304	SITE BUILT		\$26,024	
\$228,111	1.263	1,176	\$244.93	4000	#REF!	1 STORY		\$29,906	
\$168,202	1.168	1,368	\$143.66	4000	#REF!	1.5 STORY		\$48,472	

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
\$198,617	1.193	2,451	\$96.67	4010	#REF!	1.5 STORY		\$33,071	
\$174,629	1.051	1,120	\$163.80	4010	#REF!	1.25 STORY		\$41,545	
\$199,960	1.100	1,743	\$126.16	4010	109.9703	DWELLING		\$76,270	
\$151,299	1.060	1,020	\$157.21	4010	105.9856	1.25 STORY		\$27,459	
\$1,324	1.037	672	\$2.04	4010	103.7021	SINGLE WIDE MH		\$41,127	
\$153,321	1.170	1,024	\$175.21	4010	19.0960	1 STORY		\$44,589	060-070-000-041-00
\$387,346	0.726	2,836	\$99.14	4010	#REF!	SITE BUILT		\$63,275	
\$169,054	1.161	1,585	\$123.79	4010	#REF!	DWELLING		\$31,470	
\$257,550	0.799	2,116	\$97.19	4010	#REF!	1 STORY		\$67,253	
\$257,550	0.954	2,116	\$116.09	4010	#REF!	1 STORY		\$67,253	

\$1,950,650 \$115.73 4.5691

E.C.F. => 0.979 Std. Deviation=> 0.15674401
Ave. E.C.F. => 1.025 Ave. Variance=> #REF! Coefficient of Var=> #REF!

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
\$198,617	1.193	2,451	\$96.67	4010	119.2894	1.5 STORY		\$33,071	
\$174,629	1.051	1,120	\$163.80	4010	105.0544	1.25 STORY		\$41,545	
\$199,960	1.100	1,743	\$126.16	4010	#VALUE!	DWELLING		\$76,270	
\$151,299	1.060	1,020	\$157.21	4010	#VALUE!	1.25 STORY		\$27,459	
\$1,324	1.037	672	\$2.04	4010	#VALUE!	SINGLE WIDE MH		\$41,127	
\$153,321	1.170	1,024	\$175.21	4010	15.6687	1 STORY		\$44,589	060-070-000-041-00
\$387,346	0.726	2,836	\$99.14	4010	#REF!	SITE BUILT		\$63,275	
\$169,054	1.161	1,585	\$123.79	4010	#REF!	DWELLING		\$31,470	
\$257,550	0.799	2,116	\$97.19	4010	#REF!	1 STORY		\$67,253	
\$257,550	0.954	2,116	\$116.09	4010	#REF!	1 STORY		\$67,253	
\$192,052	1.107	1,334	\$159.42	4020	110.7359	1 STORY		\$73,554	060-009-000-035-02, 060-016-000-045-01

\$233,682	1.107	2,160	\$119.75	4020	#REF!	DWELLING	\$17,664
\$174,407	1.119	1,625	\$120.06	4020	#REF!	DWELLING	\$28,416
\$64,357	1.148	924	\$79.97	4030	114.8104	SINGLE-WIDE-MH	\$50,974

\$2,615,149 \$116.89 3.8657

E.C.F. =>	1.013	Std. Deviation=>	0.138177943				
Ave. E.C.F. =>	1.052	Ave. Variance=>	#VALUE!	Coefficient of Var=>	#VALUE!		
\$71,943	1.672	768	\$156.59	4030	#REF!	DWELLING	\$32,448
\$125,675	1.379	992	\$174.66	4020	#REF!	1-STORY	\$19,968

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
\$192,052	1.107	1,334	\$159.42	4020	110.7359	1 STORY		\$73,554	060-009-000-035-02, 060-016-000-045-01
\$233,682	1.107	1,625	\$119.75	4020	#REF!	DWELLING		\$17,664	
\$174,407	1.119	1,625	\$120.06	4020	#REF!	DWELLING		\$28,416	
\$64,357	1.148	924	\$79.97	4030	114.8104	SINGLE WIDE MH		\$50,974	

\$664,498 \$119.80 0.6147

E.C.F. =>	1.114	Std. Deviation=>	0.019347499				
Ave. E.C.F. =>	1.120	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!		

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
\$57,277	0.988	768	\$73.67	4050	20.1424	DWELLING		\$28,419	
\$169,331	1.017	1,680	\$102.48	4050	101.6761	1 STORY		\$14,629	
\$140,779	1.189	1,700	\$98.49	4050	118.9276	1 STORY		\$22,575	
\$107,000	1.194	1,536	\$83.19	4050	#REF!	DWELLING		\$45,743	
\$19,337	1.215	540	\$43.52	4050	#REF!	SITE BUILT		\$22,499	
\$121,565	1.248	1,272	\$119.26	4050	3.6202	1.75 STORY		\$10,140	
\$112,409	1.259	680	\$208.06	4050	3.3767	DWELLING		\$12,546	
\$121,565	1.272	1,272	\$121.53	4050	#REF!	1.75 STORY		\$10,140	
\$114,544	1.278	1,404	\$104.26	5000	#REF!	DOUBLE WIDE MH		\$22,117	
\$197,198	1.292	1,144	\$222.77	4050	#REF!	1 STORY		\$15,148	
\$85,660	1.333	748	\$152.62	4050	#REF!	DWELLING		\$28,839	

\$1,246,665 \$120.90 0.4033

E.C.F. =>	1.212	Std. Deviation=>	0.110179579				
Ave. E.C.F. =>	1.208	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!		

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
\$288,592	1.020	2,145	\$137.21	4060	101.9801	1 STORY		\$73,754	
\$311,778	0.910	1,792	\$158.40	4070	91.0440	2 STORY		\$34,945	
\$348,804	0.956	2,192	\$152.19	4090	#REF!	2 STORY		\$28,869	
\$357,923	0.865	2,052	\$150.95	4070	86.5397	1.5 STORY		\$40,842	

\$1,307,096 \$149.69 0.3494

E.C.F. =>	0.935	Std. Deviation=>	0.065980513				
Ave. E.C.F. =>	0.938	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!		

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
\$348,804	0.956	2,192	\$152.19	4090	#REF!	2 STORY		\$28,869	
\$348,804			\$152.19		0.0000				

E.C.F. =>

0.956

Std. Deviation=>

#DIV/0!

Ave. E.C.F. =>

0.956

Ave. Variance=>

#REF! Coefficient of Var=>

#REF!

Land Table	Property Class	Building Depr.
4000 - RESIDENTIAL	401	61
4000 - RESIDENTIAL	401	94
4000 - RESIDENTIAL	401	75
4000 - RESIDENTIAL	401	79
4000 - RESIDENTIAL	401	45
4000 - RESIDENTIAL	401	83
4050 - IONIA SUBS- PVT DR	401	62
4000 - RESIDENTIAL	401	75
4000 - RESIDENTIAL	401	95

4000 - RESIDENTIAL	401	70
4000 - RESIDENTIAL	401	59
4000 - RESIDENTIAL	401	95
4000 - RESIDENTIAL	401	78

Land Table	Property Class	Building Depr.
4010 - M-21 & M-66	401	56
4010 - M-21 & M-66	401	86
4010 - M-21 & M-66	401	80
4010 - M-21 & M-66	401	68
4010 - M-21 & M-66	401	0
4010 - M-21 & M-66	401	60
4010 - M-21 & M-66	401	70
4010 - M-21 & M-66	401	57
4010 - M-21 & M-66	401	94
4010 - M-21 & M-66	401	94

Land Table	Property Class	Building Depr.
4010 - M-21 & M-66	401	56
4010 - M-21 & M-66	401	86
4010 - M-21 & M-66	401	80
4010 - M-21 & M-66	401	68
4010 - M-21 & M-66	401	0
4010 - M-21 & M-66	401	60
4010 - M-21 & M-66	401	70
4010 - M-21 & M-66	401	57
4010 - M-21 & M-66	401	94
4010 - M-21 & M-66	401	94
4010 - M-21 & M-66	401	80
4020 - EAST IONIA SUBS (NORTH)	401	

4030 - EAST IONIA SUBS (SOUTH)	401	60
4020 - EAST IONIA SUBS (NORTH)	401	55

Land Table	Property Class	Building Depr.
4020 - EAST IONIA SUBS (NORTH)	401	80
4020 - EAST IONIA SUBS (NORTH)	401	80
4020 - EAST IONIA SUBS (NORTH)	401	75
4030 - EAST IONIA SUBS (SOUTH)	401	65

Land Table	Property Class	Building Depr.
4050 - IONIA SUBS- PVT DR	401	45
4050 - IONIA SUBS- PVT DR	401	80
4050 - IONIA SUBS- PVT DR	401	64
4050 - IONIA SUBS- PVT DR	401	45
4050 - IONIA SUBS- PVT DR	401	25
4050 - IONIA SUBS- PVT DR	401	76
4050 - IONIA SUBS- PVT DR	401	89
4050 - IONIA SUBS- PVT DR	401	76
	401	74
4050 - IONIA SUBS- PVT DR	401	85
4050 - IONIA SUBS- PVT DR	401	54

Land Table	Property Class	Building Depr.
4060 - HORIZON/SHIRLEY SUBS	401	59
4070 - NORTH SUBS	401	88
4090 - BIANCA WAY	401	95
4070 - NORTH SUBS	401	78

Land Table	Property Class	Building Depr.
4090 - BIANCA WAY	401	95

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

125 MILLER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-090-000-360-00 03/31/2025 4050 401 165,000 13,295
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 76 151,705 121,565 1.248



2648 E BLUEWATER HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-070-000-005-20 03/21/2025 4010 401 320,000 74,343
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 94 196,596 206,115 0.954
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 49061 51436 0.954



2749 WELCH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-009-000-005-10 03/18/2025 4000 401 428,000 39,075
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 386,938 358,346 1.080
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1987 1840 1.080



315 LYNN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-050-000-050-00 03/10/2025 4020 401 278,000 19,337
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DWELLING 80 258,663 233,682 1.107



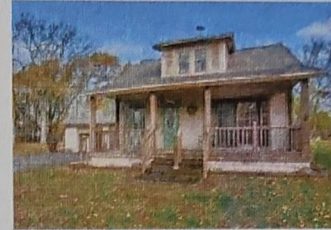
3869 E BLUEWATER HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-010-000-045-00 03/10/2025 4010 401 225,000 41,545
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 86 183,021 174,216 1.051
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 434 413 1.051



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

350 W NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-190-000-080-00	01/17/2025 4050	401	178,000	50,217	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	45	127,783	107,000	1.194



4701 E RIVERSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-023-000-070-00	12/18/2024 4040	401	125,000	23,566	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	59	101,434	85,536	1.186



2878 E BLUEWATER HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-016-000-020-00	12/13/2024 4010	401	42,500	41,127	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	SINGLE WIDE MH	0	0	0	1.036
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1373	1325	1.036		



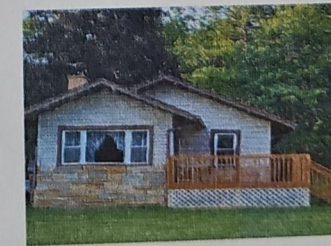
2224 KELLOGG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-004-000-090-00	12/03/2024 4000	401	137,800	26,430	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	111,370	126,397	0.881



800 E MAIN ST

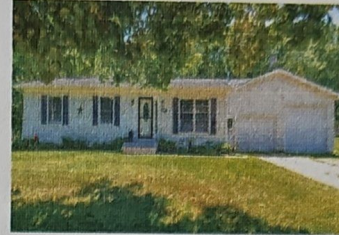
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-200-000-130-00	09/19/2024 4050	401	143,000	28,839	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	54	114,161	85,660	1.333



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

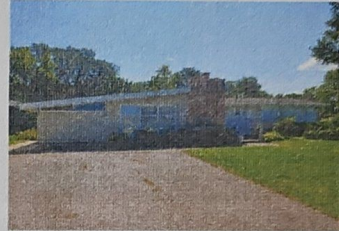
2580 WALNUT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-060-000-020-00	06/28/2024 4030	401	277,000	36,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SITE BUILT	89	240,840	209,729	1.148



96 BELLEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-031-000-070-00	05/09/2024 4000	401	220,500	19,563	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	200,937	188,947	1.063



2713 HILLCREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-070-000-039-00	05/07/2024 4030	401	339,900	46,816	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	75	258,413	237,321	1.089
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	34671	31841	1.089		



705 NEW NORTH DEXTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-190-000-240-22	04/26/2024 4050	401	270,000	15,148	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	254,852	197,198	1.292



825 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-200-000-050-00	04/16/2024 4050	401	156,500	15,022	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	89	141,478	112,409	1.259



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

2267 JEFFERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-006-000-155-14	04/12/2024 4000	401	320,000	31,957	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	95	288,043	228,111	1.263



2645 KELSEY HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-032-000-080-10	04/11/2024 4000	401	359,000	43,033	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SITE BUILT	79	315,967	319,253	0.990



1726 S STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-030-000-040-01	02/29/2024 4010	401	350,000	68,851	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SITE BUILT	70	281,149	387,346	0.726



2260 EDNA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-006-000-090-32	01/31/2024 4050	401	190,000	24,413	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	165,587	140,779	1.176



190 OWEN RD

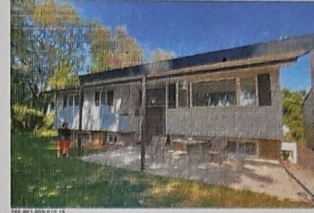
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-007-000-100-07	01/04/2024 4070	401	346,800	60,052	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	88	286,748	311,778	0.920



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

3783 NICKLEPLATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-003-000-010-10	12/22/2023 4000	401	230,000	26,024
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	59	203,976	161,207
				E.C.F. 1.265



125 MILLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-090-000-360-00	12/01/2023 4050	401	167,875	13,295
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.75 STORY	76	154,580	121,565
				E.C.F. 1.272



1791 HORIZON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-180-000-020-01	11/30/2023 4060	401	379,900	85,594
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	59	294,306	288,592
				E.C.F. 1.020



2951 E BLUEWATER HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-016-000-005-01	10/12/2023 4010	401	299,000	79,103
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DWELLING	80	219,897	199,960
				E.C.F. 1.100



2404 DEAN DR

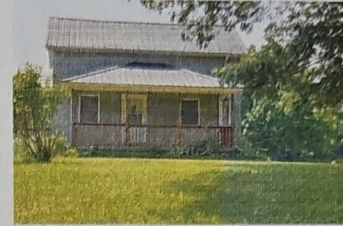
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-006-000-090-89	08/18/2023 4050	401	186,900	15,921
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	158,428	156,901
Agricultural Buildings:				E.C.F. 1.010
	ResidualValue	CostByManual	E.C.F.	
	12551	12430	1.010	



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

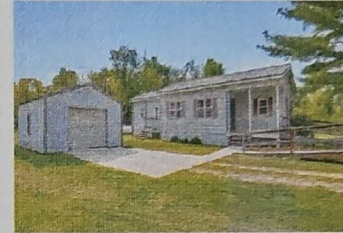
1546 WELCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-008-000-075-01	08/09/2023 4000	401	245,000	48,472
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	78	181,732	155,539
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14796	12663	1.168	



2877 HILLCREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-016-000-030-00	07/31/2023 4030	401	127,500	53,611
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	SINGLE WIDE MH	65	73,889	64,357



2936 E BLUEWATER HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-016-000-015-00	07/31/2023 4010	401	192,000	31,645
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	68	140,914	132,956
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19441	18343	1.060	



2161 ERNEST RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-004-000-125-00	07/18/2023 4000	401	237,000	33,212
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.75 STORY	68	149,010	147,706
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	54778	54299	1.009	



254 OWEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-007-000-100-20	06/08/2023 4070	401	353,000	40,028
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	78	312,972	357,923



2026 IONIA TOWNSHIP
AGRICULTURAL ECF STUDY - PERIOD 4/1/23 -3/31/25

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
060-033-000-065-00	2476 FRANK RD	01/26/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,900	54.50	\$249,626	\$65,867	
060-003-000-010-10	3783 NICKLEPLATE RD	12/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,700	36.83	\$191,554	\$21,603	
090-031-000-025-00	6967 NICKLEPLATE RD	05/31/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,900	53.87	\$249,214	\$25,896	
150-027-000-075-20	4255 STAGE RD	02/27/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,100	44.39	\$223,471	\$38,572	
150-036-000-055-00	3612 WESTBROOK RD	09/22/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$78,800	37.35	\$204,050	\$13,726	
080-017-000-060-00	7603 KIMBALL RD	01/29/24	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$81,400	44.60	\$181,879	\$22,990	
060-011-000-015-02	4530 STONE RD	10/26/23	\$280,000	WD	31-SPLIT IMPROVED	\$280,000	\$0	0.00	\$233,475	\$18,110	
060-016-000-015-00	2936 E BLUEWATER HWY	07/31/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$73,400	38.23	\$165,156	\$19,841	
150-023-000-045-10	5306 STAGE RD	12/14/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,000	37.91	\$158,579	\$25,388	
060-010-000-045-00	3869 E BLUEWATER HWY	03/10/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,300	41.02	\$201,684	\$11,034	
080-005-000-050-20	2348 HAYES RD	06/12/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,500	40.22	\$245,364	\$57,361	
060-023-000-070-00	4701 E RIVERSIDE DR	12/18/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,000	36.00	\$138,015	\$6,706	
080-024-000-035-00	114 S HUBBARDSTON RD	08/14/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$105,700	39.16	\$277,217	\$94,148	
Totals:			\$2,815,300			\$2,815,300	\$1,071,700		\$2,719,284		
								Sale. Ratio =>	38.07		
								Std. Dev. =>	13.12		

USED ECF: 0.947 AS CALCUATED

NOT USED

060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,600	29.22	\$176,754	\$47,239
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Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Appr. Date
\$154,133	\$205,088	0.752	1,536	\$100.35	1002	19.4074	SITE BUILT	\$58,509	No	07/02/24
\$208,397	\$189,677	1.099	2,424	\$85.97	1002	15.3073	SITE BUILT	\$20,232	No	08/29/24
\$204,104	\$249,239	0.819	1,416	\$144.14	1002	12.6710	RANCH	\$20,538	No	08/29/24
\$191,428	\$206,360	0.928	1,736	\$110.27	1002	1.7980	MODULAR	\$24,264	No	08/29/24
\$197,274	\$212,415	0.929	1,975	\$99.89	1002	1.6900	SITE BUILT	\$13,612	No	08/29/24
\$159,510	\$177,331	0.900	1,232	\$129.47	1002	4.6117	1 STY	\$18,843	No	09/03/24
\$261,890	\$240,363	1.090	1,192	\$219.71	1002	14.3941	SITE BUILT	\$15,804	No	09/27/24
\$172,159	\$162,182	1.062	908	\$189.60	1002	11.5898	SITE BUILT	\$16,434	No	09/27/24
\$164,512	\$148,651	1.107	960	\$171.37	1002	16.1081	SITE BUILT	\$21,114	No	10/18/24
\$213,966	\$200,473	1.067	1,190	\$179.80	1002	12.1686	SITE BUILT	\$11,034	Yes	08/08/25
\$172,639	\$209,825	0.823	2,400	\$71.93	1002	12.2843	2 STY	\$37,638	Yes	11/17/25
\$118,294	\$146,550	0.807	1,500	\$78.86	1002	13.8427	SITE BUILT	\$6,487	Yes	11/20/25
\$175,752	\$192,502	0.913	1,400	\$125.54	1002	3.2629	1 STY	\$35,442	Yes	11/20/25

\$2,394,058

\$2,540,657

\$131.30

0.3320

E.C.F. =>

0.942

Std. Deviation=>

0.125866956

Ave. E.C.F. =>

0.946

Ave. Variance=>

10.7028

Coefficient of Var=>

11.31825348

\$197,761	\$144,548	1.368	1,197	\$165.21	1002	42.2515	SITE BUILT	\$35,033	No	07/02/24
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Building Depr.

74

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80

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2026 IONIA TOWNSHIP

COMMERCIAL ECF ANALYSIS- PERIOD 4/41/23-3/31/25

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
011-024-000-105-00	128 W GRAND RIV	02/20/24	\$270,000	WD	19-MULTI PARCEL	\$270,000	\$210,700	78.04	\$421,541	\$143,663
091-060-000-240-00	117 N WASHINGT	07/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$66,900	60.82	\$115,010	\$17,886
100-028-000-130-10	3688 W TUPPER L	05/10/23	\$250,000	MLC	19-MULTI PARCEL	\$250,000	\$70,000	28.00	\$216,318	\$59,464
100-031-000-055-20	14878 BLISS RD	04/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,500	41.34	\$330,987	\$318,308
101-050-000-055-02	1175 EMERSON S	06/06/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$378,600	45.07	\$930,326	\$106,529
101-150-000-465-00	1211 SHERMAN S	03/20/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$68,500	22.83	\$244,393	\$40,589
101-200-000-115-01	1108 THIRD AVE	04/24/24	\$100,000	WD	19-MULTI PARCEL	\$100,000	\$43,300	43.30	\$121,993	\$34,742
101-200-000-725-00	928 FOURTH AVE	01/02/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$40,900	23.37	\$170,103	\$9,241
101-200-000-960-10	821 FOURTH AVE	09/30/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$82,400	17.72	\$395,179	\$25,631
140-001-000-010-20	3366 CLINTONIA I	01/03/25	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$170,500	43.72	\$395,482	\$53,345
140-032-000-015-10	7974 E GRAND RI'	01/02/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$171,100	26.32	\$519,581	\$97,585
201-030-000-045-12	430 SWARTZ CT	06/07/24	\$1,100,000	MLC	03-ARM'S LENGTH	\$1,100,000	\$328,200	29.84	\$1,064,579	\$79,669
201-060-000-030-10	431 W LINCOLN A	01/29/25	\$160,000	CD	03-ARM'S LENGTH	\$160,000	\$177,100	110.69	\$160,977	\$94,329
204-017-000-005-00	910 E LINCOLN A'	02/21/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$214,200	112.74	\$188,891	\$69,188
300-050-000-325-00	119 E BRIDGE	10/25/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,400	52.70	\$200,503	\$16,018
401-040-000-255-00	1407 W ELLIS AVE	08/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$158,100	24.32	\$536,507	\$98,227
401-040-000-380-30	825 REED ST	05/10/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$405,800	27.05	\$1,518,472	\$156,429
401-250-000-071-00	1020 W STATE RD	05/02/24	\$520,600	WD	03-ARM'S LENGTH	\$520,600	\$339,700	65.25	\$524,917	\$150,321
Totals:			\$8,205,600			\$8,205,600	\$3,169,900		\$8,055,759	
								Sale. Ratio =>	38.63	
								Std. Dev. =>	28.65	

USED: ECF 0.757

120-150-000-025-00	5460 ORLEANS RD	01/17/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$36,800	245.33	\$70,793	\$19,246
080-005-000-050-20	2348 HAYES RD	06/12/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,500	40.22	\$258,583	\$239,360
011-033-000-020-00	3823 W PORTLAND RD	09/08/23	\$635,000	WD	19-MULTI PARCEL ARM'	\$635,000	\$136,100	21.43	\$319,855	\$180,610
021-012-000-543-75	40 N BRIDGE ST	11/22/24	\$2,979,000	CD	03-ARM'S LENGTH	\$2,979,000	\$125,400	4.21	\$377,338	\$44,146
130-013-000-055-10	6556 BELDING RD	12/22/23	\$279,999	WD	19-MULTI PARCEL ARM'	\$279,999	\$109,000	38.93	\$242,584	\$226,615
031-050-000-090-00	125 W CROSS ST	02/01/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,700	27.88	\$62,672	\$25,770
082-050-000-245-00	228 E SUPERIOR ST	10/18/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$73,500	98.00	\$184,532	\$49,449
401-090-000-185-00	110 E HIGH ST	11/30/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$98,900	82.42	\$220,476	\$70,586

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sa	Land Table
\$126,337	\$337,713	0.374	4,453	\$28.37	2000	39.2695		\$64,424	011-024-000-100-	COM TOWNSHIP
\$92,114	\$131,962	0.698	2,808	\$32.80	2000	6.8756		\$11,627		COM VILLAGE
\$190,536	\$218,836	0.871	5,800	\$32.85	2000	10.3891		\$53,126	100-028-000-130-	COM TOWNSHIP
\$16,692	\$17,227	0.969	864	\$19.32	1003	20.2159	SITE BUILT	\$32,382		TWPS - 011, 020, C
\$733,471	\$1,119,289	0.655	19,678	\$37.27	2000	11.1490		\$61,683		COM VILLAGE
\$259,411	\$276,908	0.937	9,560	\$27.14	2000	17.0023		\$39,307		COM VILLAGE
\$65,258	\$103,158	0.633	4,560	\$14.31	2000	13.4186		\$33,848	101-200-000-120-	COM VILLAGE
\$165,759	\$218,563	0.758	1,442	\$114.95	2000	0.8385		\$9,241		COM CITY
\$439,369	\$502,103	0.875	11,746	\$37.41	2000	10.8267		\$23,932		COM VILLAGE
\$336,655	\$464,860	0.724	3,280	\$102.64	2000	4.2583		\$45,978		COM TOWNSHIP
\$552,415	\$573,364	0.963	8,498	\$65.01	2000	19.6672		\$34,056		COM TOWNSHIP
\$1,020,331	\$1,338,193	0.762	4,900	\$208.23	2000	0.4321		\$39,222		COM CITY
\$65,671	\$90,554	0.725	17,792	\$3.69	2000	4.1580		\$62,265		COM CITY
\$120,812	\$162,640	0.743	5,080	\$23.78	2000	2.3972		\$43,016		COM CITY
\$183,982	\$250,659	0.734	3,597	\$51.15	2000	3.2797		\$11,332		COM CITY
\$551,773	\$595,489	0.927	10,164	\$54.29	2000	15.9797		\$72,461		COM CITY
\$1,343,571	\$1,850,602	0.726	31,528	\$42.62	3000	4.0772		\$86,669		INDUSTRIAL
\$370,279	\$508,962	0.728	19,302	\$19.18	2000	3.9272		\$81,863		COM CITY
\$6,634,436	\$8,761,082			\$50.83		0.9528				
	E.C.F. =>	0.757		Std. Deviation=>	0.144377936					
	Ave. E.C.F. =>	0.767		Ave. Variance=>	10.4534	Coefficient of Var	13.632707			

median 0.738

(\$4,246)	\$70,037	(0.061)	960	(\$4.42)	2000	82.7416		\$14,902		COM TOWNSHIP
(\$9,360)	\$26,118	(0.358)	2,400	(\$3.90)	1002	112.5161	2 STY	\$37,638		TWPS - 060, 080, 090, 100
\$454,390	\$189,192	2.402	5,188	\$87.58	2000	163.4955		\$160,483	011-032-000-005-12	TWPS - 011, 020, 030, 100
\$2,934,854	\$452,707	6.483	2,444	\$1200.84	2000	571.6116		\$17,784		COM VILLAGE
\$53,384	\$25,845	2.066	2,400	\$22.24	2000	129.8745	SITE BUILT	\$133,523	130-012-000-055-10	COM TOWNSHIP
\$59,230	\$50,139	1.181	1,800	\$32.91	2000	41.4535		\$15,137		COM VILLAGE
\$25,551	\$189,723	0.135	2,990	\$8.55	2000	63.2115		\$22,736		COM VILLAGE
\$49,414	\$203,655	0.243	576	\$85.79	2000	52.4154		\$34,006		COM CITY

Property Class

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