

2023 CITY OF IONIA COM ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
201-040-000-140-00	S DEXTER ST	04/20/2021	\$329,900	MLC	03-ARM'S LENGTH	\$329,900	\$204,800	62.08	\$409,610	\$256,851	\$73,049	\$167,662	0.436	6,760	\$10.81	'C-03	27.8682			\$223,192	
201-050-000-160-00	212 W MAIN ST	03/30/2022	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,000	33.33	\$50,007	\$11,722	\$63,278	\$62,762	1.008	4,846	\$13.06	'C-01	29.3848			\$11,722	
201-050-000-215-01	320 W MAIN ST	04/16/2020	\$240,000	MLC	03-ARM'S LENGTH	\$240,000	\$72,700	30.29	\$145,290	\$11,337	\$228,663	\$232,154	0.985	8,408	\$27.20	'C-01	27.0589			\$11,337	
201-050-000-230-00	326 W MAIN ST	05/27/2020	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$40,400	57.71	\$80,820	\$10,861	\$59,139	\$121,246	0.488	8,234	\$7.18	'C-01	22.6613			\$10,861	
201-050-000-280-10	412 W MAIN ST	12/30/2020	\$130,000	QC	03-ARM'S LENGTH	\$130,000	\$49,500	38.08	\$98,917	\$12,888	\$117,112	\$141,206	0.829	8,096	\$14.47	'C-01	11.4996			\$11,993	
201-050-000-310-00	434 W MAIN ST	12/31/2020	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$45,500	45.50	\$90,998	\$25,698	\$74,302	\$107,049	0.694	6,530	\$11.38	'C-01	2.0280			\$25,698	
201-050-000-415-00	313 W MAIN ST	05/13/2020	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$52,000	57.78	\$104,091	\$5,771	\$84,229	\$161,180	0.523	4,200	\$20.05	'C-01	19.1796			\$5,771	
201-050-000-415-00	313 W MAIN ST	07/01/2020	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,000	34.67	\$104,091	\$5,771	\$144,229	\$161,180	0.895	4,200	\$34.34	'C-01	18.0458			\$5,771	
201-050-000-440-10	301 W MAIN ST	06/01/2021	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,500	31.48	\$84,891	\$6,622	\$128,378	\$135,883	0.945	6,312	\$20.34	'C-01	23.0395			\$6,622	
201-050-000-495-00	116 S DEPOT ST	09/09/2021	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,600	51.47	\$77,103	\$6,402	\$68,598	\$115,903	0.592	5,446	\$12.60	'C-01	12.2517			\$6,402	
201-180-000-005-13	526 HALL ST	10/20/2020	\$92,100	WD	03-ARM'S LENGTH	\$92,100	\$61,900	67.21	\$123,135	\$64,970	\$27,130	\$96,437	0.281	0	#DIV/0!	'C-02	43.3050			\$59,510	
204-220-000-100-00	302 E MAIN ST	10/01/2020	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$55,000	35.48	\$109,745	\$14,488	\$140,512	\$156,642	0.897	6,400	\$21.96	'C-01	18.2653			\$12,083	
Totals:			\$1,642,000			\$1,642,000	\$739,900		\$1,478,698		\$1,208,619	\$1,659,304			#DIV/0!		1.4015				
								Sale. Ratio =>	45.06			E.C.F. =>	0.728	Std. Deviation=>		0.24505194					
								Std. Dev. =>	13.25			Ave. E.C.F. =>	0.714	Ave. Variance=>		21.2156	Coefficient of Var=>	29.69824247			

USE 0.72