

**2023 IONIA IND 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	
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	
201-040-000-035-00	260 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	
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	
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	
201-110-000-080-00	450 S STEELE ST	04/29/2022	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$92,300	52.29	\$183,629	\$56,998	\$119,502	\$209,206	0.571	4,080	\$29.29	'C-01	
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	
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	
Totals:			\$933,500			\$933,500	\$535,500		\$1,069,386		\$505,949	\$978,683			#DIV/0!		
								Sale. Ratio =>	57.36					E.C.F. =>	0.517	Std. Deviation=>	0.13087888
								Std. Dev. =>	7.22					Ave. E.C.F. =>	0.512	Ave. Variance=>	#REF!

**USE 0.52**