

Odessa 2025 Com-Ind ECF Study

2024-2025 Ionia County Com/Ind ECF																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
403-200-000-010-00	102 W MAIN ST	11/07/22	\$75,000	CD	03-ARM'S LENGTH	\$75,000	\$120,800	161.07	\$145,243	\$13,409	\$61,591	\$180,101	0.342	3,700	\$16.65	2000	23.1278			\$13,409	No	/ /		COM CITY	201	0
011-024-000-105-00	128 W GRAND RIVER AVE	02/20/24	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$210,700	78.04	\$457,106	\$115,713	\$154,287	\$421,757	0.366	4,453	\$34.65	2000	20.7439			\$61,027	Yes	06/19/24	011-024-000-100-00	COM TOWNSHIP	201	0
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	\$188,853	\$38,288	\$81,712	\$205,690	0.397	576	\$141.86	2000	17.6000			\$33,249	Yes	07/12/24		COM CITY	201	0
401-090-000-185-00	110 E HIGH ST	11/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$95,800	73.69	\$188,853	\$38,288	\$91,712	\$205,690	0.446	576	\$159.22	2000	12.7383			\$33,249	Yes	07/12/24		COM CITY	201	0
201-050-000-265-00	402 W MAIN ST	10/07/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$21,000	45.65	\$67,196	\$8,489	\$37,511	\$80,201	0.468	5,649	\$6.64	2000	10.5545			\$8,489	No	/ /		COM CITY	201	0
201-050-000-225-00	324 W MAIN ST	03/10/23	\$157,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$157,800	\$40,300	25.54	\$223,078	\$16,132	\$141,068	\$270,597	0.524	7,138	\$19.85	2000	4.9720			\$16,132	No	/ /	201-050-000-220-00	COM CITY	201	0
201-170-000-045-00	423 W MAIN ST	05/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,300	29.59	\$203,671	\$14,766	\$155,234	\$258,067	0.602	4,128	\$37.61	2000	2.8268			\$12,003	Yes	07/04/24		COM CITY	201	0
062-018-000-020-00	369 W MAPLE ST	04/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,200	40.40	\$56,032	\$18,750	\$31,250	\$50,932	0.614	2,280	\$13.71	2000	4.0308			\$15,384	No	/ /		COM VILLAGE	201	0
401-250-000-100-00	830 W STATE RD	03/15/23	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$189,900	45.23	\$424,219	\$273,574	\$126,426	\$295,799	0.614	8,072	\$15.66	2000	4.1059			\$206,269	Yes	07/30/24		COM CITY	201	0
204-017-000-010-00	848 E LINCOLN AVE	02/09/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,200	57.10	\$216,776	\$47,001	\$152,999	\$231,933	0.660	2,580	\$59.30	2000	8.6410			\$36,996	Yes	07/08/24		COM CITY	201	0
031-080-000-070-00	186 S FIRST ST	10/13/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$58,000	12.89	\$480,725	\$91,413	\$358,587	\$531,847	0.674	20,582	\$17.42	2000	10.0971			\$73,788	No	/ /		COM VILLAGE	201	0
101-200-000-185-01	1135 FOURTH AVE	01/11/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$36,400	31.65	\$122,706	\$14,496	\$100,504	\$147,828	0.680	4,816	\$20.87	2000	10.6613			\$14,496	No	/ /		COM VILLAGE	201	0
300-050-000-275-01	115 KENT	12/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,000	37.33	\$158,669	\$9,543	\$140,457	\$203,724	0.689	2,740	\$51.26	2000	11.6189			\$6,723	No	/ /		COM CITY	201	0
402-170-000-180-00	203 S PLEASANT ST	06/30/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$120,300	34.37	\$377,064	\$106,270	\$243,730	\$351,745	0.693	4,162	\$58.56	2000	11.9659	1 STORY		\$26,780	No	/ /	403-180-000-395-00	COM CITY	201	60
021-012-000-345-00	38 S BRIDGE ST	01/05/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,100	42.07	\$155,447	\$27,829	\$122,171	\$174,342	0.701	2,208	\$55.33	2000	12.7498			\$19,511	No	/ /		COM VILLAGE	201	0
300-110-000-070-01	1320 E GRAND RIVER	10/27/22	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$475,000	38.78	\$1,264,883	\$235,211	\$989,789	\$1,406,656	0.704	9,616	\$102.93	2000	13.0389			\$194,425	No	/ /		COM STRIP	201	0
Totals:			\$4,058,800			\$4,058,800	\$1,761,900		\$4,730,521		\$2,989,628	\$4,926,907			\$50.72		3.3538									
							Sale. Ratio =>		43.41			E.C.F. =>	0.607			Std. Deviation=>	0.12949852									
							Std. Dev. =>		34.80			Ave. E.C.F. =>	0.573			Ave. Variance=>	11.2171	Coefficient of Var=>		19.56720218						