

**2022 City of Belleville Commercial ECF Summary**

<b>CODE</b>	<b>NAME</b>	<b>2021 ECF</b>	<b>RECOMMENDED ECF</b>	<b>2022 ECF</b>	<b>COMMENTS</b>
01995	OFFICE	1.000	0.983	1.000	
01996	RETAIL	0.950	1.145	0.950	INCLUDES BEAUTY/BARBER
01998	MULTI-RESIDENCE/MOBILE HOME	1.325	1.480	1.325	
01999	AUTO	1.075	1.167	1.075	
02000	RESTAURANT	1.100	1.064	1.100	

# PARCELS 201	125
# PARCELS 202	31
	<u>156</u>

**2022 CITY OF BELLEVILLE COMMERCIAL ECF ANALYSIS**

**01995 OFFICE**

COMMUNITY	PARCEL NUMBER	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	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS
BELLEVILLE	31 084 03 0138 305	105 MAIN ST	3/21/2017	\$ 918,750	DD	ARMS LENGTH	\$ 918,750	\$ 419,400	0.456	\$ 907,151	\$ 211,887	\$ 706,863	\$ 836,659	0.845	3,936	\$ 233.42	0.17	BANKS	\$ 193,102		201
BELLEVILLE	31 084 03 0138 305	105 MAIN ST	4/17/2019	\$ 1,167,000	WD	ARMS LENGTH	\$ 1,167,000	\$ 484,800	0.415	\$ 803,810	\$ 212,114	\$ 954,886	\$ 833,375	1.146	3,936	\$ 296.49	0.13	BANKS	\$ 193,102		201
BELLEVILLE	31 106 99 0006 704	25 OWEN	9/12/2018	\$ 320,000	WD	ARMS LENGTH	\$ 320,000	\$ 202,600	0.633	\$ 415,747	\$ 138,659	\$ 181,341	\$ 390,265	0.465	4,985	\$ 64.19	0.55	MED OFF	\$ 128,065		201
BELLEVILLE	31 106 02 0015 000	111 SOUTH	10/31/2019	\$ 265,000	WD	ARMS LENGTH	\$ 265,000	\$ 117,200	0.442	\$ 234,010	\$ 57,202	\$ 207,798	\$ 249,025	0.834	2,840	\$ 93.31	0.18	DAY CARE	\$ 45,191		201
HURON	75 025 01 0074 000	19270 HANNAN RD	7/31/2019	\$ 200,000	WD	ARMS LENGTH	\$ 200,000	\$ 54,000	0.270	\$ 154,380	\$ 28,365	\$ 171,635	\$ 177,486	0.967	2,636	\$ 75.87	0.05	OFFICE BUILDINGS	\$ 27,878		201
ROMULUS	80 078 14 0008 300	37235 GODDARD	12/17/2019	\$ 545,000	WD	ARMS LENGTH	\$ 545,000	\$ 289,400	0.531	\$ 250,305	\$ 62,013	\$ 482,987	\$ 265,200	1.821	2,912	\$ 187.16	0.81	MED DENTAL	\$ 48,000		201
<b>6 Totals:</b>				<b>\$3,415,750</b>			<b>\$3,415,750</b>	<b>\$1,567,400</b>		<b>\$ 2,765,403</b>	<b>\$ 710,240</b>	<b>\$ 2,705,510</b>	<b>\$ 2,752,010</b>			<b>\$158.41</b>	<b>2.9902</b>				
Sale. Ratio =>						<b>45.89</b>					E.C.F. =>		<b>0.9831</b>	Std. Deviation=>		<b>0.415</b>					
Std. Dev. =>						<b>12.12%</b>					Ave. E.C.F. =>		<b>1.0130</b>	Ave. Variance=>		<b>0.314</b>	Coefficient of Var=> <b>30.96%</b>				

**01996 RETAIL**

COMMUNITY	PARCEL NUMBER	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	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS
BELLEVILLE	31 084 01 0269 000	496 MAIN ST	2/3/2017	\$ 150,000	LCM	ARMS LENGTH	\$ 150,000	\$ 79,600	0.531	\$ 208,763	\$ 66,150	\$ 83,850	\$ 147,175	0.570	1,650	\$ 90.91	0.36	MARKET MINI	\$ 54,886		201
BELLEVILLE	31 087 04 0081 001	500 E HURON RIVER DR	4/14/2016	\$ 550,000	WD	16-CONVENTIONAL SAL	\$ 550,000	\$ 281,300	0.511	\$ 549,692	\$ 80,964	\$ 469,036	\$ 597,106	0.786	6,943	\$ 79.22	0.14	STORE FLORIST	\$ 25,454		201
BELLEVILLE	31 084 01 0270 001	504 MAIN	11/5/2019	\$ 130,000	WD	CONVENTIONAL SALE	\$ 130,000	\$ 120,800	0.929	\$ 268,387	\$ 52,752	\$ 77,248	\$ 226,032	0.342	5,812	\$ 22.37	0.59	STORE RETAIL	\$ 52,752		201
CANTON	71 132 99 0010 712	45455 MICHIGAN	10/14/2016	\$ 1,300,000	WD	ARMS LENGTH	\$ 1,300,000	\$ 722,470	0.556	\$ 1,593,417	\$ 710,794	\$ 589,216	\$ 910,870	0.647	7,560	\$ 171.96	0.28	MARKET MINI	\$ 644,468		201
CANTON	71 053 99 0004 001	41677 FORD	5/6/2016	\$ 3,650,000	PTA	CONVENTIONAL SALE	\$ 3,650,000	\$ 1,189,310	0.326	\$ 2,394,563	\$ 1,063,306	\$ 2,586,694	\$ 1,300,056	1.990	41,150	\$ 88.70	1.06	STORE WHS SHOW	\$ 979,677	71 053 99 0004 001	201
HURON	75 030 03 0012 301	36888 HURON RIVER DR	4/17/2018	\$ 100,000	WD	ARMS LENGTH	\$ 100,000	\$ 87,800	0.878	\$ 174,902	\$ 28,931	\$ 71,069	\$ 153,009	0.464	3,151	\$ 31.74	0.46	MARKET CONV	\$ 24,394		202
HURON	75 030 02 0150 000	37337 HURON RIVER DR	3/29/2019	\$ 250,000	WD	ARMS LENGTH	\$ 250,000	\$ 73,800	0.295	\$ 176,695	\$ 45,074	\$ 204,926	\$ 137,968	1.485	4,482	\$ 55.78	0.56	SHOP MIXED	\$ 41,818		201
VAN BUREN	83 002 99 0014 001	41375 VAN BORN RD	9/4/2020	\$ 445,000	LCM	ARMS LENGTH	\$ 445,000	\$ 200,800	0.451	\$ 296,362	\$ 218,252	\$ 226,748	\$ 134,911	1.681	2,944	\$ 151.15	0.75	MARKET CONV	\$ 165,529		201
ROMULUS	80 020 99 0016 000	6587 WAYNE	4/12/2018	\$ 100,000	LCM	ARMS LENGTH	\$ 100,000	\$ 52,900	0.529	\$ 156,203	\$ 40,056	\$ 59,944	\$ 118,606	0.505	2,846	\$ 35.14	0.42	MARKET CONV	\$ 28,096		201
ROMULUS	80 142 99 0011 000	15031 MIDDLEBELT	2/12/2019	\$ 150,000	WD	ARMS LENGTH	\$ 150,000	\$ 104,600	0.697	\$ 177,961	\$ 32,687	\$ 117,313	\$ 152,279	0.770	4,600	\$ 32.61	0.16	STORE RETAIL	\$ 28,314		201
ROMULUS	80 078 12 0007 302	37148 GODDARD	11/1/2019	\$ 110,000	WD	ARMS LENGTH	\$ 110,000	\$ 93,100	0.846	\$ 107,193	\$ 23,695	\$ 86,305	\$ 103,724	0.832	2,207	\$ 49.84	0.10	BARBER/BEAUTY	\$ 18,295		201
ROMULUS	80 078 01 0291 000	36558 GODDARD	11/22/2019	\$ 188,000	WD	ARMS LENGTH	\$ 188,000	\$ 95,400	0.507	\$ 176,277	\$ 117,761	\$ 176,239	\$ 167,208	1.054	4,138	\$ 45.43	0.13	STORE RETAIL	\$ 11,761		201
<b>12 Totals:</b>				<b>\$ 7,123,000</b>			<b>\$ 7,123,000</b>	<b>\$ 3,101,880</b>		<b>\$ 6,275,415</b>	<b>\$ 2,374,412</b>	<b>\$ 4,748,588</b>	<b>\$ 4,148,944</b>			<b>\$71.24</b>	<b>21.7369</b>				
Sale. Ratio =>						<b>43.55</b>					E.C.F. =>		<b>1.1445</b>	Std. Deviation=>		<b>0.502</b>					
Std. Dev. =>						<b>20.73%</b>					Ave. E.C.F. =>		<b>0.9272</b>	Ave. Variance=>		<b>0.417</b>	Coefficient of Var=> <b>44.96%</b>				

**01998 MULTI-RESIDENCE/MOBILE HOME**

COMMUNITY	PARCEL NUMBER	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	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS
BELLEVILLE	31 084 03 0141 000	176 W COLUMBIA	8/7/2019	\$ 372,000	WD	ARMS LENGTH	\$ 372,000	\$ 156,100	0.420	\$ 228,483	\$ 37,621	\$ 334,379	\$ 192,401	1.738	5,612	\$ 66.29	0.41	MULTIPLE RESIDENCES	\$ 29,225		201
BELLEVILLE	31 084 01 0284 001	408 N LIBERTY	11/15/2019	\$ 765,000	WD	ARMS LENGTH	\$ 765,000	\$ 336,400	0.440	\$ 531,059	\$ 93,688	\$ 671,312	\$ 440,898	1.523	9,933	\$ 77.02	0.19	MULTIPLE RESIDENCES	\$ 87,120		201
HURON	75 025 01 0067 000	19232 HURON RIVER DR	2/7/2019	\$ 80,000	WD	ARMS LENGTH	\$ 80,000	\$ 37,300	0.466	\$ 103,842	\$ 13,469	\$ 66,531	\$ 91,102	0.730	2,548	\$ 31.40	0.60	MULTIPLE RESIDENCES	\$ 10,454		201
<b>3 Totals:</b>				<b>\$ 1,217,000</b>			<b>\$ 1,217,000</b>	<b>\$ 529,800</b>		<b>\$ 863,384</b>	<b>\$ 144,778</b>	<b>\$ 1,072,222</b>	<b>\$ 724,401</b>			<b>\$49.28</b>	<b>14.9876</b>				
Sale. Ratio =>						<b>43.53</b>					E.C.F. =>		<b>1.4801</b>	Std. Deviation=>		<b>0.433</b>					
Std. Dev. =>						<b>2.34%</b>					Ave. E.C.F. =>		<b>1.3303</b>	Ave. Variance=>		<b>0.400</b>	Coefficient of Var=> <b>30.07%</b>				

**01999 AUTO**

COMMUNITY	PARCEL NUMBER	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	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS
CANTON	71 039 99 0027 13	5757 SHELDON N	10/19/2018	\$ 850,000	WD	ARMS LENGTH	\$ 850,000	\$ 356,360	0.419	\$ 703,710	\$ 203,361	\$ 646,639	\$ 419,404	1.542	7,040	\$ 120.74	0.48	AUTO CENTER	\$ 180,775		201
CANTON	71 141 99 0027 708	40401 MICHIGAN	8/9/2018	\$ 490,000	WD	ARMS LENGTH	\$ 490,000	\$ 318,730	0.650	\$ 656,629	\$ 396,362	\$ 93,638	\$ 218,162	0.429	2,400	\$ 204.17	0.63	GAR GAS STATION	\$ 365,904		201
ROMULUS	80 076 99 0027 003	12750 HURON RIVER DR	9/28/2017	\$ 250,500	CD	ARMS LENGTH	\$ 250,500	\$ 105,700	0.422	\$ 223,426	\$ 109,859	\$ 140,641	\$ 117,200	1.200	2,761	\$ 90.73	0.14	GAR SERVICE	\$ 96,050		201
<b>3 Totals:</b>				<b>\$ 1,590,500</b>			<b>\$ 1,590,500</b>	<b>\$ 780,790</b>		<b>\$ 1,583,765</b>	<b>\$ 709,582</b>	<b>\$ 880,918</b>	<b>\$ 754,766</b>			<b>\$138.54</b>	<b>11.0132</b>				
Sale. Ratio =>						<b>49.09</b>					E.C.F. =>		<b>1.1671</b>	Std. Deviation=>		<b>0.465</b>					
Std. Dev. =>						<b>13.27%</b>					Ave. E.C.F. =>		<b>1.0570</b>	Ave. Variance=>		<b>0.419</b>	Coefficient of Var=> <b>39.60%</b>				

**02000 RESTAURANT**

COMMUNITY	PARCEL NUMBER	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	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS
BELLEVILLE	31 084 03 0100 000	60 MAIN	12/5/2018	\$ 260,000	WD	ARMS LENGTH	\$ 260,000	\$ 179,800	0.692	\$ 495,227	\$ 173,193	\$ 86,807	\$ 230,387	0.377	3,656	\$ 71.12	0.39	RESTAURANTS	\$ 156,933	31 084 03 0101 000	201
CANTON	71 049 99 0001 704	39895 FORD	11/9/2018	\$ 1,500,000	PTA	OTHER/SEE NOTES	\$ 1,500,000	\$ 781,300	0.521	\$ 1,308,150	\$ 515,071	\$ 984,929	\$ 901,226	1.093	7,912	\$ 189.59	0.32	RESTAURANTS	\$ 480,248		201
HURON	75 041 99 0002 000	19110 MIDDLEBELT RD	2/10/2020	\$ 165,000	WD	ARMS LENGTH	\$ 165,000	\$ 82,500	0.500	\$ 159,639	\$ 33,192	\$ 131,808	\$ 157,077	0.839	2,580	\$ 63.95	0.07	RESTAURANTS	\$ 31,363		201
<b>3 Totals:</b>				<b>\$ 1,925,000</b>			<b>\$ 1,925,000</b>	<b>\$ 1,043,600</b>		<b>\$ 1,963,016</b>	<b>\$ 721,456</b>	<b>\$ 1,203,544</b>	<b>\$ 1,131,613</b>			<b>\$108.22</b>	<b>29.3967</b>				
Sale. Ratio =>						<b>54.21</b>					E.C.F. =>		<b>1.0636</b>	Std. Deviation=>		<b>0.296</b>					
Std. Dev. =>						<b>10.51%</b>					Ave. E.C.F. =>		<b>0.7696</b>	Ave. Variance=>		<b>0.262</b>	Coefficient of Var=> <b>34.03%</b>				