

2022 City of Belleville Commercial Land Value Analysis

	2021 \$/SF	2022 \$/SF	NOTES		
COM31 - COMMERCIAL BELLEVILLE					
Main Street and Similar	\$5.40	\$5.40	Most weight to Canton/Belleville Main St Sales		
Off Main	\$2.50	\$2.50	Most weight to Huron, Van Buren, Sumpter and Romulus sales		
	Mean Average per Sq Ft	Lowest Sale	Highest Sale	# of Sales	Notes
<i>Canton Twp</i>	\$5.46	\$1.82	\$10.83	15	
<i>Romulus</i>	\$3.55	\$0.70	\$13.23	10	
<i>Belleville</i>	\$3.82	\$0.62	\$7.47	6	
<i>Huron Twp</i>	\$4.25	\$2.02	\$6.49	2	
<i>Van Buren Twp</i>	\$1.65	\$0.47	\$2.28	3	
<i>Sumpter Twp</i>	\$1.63	\$0.28	\$4.16	3	

2022 CITY OF BELLEVILLE COMMERCIAL LAND ANALYSIS

BELLEVILLE

COMMUNITY	PARCEL NUMBER	STREET ADDRESS	SALE DATE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF AREA	OTHER PARCELS IN SALE
BELLEVILLE	31 106 02 0016 000	111 SOUTH	10/31/19	\$265,000	\$117,200	44.23%	\$234,010	\$76,181	0.42	18,295	\$ 4.16	00002	31 106 02 0015 000
BELLEVILLE	31 084 03 0078 000	375 N LIBERTY	11/13/20	\$490,000	\$246,900	50.39%	\$452,066	\$113,834	0.35	15,246	\$ 7.47	00004	
BELLEVILLE	31 084 03 0187 000	307 CHARLES	01/15/19	\$55,000	\$11,300	20.55%	\$26,540	\$76,181	0.24	10,454	\$ 7.29	00006	
BELLEVILLE	31 084 03 0100 000	60 MAIN	12/05/18	\$260,000	\$179,800	69.15%	\$378,791	\$38,142	0.52	22,433	\$ 1.70	00001	31 084 03 0101 000
BELLEVILLE	31 084 03 0101 000	MAIN	12/05/18	\$260,000	\$179,800	69.15%	\$378,791	\$38,142	0.52	22,433	\$ 1.70	00006	31 084 03 0100 000
BELLEVILLE	31 106 99 0006 704	25 OWEN	09/12/18	\$320,000	\$202,600	63.31%	\$425,504	\$22,561	0.84	36,590	\$ 0.62	00002	
6							\$ 365,041	125,452.80	\$ 2.91	WEIGHTED AVE			
									\$ 3.82	MEAN AVE			
									\$ 2.39	MEDIAN			

CANTON

COMMUNITY	PARCEL NUMBER	STREET ADDRESS	SALE DATE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF AREA	OTHER PARCELS IN SALE
CANTON	71 010 01 0006 000	8534 CANTON CENTER N	06/08/18	\$95,000	\$75,000	78.95%	\$99,324	\$12,534	0.13	5,619	\$2.23	CANTON	
CANTON	71 010 01 0018 000	8584 CANTON CENTER N	09/07/18	\$117,500	\$90,100	76.68%	\$126,158	\$13,296	0.17	7,318	\$1.82	CANTON	
CANTON	71 010 01 0022 000	8586 CANTON CENTER N	11/09/18	\$229,250	\$135,090	58.93%	\$206,580	\$58,476	0.27	11,935	\$4.90	CANTON	71 010 01 0023 000
CANTON	71 010 99 0013 000	8770 CANTON CENTER N	07/25/18	\$500,000	\$246,690	49.34%	\$332,739	\$260,045	0.71	30,928	\$8.41	CANTON	
CANTON	71 010 99 0026 000	8130 CANTON CENTER N	01/17/19	\$125,000	\$56,100	44.88%	\$126,183	\$26,261	0.21	9,148	\$2.87	CANTON	
CANTON	71 036 01 0016 701	CANTON CENTER N	03/23/18	\$75,000	\$41,150	54.87%	\$84,943	\$75,000	0.78	33,977	\$2.21	CANTON	
CANTON	71 039 99 0022 003	45152 FORD	11/14/18	\$1,175,000	\$607,530	51.70%	\$1,259,615	\$612,345	2.00	87,120	\$7.03	CANTON	
CANTON	71 039 99 0027 712	5757 SHELDON N	10/19/18	\$850,000	\$356,360	41.92%	\$730,960	\$299,815	0.83	36,155	\$8.29	CANTON	
CANTON	71 049 99 0001 704	39895 FORD	11/09/18	\$1,500,000	\$781,300	52.09%	\$1,388,359	\$591,889	1.47	64,033	\$9.24	CANTON	
CANTON	71 073 99 0001 706	49491 CHERRY HILL	11/30/20	\$750,000	\$239,190	31.89%	\$414,780	\$750,000	1.59	69,260	\$10.83	CANTON	
CANTON	71 099 99 0012 002	40500 MICHIGAN	01/24/18	\$1,412,500	\$787,670	55.76%	\$1,543,178	\$224,770	2.04	88,862	\$2.53	CANTON	
CANTON	71 129 04 0001 000	46090 MICHIGAN	08/28/18	\$1,300,000	\$495,560	38.12%	\$1,199,175	\$327,337	1.30	56,628	\$5.78	CANTON	
CANTON	71 133 02 0073 001	44520 NE MICHIGAN	12/28/18	\$685,000	\$292,480	42.70%	\$527,338	\$223,002	1.00	43,560	\$5.12	CANTON	
CANTON	71 133 99 0017 002	44134 MICHIGAN	06/07/18	\$100,000	\$76,340	76.34%	\$119,916	\$21,900	0.24	10,454	\$2.09	CANTON	
CANTON	71 137 99 0025 000	42045 MICHIGAN	08/15/18	\$750,000	\$276,910	36.92%	\$481,335	\$507,373	1.37	59,677	\$8.50	CANTON	
15							\$ 4,004,043	614,675	\$ 6.51	WEIGHTED AVE			
									\$ 5.46	MEAN AVE			
									\$ 5.37	MEDIAN			

HURON TOWNSHIP

COMMUNITY	PARCEL NUMBER	STREET ADDRESS	SALE DATE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF AREA	OTHER PARCELS IN SALE
HURON	75 030 02 0150 000	37337 HURON RIVER DR	03/29/19	\$250,000	\$73,800	29.52%	\$156,138	\$135,680	0.48	20,909	\$ 6.49	HURON	
HURON	75 025 01 0074 000	19270 HANNAN RD	07/31/19	\$200,000	\$54,000	27.00%	\$171,596	\$56,282	0.64	27,878	\$ 2.02	HURON	
2							\$ 191,962	48,787	\$ 3.93	WEIGHTED AVE			
									\$ 4.25	MEAN AVE			

\$ 4.25 MEDIAN

ROMULUS

COMMUNITY	PARCEL NUMBER	STREET ADDRESS	SALE DATE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF AREA	OTHER PARCELS IN SALE	
ROMULUS	80 002 01 0083 300	MIDDLEBELT	06/14/19	\$11,307	\$11,200	99.05%	\$40,000	\$11,307	0.37	16,117	\$0.70	ROMULUS		
ROMULUS	80 142 99 0011 000	15031 MIDDLEBELT	02/12/19	\$150,000	\$104,600	69.73%	\$155,271	\$23,043	0.26	11,326	\$2.03	ROMULUS		
ROMULUS	80 042 03 0015 300	SMITH	01/11/18	\$7,500	\$2,100	28.00%	\$4,574	\$7,500	0.07	3,049	\$2.46	ROMULUS		
ROMULUS	80 044 02 1719 000	29533 SMITH	08/20/18	\$80,000	\$14,700	18.38%	\$20,739	\$71,023	0.18	7,841	\$9.06	ROMULUS	80 044 02 1720 000	
ROMULUS	80 051 01 0022 301	HILDEBRANDT	07/17/18	\$150,000	\$30,000	20.00%	\$64,033	\$150,000	0.98	42,689	\$3.51	ROMULUS		
ROMULUS	80 052 99 0010 000	GODDARD/INKSTER	05/09/18	\$70,000	\$50,800	72.57%	\$109,118	\$70,000	1.67	72,745	\$0.96	ROMULUS		
ROMULUS	80 068 01 0035 001	35920 GODDARD	09/14/18	\$60,000	\$41,900	69.83%	\$85,142	\$31,050	0.86	37,462	\$0.83	ROMULUS		
ROMULUS	80 078 14 0008 300	37235 GODDARD	12/17/19	\$545,000	\$289,400	53.10%	\$276,030	\$316,970	0.55	23,958	\$13.23	ROMULUS		
ROMULUS	80 006 99 0014 002	VAN BORN	07/25/19	\$80,000	\$30,300	37.88%	\$65,340	\$80,000	1.00	43,560	\$1.84	ROMULUS	80 006 99 0017 002	
ROMULUS	80 097 01 0003 300	14400 INKSTER	04/16/18	\$425,000	\$246,600	58.02%	\$473,081	\$282,975	7.60	331,056	\$0.85	ROMULUS	80 097 01 0005 300	
10								\$ 1,043,868			589,802	\$ 1.77	WEIGHTED AVE	
												\$ 3.55	MEAN AVE	
												\$ 0.78	MEDIAN	

SUMPTER

COMMUNITY	PARCEL NUMBER	STREET ADDRESS	SALE DATE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF AREA	OTHER PARCELS IN SALE	
SUMPTER	81 022 99 0001 000	50425 BEMIS	01/19/18	\$217,764	\$134,200	61.63%	\$295,252	\$102,197	8.25	359,370	\$0.28	SUMPTER		
SUMPTER	81 071 99 0005 701	10825 RAWSONVILLE	08/21/18	\$13,750,000	\$3,501,700	25.47%	\$3,302,719	\$13,750,000	75.82	3,302,719	\$4.16	SUMPTER		
SUMPTER	81 129 99 0004 000	28200 SUMPTER	05/01/18	\$285,000	\$134,200	47.09%	\$305,547	\$198,124	10.04	437,342	\$0.45	SUMPTER		
3								\$ 14,050,321			4,099,432	\$ 3.43	WEIGHTED AVE	
												\$ 1.63	MEAN AVE	
												\$ 0.37	MEDIAN	

VAN BUREN

COMMUNITY	PARCEL NUMBER	STREET ADDRESS	SALE DATE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF AREA	OTHER PARCELS IN SALE	
VAN BUREN	83 039 99 0009 010	8705 BELLEVILLE RD	03/08/19	\$380,000	\$192,900	50.76%	\$500,505	\$380,000	3.83	166,835	\$2.28	VAN BUREN		
VAN BUREN	83 081 99 0004 708	45655 S INTERSTATE 94 SERVICE DR	01/06/20	\$400,000	\$188,700	47.18%	\$363,290	\$400,000	4.17	181,645	\$2.20	VAN BUREN		
VAN BUREN	83 105 99 0018 000	14090 MARTINSVILLE RD	01/16/19	\$55,000	\$84,500	153.64%	\$175,765	\$55,000	2.69	117,176	\$0.47	VAN BUREN		
3								\$ 835,000			465,656	\$ 1.79	WEIGHTED AVE	
												\$ 1.65	MEAN AVE	
												\$ 1.37	MEDIAN	