

**2022 Belleville Industrial ECF Summary**

<b>CODE</b>	<b>NAME</b>	<b>2021 ECF</b>	<b>RECOMMENDED ECF</b>	<b>2022 ECF</b>	<b>COMMENTS</b>
01997	INDUSTRIAL	0.810	0.838	0.810	

*# PARCELS 301*      *12*  
*# PARCELS 302*      *11*  


---

                                 *23*  


---

2022 CITY OF BELLEVILLE INDUSTRIAL ECF ANALYSIS

01997 INDUSTRIAL

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	71 003 99 0005 703	7900 HAGGERTY N	11/30/18	\$ 10,000,000	WD	ARMS LENGTH	\$ 10,000,000	\$ 4,373,960	0.44	\$ 10,006,545	\$ 2,396,672	\$ 7,603,328	\$ 8,930,815	0.851	376,068	\$ 26.59	0.08	WHS DIST	\$ 2,180,613	71 002 99 0003 703	301		
CANTON	71 003 02 0012 000	7722 MARKET	02/12/20	\$ 750,000	WD	ARMS LENGTH	\$ 750,000	\$ 212,000	0.28	\$ 526,950	\$ 75,241	\$ 674,759	\$ 492,058	1.371	11,025	\$ 68.03	0.44	IND LIGHT	\$ 62,726		301		
CANTON	71 008 06 0022 000	7916 LILLEY N	03/15/18	\$ 117,936	WD	ARMS LENGTH	\$ 117,936	\$ 53,050	0.45	\$ 82,432	\$ 25,060	\$ 92,876	\$ 71,715	1.295	1,605	\$ 73.48	0.36	IND FLEX	\$ 23,359		301		
CANTON	71 135 01 0023 301	5002 DEWITT	03/15/18	\$ 950,000	WD	ARMS LENGTH	\$ 950,000	\$ 450,440	0.47	\$ 777,507	\$ 453,985	\$ 496,015	\$ 404,403	1.227	11,696	\$ 81.22	0.30	WHS STG	\$ 407,286		301		
ROMULUS	80 008 01 0035 002	7010 MIDDLEBELT	05/10/18	\$ 670,081	SHD	FORECLOSURE/FORFEIT	\$ 670,081	\$ 625,700	0.93	\$ 1,179,796	\$ 339,601	\$ 330,480	\$ 1,120,260	0.295	34,752	\$ 19.28	0.64	WHS TRAN	\$ 239,580		301		
ROMULUS	80 008 01 0044 002	6999 METROPLEX	02/14/18	\$ 330,000	WD	ARMS LENGTH	\$ 330,000	\$ 79,800	0.24	\$ 177,591	\$ 53,243	\$ 276,757	\$ 165,797	1.669	6,300	\$ 52.38	0.74	IND LIGHT	\$ 46,613		301		
ROMULUS	80 008 02 0001 002	29933 BEVERLY	01/26/18	\$ 255,000	WD	ARMS LENGTH	\$ 255,000	\$ 89,600	0.35	\$ 202,953	\$ 50,997	\$ 204,003	\$ 202,608	1.007	8,000	\$ 31.88	0.08	GAR SERVICE	\$ 43,124		301		
ROMULUS	80 008 02 0004 000	30105 BEVERLY	05/04/20	\$ 314,000	WD	ARMS LENGTH	\$ 314,000	\$ 179,500	0.57	\$ 379,048	\$ 72,845	\$ 241,155	\$ 284,047	0.849	13,225	\$ 23.74	0.08	WHS STG	\$ 56,192		301		
ROMULUS	80 050 01 0035 001	28451 WICK	01/16/20	\$ 435,000	WD	ARMS LENGTH	\$ 435,000	\$ 144,200	0.33	\$ 348,801	\$ 88,579	\$ 346,421	\$ 280,110	1.237	10,000	\$ 43.50	0.31	WHS STG	\$ 71,438		301		
ROMULUS	80 100 99 0012 702	14241 FIVE M CENTER	06/10/19	\$ 2,000,000	WD	ARMS LENGTH	\$ 2,000,000	\$ 815,000	0.41	\$ 2,387,735	\$ 313,649	\$ 1,686,351	\$ 1,924,013	0.876	49,320	\$ 40.55	0.05	WAREHOUSES	\$ 250,470		301		
ROMULUS	80 125 01 0022 301	15385 PINE	03/22/18	\$ 2,200,000	WD	ARMS LENGTH	\$ 2,200,000	\$ 760,100	0.35	\$ 2,321,781	\$ 296,326	\$ 1,903,674	\$ 2,700,607	0.705	47,601	\$ 46.22	0.23	IND ENG	\$ 189,486		301		
VAN BUREN	83 018 99 0003 701	5900 SCHOONER DR	05/22/18	\$ 1,175,000	DD	ARMS LENGTH	\$ 1,175,000	\$ 810,000	0.69	\$ 1,295,081	\$ 246,439	\$ 928,561	\$ 1,292,692	0.718	23,492	\$ 50.02	0.21	IND LIGHT	\$ 174,240		301		
VAN BUREN	83 047 99 0002 701	9059 SAMUEL BARTON DR	06/30/19	\$ 1,500,000	CD	ARMS LENGTH	\$ 1,500,000	\$ 998,800	0.67	\$ 2,187,650	\$ 212,990	\$ 1,287,010	\$ 1,831,781	0.703	35,123	\$ 42.71	0.23	IND ENG	\$ 182,516		301		
VAN BUREN	83 023 99 0003 000	175 RAWSONVILLE RD	01/02/19	\$ 726,000	WD	ARMS LENGTH	\$ 726,000	\$ 535,100	0.74	\$ 977,335	\$ 426,357	\$ 299,643	\$ 734,637	0.408	34,148	\$ 21.26	0.52	IND LIGHT	\$ 420,354		301		
VAN BUREN	83 041 99 0002 702	41965 ECORSE ROAD	03/23/18	\$ 7,250,000	PTA	ARMS LENGTH	\$ 7,250,000	\$ 3,110,700	0.43	\$ 5,999,536	\$ 638,230	\$ 6,611,770	\$ 7,148,408	0.925	116,351	\$ 62.31	0.01	IND LIGHT	\$ 384,417		301		
VAN BUREN	83 093 99 0004 000	11800 HANNAN RD	08/20/18	\$ 1,400,000	WD	ARMS LENGTH	\$ 1,400,000	\$ 531,900	0.38	\$ 953,761	\$ 230,327	\$ 1,169,673	\$ 964,579	1.213	35,731	\$ 39.18	0.28	WHS DIST	\$ 182,952		301		
VAN BUREN	83 009 99 0001 000	44141 YOST ROAD	11/07/19	\$ 360,000	WD	ARMS LENGTH	\$ 360,000	\$ 240,200	0.67	\$ 635,090	\$ 64,796	\$ 295,204	\$ 613,879	0.481	8,958	\$ 40.19	0.45	INDUSTRIALS	\$ 64,796		301		
<b>17 Totals:</b>				<b>\$ 30,433,017</b>			<b>\$ 30,433,017</b>	<b>\$ 14,010,050</b>		<b>\$ 30,439,592</b>	<b>\$ 5,985,337</b>	<b>\$ 24,447,680.0</b>	<b>\$ 29,162,408.5</b>			<b>\$ 44.86</b>	<b>9.2833</b>						
						<b>Sale. Ratio =&gt;</b>	<b>46.04</b>							<b>E.C.F. =&gt;</b>	<b>0.8383</b>	<b>Std. Deviation=&gt;</b>		<b>0.358</b>					
						<b>Std. Dev. =&gt;</b>	<b>18.77%</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.9312</b>	<b>Ave. Variance=&gt;</b>		<b>0.294</b>	<b>Coefficient of Var=&gt;</b>		<b>31.59%</b>		