

2022 City of Belleville Industrial Land Value Analysis

| | | | | | |
|--|-------------------------------|--------------------|--|-------------------|--------------|
| | 2021 \$/SF | 2022 \$/SF | NOTES | | |
| IND31 - INDUSTRIAL BELLEVILLE | \$1.05 | \$1.05 | Similar to Canton, Romulus, Huron, and Van Buren | | |
| | | | | | |
| | Mean Average per Sq Ft | Lowest Sale | Highest Sale | # of Sales | Notes |
| <i>Canton, Romulus, Belleville, Huron, Van Buren</i> | \$1.35 | \$0.01 | \$4.74 | 18 | |

2022 CITY OF BELLEVILLE INDUSTRIAL LAND ANALYSIS

| 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 | 71 135 99 0002 000 | 5626 SHELDON S | 04/25/18 | \$80,000 | \$61,020 | 76.28% | \$119,809 | \$45,569 | 0.98 | 42,689 | \$1.07 | CANTON | |
| CANTON | 71 003 99 0001 001 | S MARKET | 04/25/18 | \$450,000 | \$346,300 | 76.96% | \$692,604 | \$450,000 | 7.95 | 346,302 | \$1.30 | CANTON | |
| CANTON | 71 136 99 0005 000 | SHELDON S | 07/27/18 | \$75,000 | \$148,780 | 198.37% | \$323,978 | \$75,000 | 4.25 | 185,130 | \$0.41 | CANTON | |
| CANTON | 71 135 01 0023 301 | 5002 DEWITT | 03/15/18 | \$950,000 | \$450,440 | 47.41% | \$825,226 | \$532,060 | 3.40 | 148,104 | \$3.59 | CANTON | |
| ROMULUS | 80 047 99 0005 701 | SMITH | 07/25/18 | \$190,000 | \$27,100 | 14.26% | \$50,094 | \$190,000 | 0.92 | 40,075 | \$4.74 | ROMULUS | |
| ROMULUS | 80 080 99 0005 000 | WAHRMAN | 01/08/19 | \$15,000 | \$69,000 | 460.00% | \$152,896 | \$15,000 | 2.34 | 101,930 | \$0.15 | ROMULUS | |
| ROMULUS | 80 007 01 0905 000 | 30938 ECORSE | 05/09/18 | \$37,000 | \$23,700 | 64.05% | \$70,676 | \$37,000 | 0.91 | 39,640 | \$0.93 | ROMULUS | |
| ROMULUS | 80 097 01 0005 300 | INKSTER | 04/16/18 | \$425,000 | \$224,700 | 52.87% | \$497,891 | \$425,000 | 7.62 | 331,927 | \$1.28 | ROMULUS | 80 097 01 0003 300 |
| ROMULUS | 80 064 99 0001 000 | GODDARD | 08/02/18 | \$445,000 | \$169,800 | 38.16% | \$313,632 | \$445,000 | 5.76 | 250,906 | \$1.77 | ROMULUS | |
| ROMULUS | 80 050 99 0009 707 | 9880 HARRISON | 06/20/18 | \$490,800 | \$213,100 | 43.42% | \$323,693 | \$276,007 | 2.00 | 87,120 | \$3.17 | ROMULUS | |
| ROMULUS | 80 008 01 0011 000 | METROPLEX | 08/30/19 | \$60,000 | \$26,900 | 44.83% | \$49,550 | \$60,000 | 0.91 | 39,640 | \$1.51 | ROMULUS | |
| ROMULUS | 80 003 03 0008 000 | MIDDLEBELT | 12/30/20 | \$10,000 | \$9,400 | 94.00% | \$28,497 | \$10,000 | 22.00 | 958,320 | \$0.01 | ROMULUS | |
| ROMULUS | 80 030 99 0006 700 | ECORSE | 05/21/20 | \$188,000 | \$222,300 | 118.24% | \$443,659 | \$188,000 | 20.37 | 887,317 | \$0.21 | ROMULUS | |
| VAN BUREN | 83 002 99 0022 001 | 6045 HAGGERTY RD | 11/26/19 | \$70,000 | \$48,800 | 69.71% | \$142,876 | \$70,000 | 1.64 | 71,438 | \$0.98 | VAN BUREN | 83 002 99 0023 001 |
| VAN BUREN | 83 018 99 0003 708 | SCHOONER DR | 09/24/18 | \$260,000 | \$111,800 | 43.00% | \$195,149 | \$260,000 | 4.48 | 195,149 | \$1.33 | VAN BUREN | |
| VAN BUREN | 83 023 99 0003 000 | 175 RAWSONVILLE RD | 01/02/19 | \$726,000 | \$535,100 | 73.71% | \$1,108,835 | \$37,519 | 9.65 | 420,354 | \$0.09 | VAN BUREN | |
| VAN BUREN | 83 018 99 0003 701 | 5900 SCHOONER DR | 05/22/18 | \$1,175,000 | \$810,000 | 68.94% | \$1,295,081 | \$54,159 | 4.00 | 174,240 | \$0.31 | VAN BUREN | |
| VAN BUREN | 83 041 99 0002 702 | 41965 ECORSE ROAD | 03/23/18 | \$7,250,000 | \$3,110,700 | 42.91% | \$7,201,925 | \$432,492 | 7.06 | 307,534 | \$1.41 | VAN BUREN | |
| 18 | | | | | | | | \$ 3,602,806 | | 4,627,814 | \$ 0.78 | WEIGHTED AVE | |
| | | | | | | | | | | | \$ 1.35 | MEAN AVE | |
| | | | | | | | | | | | \$ 1.24 | MEDIAN | |