

2022 City of Belleville Residential Land Value Analysis

Table	NAME	2021 FF	2021 SITE	Recom FF	Recom Site	2022 FF	2022 SITE	Comments
10005	SOUTH COLUMBIA/SAVAGE	\$ 525	N/A	\$ 775	N/A	\$ 575	N/A	
10010	CITY AT LARGE EXC LAKE	\$ 575	N/A	\$ 576	N/A	\$ 575	N/A	
10015	N HURON RIVER DR	\$ 450	N/A	\$ 635	N/A	\$ 500	N/A	
10020	LAKE FRONT	\$ 2,000	N/A	\$ 2,919	N/A	\$ 2,200	N/A	
10030	LAKE VIEW	\$ 575	N/A	\$ 413	N/A	\$ 575	N/A	
10040	HARBOUR POINTE	N/A	\$ 52,800	N/A	\$ 52,202	N/A	\$ 52,800	
10050	BELLEVILLE LAKE DEV	N/A	\$ 75,000	N/A	\$ 50,314	N/A	\$ 75,000	
10060	VICTORIA COMMONS	N/A	\$ 50,000	N/A	\$ 56,478	N/A	\$ 50,000	
10070	BELLEVILLA CONDOS	N/A	\$ 14,000	N/A	\$ 14,463	N/A	\$ 14,000	
10080	BELLEVILLE LAKE TERRACE	N/A	\$ 19,000	N/A	\$ 15,020	N/A	\$ 19,000	
10090	MAIN STREET CONDOS	N/A	\$ 19,000	N/A	\$ 23,707	N/A	\$ 19,000	
10100	LAKEVIEW CONDOS	N/A	\$ 10,000	N/A	#REF!	N/A	\$ 10,000	

SOUTH COLUMBIA/SAVAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
31 106 02 0011 002	61 E WABASH	11/20/19	\$106,000	PTA	03-ARM'S LENGTH	\$106,000	\$31,500	29.72	\$88,416	\$43,834	\$26,250	50.0	131.8	0.15	0.15	\$877	\$290,291	\$6.66	50.00	10005		SOUTH COLUMBIA/SAVAGE	401
31 106 02 0013 000	35 E WABASH	02/14/20	\$164,000	PTA	03-ARM'S LENGTH	\$164,000	\$65,300	39.82	\$175,075	\$32,238	\$43,313	82.5	131.8	0.25	0.25	\$391	\$128,952	\$2.96	82.50	10005		SOUTH COLUMBIA/SAVAGE	401
31 106 02 0023 301	74 E WABASH	07/26/19	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$51,600	35.59	\$140,260	\$31,515	\$26,775	51.0	130.0	0.15	0.15	\$618	\$207,336	\$4.76	51.00	10005		SOUTH COLUMBIA/SAVAGE	401
31 109 01 0013 000	98 W WABASH	12/04/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,800	40.42	\$181,497	\$38,848	\$30,345	57.8	133.5	0.18	0.18	\$672	\$217,028	\$4.98	56.45	10005		SOUTH COLUMBIA/SAVAGE	401
31 109 01 0038 000	45 HENRY	11/25/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$62,900	34.56	\$149,088	\$61,787	\$28,875	55.0	142.5	0.18	0.18	\$1,123	\$343,261	\$7.88	55.00	10005		SOUTH COLUMBIA/SAVAGE	401
31 109 01 0039 000	35 HENRY	01/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,400	34.20	\$161,637	\$74,063	\$35,700	68.0	142.5	0.22	0.22	\$1,089	\$333,617	\$7.66	68.00	10005		SOUTH COLUMBIA/SAVAGE	401
Totals:			\$987,000			\$987,000	\$356,500		\$895,973	\$282,285	\$191,258	364.3		1.13	1.13								
							Sale. Ratio =>	36.12			Average			Average			Average						
							Std. Dev. =>	3.96			per FF=>	\$775		per Net Acre=>	248,928.57		per SqFt=>	\$5.71					

CITY AT LARGE EXC LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
31 084 01 0240 302	375 BRAIN	10/02/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$63,600	35.93	\$139,956	\$87,507	\$50,463	87.8	75.2	0.18	0.18	\$997	\$478,180	\$10.98	106.74	10010		CITY AT LARGE EXC.LAKE	401	
31 084 02 0014 000	312 EDISON	06/08/20	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$126,300	52.63	\$284,173	(\$12,911)	\$31,262	54.4	99.3	0.15	0.15	(\$237)	(\$86,651)	(\$1.99)	53.00	10010		CITY AT LARGE EXC.LAKE	401	
31 084 03 0092 001	25 FIRST	12/21/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$51,300	57.00	\$113,641	\$3,788	\$27,429	47.7	132.6	0.15	0.15	\$79	\$24,921	\$0.57	50.00	10010		CITY AT LARGE EXC.LAKE	401	
31 084 03 0094 000	59 N LIBERTY	11/06/20	\$158,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$158,000	\$83,100	52.59	\$177,586	\$61,574	\$81,160	141.1	265.2	0.44	0.25	\$436	\$139,624	\$3.21	144.93	10010	31 084 03 0092 302	CITY AT LARGE EXC.LAKE	401	
31 084 03 0162 000	8 CHURCH	03/25/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$78,900	47.25	\$166,349	\$46,460	\$45,809	79.7	139.1	0.26	0.26	\$583	\$175,985	\$4.04	82.50	10010		CITY AT LARGE EXC.LAKE	401	
31 084 03 0167 000	170 SECOND	04/23/19	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$61,400	38.86	\$132,260	\$45,357	\$19,617	34.1	82.5	0.08	0.08	\$1,329	\$596,803	\$13.70	40.26	10010		CITY AT LARGE EXC.LAKE	401	
31 084 03 0170 002	242 CHURCH	07/19/19	\$200,500	PTA	03-ARM'S LENGTH	\$200,500	\$106,100	52.92	\$210,286	\$74,833	\$84,619	161.2	399.6	0.52	0.20	\$464	\$144,745	\$3.32	168.75	10010	31 084 03 0170 005, 31 084 03 0170 003	CITY AT LARGE EXC.LAKE	401	
31 084 03 0183 000	375 CHARLES	11/15/19	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$66,600	45.93	\$197,744	(\$9,450)	\$43,294	75.3	132.9	0.24	0.24	(\$126)	(\$39,212)	(\$0.90)	78.87	10010		CITY AT LARGE EXC.LAKE	401	
31 084 03 0189 000	328 CHURCH	10/16/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$67,700	34.19	\$149,589	\$81,562	\$33,151	57.7	133.4	0.19	0.19	\$1,415	\$440,876	\$10.12	60.33	10010		CITY AT LARGE EXC.LAKE	401	
31 084 03 0191 000	350 CHURCH	07/09/19	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$75,200	45.58	\$173,522	\$24,059	\$32,581	56.7	133.1	0.18	0.18	\$425	\$132,923	\$3.05	59.33	10010		CITY AT LARGE EXC.LAKE	401	
31 084 03 0203 000	245 CHURCH	10/23/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$165,200	46.54	\$334,770	\$70,749	\$50,519	87.9	201.6	0.39	0.39	\$805	\$183,764	\$4.22	82.50	10010		CITY AT LARGE EXC.LAKE	401	
31 084 03 0210 004	280 EDISON	08/13/20	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$78,800	43.78	\$173,465	\$52,879	\$46,344	80.6	83.5	0.19	0.19	\$656	\$284,296	\$6.53	90.04	10010		CITY AT LARGE EXC.LAKE	401	
31 084 04 0001 302	170 W COLUMBIA	01/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$82,000	34.17	\$189,345	\$99,072	\$48,417	84.2	154.5	0.32	0.32	\$1,177	\$313,519	\$7.20	77.13	10010		CITY AT LARGE EXC.LAKE	401	
31 087 03 0034 000	256 ROLAND	09/18/19	\$175,500	PTA	03-ARM'S LENGTH	\$175,500	\$64,200	36.58	\$143,488	\$68,907	\$36,895	64.2	126.0	0.15	0.15	\$1,074	\$465,588	\$10.69	101.67	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0003 301	140 S EDMONT	08/26/19	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$73,800	41.00	\$211,449	\$33,551	\$65,000	162.3	219.1	0.75	0.75	\$207	\$44,497	\$1.02	150.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0020 000	42 S EDMONT	03/27/20	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$89,500	41.65	\$228,934	\$48,167	\$62,201	108.2	219.1	0.50	0.50	\$445	\$95,759	\$2.20	100.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0031 000	27 S BIGGS	03/19/21	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$69,200	50.14	\$151,751	\$43,201	\$56,952	99.0	219.2	0.46	0.46	\$436	\$93,711	\$2.15	91.55	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0037 000	53 S BIGGS	06/25/19	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$50,500	42.80	\$142,397	\$6,664	\$31,061	54.0	218.0	0.25	0.25	\$123	\$26,656	\$0.61	50.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0046 000	125 S BIGGS	09/19/19	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$48,500	37.60	\$110,299	\$46,656	\$27,955	48.6	218.0	0.23	0.23	\$960	\$207,360	\$4.76	45.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0063 000	104 S BIGGS	08/14/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$67,900	35.74	\$150,235	\$70,826	\$31,061	54.0	218.0	0.25	0.25	\$1,311	\$283,304	\$6.50	50.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0067 000	58 S BIGGS	07/08/19	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$48,300	37.44	\$116,663	\$43,398	\$31,061	54.0	218.0	0.25	0.25	\$803	\$173,592	\$3.99	50.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0087 000	47 CLARENCE	05/27/19	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$56,100	36.91	\$141,500	\$41,561	\$31,061	54.0	218.0	0.25	0.25	\$769	\$166,244	\$3.82	50.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0103 000	180 CLARENCE	09/16/19	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$39,000	29.77	\$101,809	\$59,944	\$30,753	53.5	209.5	0.24	0.24	\$1,121	\$249,767	\$5.73	50.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0115 000	118 CLARENCE	09/06/19	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$59,100	35.39	\$168,445	\$29,192	\$30,637	53.3	206.3	0.24	0.24	\$548	\$123,173	\$2.83	50.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0142 000	77 BEDELL	12/04/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$56,500	33.83	\$126,630	\$71,065	\$30,695	53.4	207.9	0.24	0.24	\$1,331	\$297,343	\$6.83	50.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0149 002	445 ROBBE	06/01/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,400	50.25	\$178,706	\$33,621	\$52,327	91.0	109.7	0.25	0.25	\$369	\$133,417	\$3.06	100.00	10010		CITY AT LARGE EXC.LAKE	401	
31 087 04 0172 005	171 CLARENCE	12/16/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,200	41.91	\$205,252	\$52,581	\$37,833	65.8	218.0	0.31	0.31	\$799	\$172,397	\$3.96	60.90	10010		CITY AT LARGE EXC.LAKE	401	
31 106 01 0014 007	357 E COLUMBIA	05/14/19	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$67,000	51.54	\$167,409	\$11,610	\$49,019	85.3	161.7	0.32	0.32	\$136	\$36,741	\$0.84	85.03	10010		CITY AT LARGE EXC.LAKE	401	
31 106 01 0014 016	458 ROBBE	11/04/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$181,700	52.67	\$369,373	\$31,000	\$55,373	96.3	271.6	0.53	0.53	\$322	\$58,935	\$1.35	84.37	10010		CITY AT LARGE EXC.LAKE	401	
31 106 02 0007 000	96 E COLUMBIA	09/04/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$120,600	48.24	\$273,133	\$41,867	\$65,000	122.9	142.0	0.41	0.41	\$341	\$101,373	\$2.33	126.64	10010		CITY AT LARGE EXC.LAKE	401	
31 107 99 0001 005	40 OWEN	12/10/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$49,500	43.04	\$109,934	\$37,215	\$32,149	55.9	120.7	0.17	0.17	\$666	\$224,187	\$5.15	60.00	10010		CITY AT LARGE EXC.LAKE	401	
Totals:			\$5,584,900			\$5,584,900	\$2,420,200		\$5,540,093	\$1,396,505	\$1,351,698	2,423.9		9.06	8.55									
								Sale. Ratio =>	43.33				Average			Average			Average					
								Std. Dev. =>	7.21				per FF=>	\$576	Average		per Net Acre=>	154,122.61	Average		per SqFt=>	\$3.54		

N HURON RIVER DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class		
31 087 01 0171 000	31 N EDGEMONT	01/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,000	39.26	\$129,002	\$24,448	\$18,450	41.0	110.0	0.10	0.10	\$596	\$235,077	\$5.40	41.00	10015		N HURON RIVER DR	401		
31 087 01 0191 000	169 N EDGEMONT	08/19/19	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$47,700	39.75	\$119,116	\$37,784	\$36,900	82.0	110.0	0.21	0.21	\$461	\$182,531	\$4.19	82.00	10015		N HURON RIVER DR	401		
31 087 01 0195 000	197 N EDGEMONT	07/31/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,000	44.00	\$140,200	\$11,800	\$27,000	60.0	112.4	0.16	0.16	\$197	\$76,129	\$1.75	60.00	10015		N HURON RIVER DR	401		
31 087 01 0202 000	146 WEXFORD	03/11/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,400	41.78	\$147,089	\$24,811	\$36,900	82.0	110.0	0.21	0.21	\$303	\$119,860	\$2.75	82.00	10015		N HURON RIVER DR	401		
31 087 01 0231 000	41 WEXFORD	12/09/19	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$34,000	21.73	\$106,723	\$68,227	\$18,450	41.0	110.0	0.10	0.10	\$1,664	\$656,029	\$15.06	41.00	10015		N HURON RIVER DR	401		
31 087 01 0238 300	83 WEXFORD	07/10/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$53,600	33.52	\$129,616	\$57,959	\$27,675	61.5	110.0	0.16	0.16	\$942	\$373,929	\$8.58	61.50	10015		N HURON RIVER DR	401		
31 087 01 0284 000	107 N BIGGS	06/21/19	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$46,200	33.00	\$116,758	\$59,242	\$36,000	80.0	110.0	0.16	0.16	\$741	\$363,448	\$8.34	111.00	10015		N HURON RIVER DR	401		
Totals:			\$971,400			\$971,400	\$345,900		\$888,504	\$284,271	\$201,375	447.5		1.10	1.10										
								Sale. Ratio =>	35.61					Average			Average								
								Std. Dev. =>	7.54					per FF=>	\$635	per Net Acre=>	259,608.22	per SqFt=>	\$5.96						

LAKE FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class		
31 084 03 0073 000	310 N LIBERTY	08/13/20	\$531,000	PTA	03-ARM'S LENGTH	\$531,000	\$233,500	43.97	\$501,621	\$148,257	\$118,878	59.4	165.0	0.21	0.21	\$2,494	\$709,364	\$16.28	55.25	10020		LAKE FRONT	401		
31 087 01 0335 000	157 POTTER	08/21/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$145,000	36.25	\$343,809	\$146,183	\$89,992	45.0	86.8	0.07	0.07	\$3,249	\$2,030,319	\$46.61	36.00	10020		LAKE FRONT	401		
31 087 01 0349 312	95 POTTER	09/29/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$114,600	38.20	\$248,495	\$140,974	\$89,469	44.7	94.3	0.08	0.08	\$3,151	\$1,854,921	\$42.58	35.00	10020		LAKE FRONT	401		
Totals:			\$1,231,000			\$1,231,000	\$493,100		\$1,093,925	\$435,414	\$298,339	149.2		0.36	0.36										
								Sale. Ratio =>	40.06					Average			Average								
								Std. Dev. =>	4.02					per FF=>	\$2,919	Average	per Net Acre=>	1,219,647.06	Average	per SqFt=>	\$28.00				

LAKE VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class				
31 084 01 0242 000	351 HIGH	08/20/20	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$139,700	50.34	\$309,923	\$32,577	\$65,000	145.8	164.9	0.55	0.55	\$223	\$59,339	\$1.36	147.50	10030		LAKE VIEW	401				
31 084 03 0080 000	327 N LIBERTY	10/31/19	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$79,800	38.93	\$219,720	\$32,787	\$47,507	82.6	133.0	0.25	0.25	\$397	\$130,107	\$2.99	82.62	10030		LAKE VIEW	401				
31 087 01 0248 000	136 POTTER	06/30/20	\$143,500	PTA	03-ARM'S LENGTH	\$143,500	\$63,000	43.90	\$140,739	\$25,761	\$23,000	40.0	90.0	0.08	0.08	\$644	\$310,373	\$7.13	40.00	10030		LAKE VIEW	401				
31 087 01 0305 303	40 POTTER	05/23/19	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$50,000	25.00	\$162,508	\$84,241	\$46,749	81.3	110.0	0.21	0.21	\$1,036	\$401,148	\$9.21	77.58	10030		LAKE VIEW	401				
31 087 03 0005 301	286 E HURON RIVER	11/06/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,900	59.93	\$197,164	\$10,336	\$57,500	100.0	130.0	0.30	0.30	\$103	\$34,685	\$0.80	100.00	10030		LAKE VIEW	401				
Totals:			\$976,000			\$976,000	\$422,400		\$1,030,054	\$185,702	\$239,756	449.7		1.39	1.39												
								Sale. Ratio =>	43.28					Average			Average										
								Std. Dev. =>	13.04					per FF=>	\$413	Average	per Net Acre=>	133,406.61	Average	per SqFt=>	\$3.06						

BELLEVILLE LAKE DEV

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
31 084 07 0004 000	554 N LIBERTY	01/13/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$100,100	47.11	\$267,672	\$19,828	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10050		BELLEVILLE LAKE DEV 10050	401	
31 084 07 0005 000	548 N LIBERTY	12/18/19	\$442,000	PTA	03-ARM'S LENGTH	\$442,000	\$188,900	42.74	\$469,759	\$47,241	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10050		BELLEVILLE LAKE DEV 10050	401	
31 084 07 0006 000	546 N LIBERTY	07/23/19	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$206,400	42.12	\$475,386	\$89,614	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10050		BELLEVILLE LAKE DEV 10050	401	
31 084 07 0008 000	542 N LIBERTY	04/01/19	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$214,300	48.70	\$470,429	\$44,571	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10050		BELLEVILLE LAKE DEV 10050	401	
Totals:			\$1,584,500			\$1,584,500	\$709,700		\$1,683,246	\$201,254	\$300,000	0.0		0.00	0.00									
							Sale. Ratio =>	44.79			Average			Average			Average							
							Std. Dev. =>	3.24			SITE VALUE	\$50,314		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!						

VICTORIA COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class			
31 106 05 0002 000	261 VICTORIAN	01/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,000	39.58	\$226,303	\$63,697	\$50,000	60.0	125.3	0.17	0.17	\$1,062	\$368,191	\$8.45	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0005 000	279 VICTORIAN	12/21/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,500	45.92	\$250,820	\$44,180	\$50,000	60.0	118.0	0.16	0.16	\$736	\$271,043	\$6.22	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0006 000	285 VICTORIAN	01/15/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$104,000	44.26	\$249,280	\$35,720	\$50,000	60.0	118.0	0.16	0.16	\$595	\$219,141	\$5.03	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0009 000	303 VICTORIAN	08/13/20	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$91,800	42.40	\$217,858	\$48,642	\$50,000	60.0	118.0	0.16	0.16	\$811	\$298,417	\$6.85	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0054 000	329 OXFORD	05/21/19	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$93,500	43.90	\$215,915	\$47,085	\$50,000	87.3	132.0	0.27	0.27	\$539	\$177,679	\$4.08	87.34	10060		VICTORIA'S COMMON	401			
31 106 05 0102 000	204 ABERDEEN	07/01/19	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$91,000	42.33	\$217,112	\$47,888	\$50,000	60.0	118.0	0.16	0.16	\$798	\$293,791	\$6.74	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0109 000	477 VICTORIAN	12/23/19	\$209,500	WD	03-ARM'S LENGTH	\$209,500	\$85,400	40.76	\$207,176	\$52,324	\$50,000	60.0	118.0	0.16	0.16	\$872	\$321,006	\$7.37	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0115 000	513 VICTORIAN	02/07/20	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$89,900	41.43	\$216,245	\$50,755	\$50,000	61.0	132.0	0.19	0.19	\$832	\$274,351	\$6.30	61.00	10060		VICTORIA'S COMMON	401			
31 106 05 0120 000	543 VICTORIAN	11/12/19	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$91,400	41.55	\$218,290	\$51,710	\$50,000	60.0	118.0	0.16	0.16	\$862	\$317,239	\$7.28	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0129 000	578 THORNHILL	04/03/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$99,900	46.04	\$216,419	\$50,581	\$50,000	62.0	118.0	0.17	0.17	\$816	\$301,077	\$6.91	62.00	10060		VICTORIA'S COMMON	401			
31 106 05 0139 000	555 THORNHILL	04/01/19	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$101,100	38.88	\$242,528	\$67,472	\$50,000	52.7	121.0	0.15	0.15	\$1,279	\$458,993	\$10.54	52.74	10060		VICTORIA'S COMMON	401			
31 106 05 0152 000	581 THORNHILL	11/12/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$102,000	39.23	\$221,458	\$88,542	\$50,000	60.0	118.0	0.16	0.16	\$1,476	\$543,202	\$12.47	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0155 000	569 THORNHILL	11/10/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,400	44.52	\$220,997	\$59,003	\$50,000	60.0	118.0	0.16	0.16	\$983	\$361,982	\$8.31	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0161 000	580 THORNHILL	09/24/20	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$100,500	45.68	\$216,455	\$53,545	\$50,000	60.0	118.0	0.16	0.16	\$892	\$328,497	\$7.54	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0165 000	494 WATERBURY	02/14/20	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$106,100	43.13	\$252,053	\$43,947	\$50,000	87.6	118.0	0.24	0.24	\$502	\$185,430	\$4.26	87.61	10060		VICTORIA'S COMMON	401			
31 106 05 0174 000	458 WATERBURY	04/04/19	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$95,600	41.57	\$227,885	\$52,115	\$50,000	52.7	121.0	0.15	0.15	\$988	\$354,524	\$8.14	52.74	10060		VICTORIA'S COMMON	401			
31 106 05 0176 000	450 WATERBURY	11/27/19	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$105,200	41.91	\$253,429	\$47,571	\$50,000	57.7	121.0	0.16	0.16	\$824	\$297,319	\$6.83	57.74	10060		VICTORIA'S COMMON	401			
31 106 05 0178 000	447 WATERBURY	06/01/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,300	41.35	\$225,019	\$69,981	\$50,000	57.7	121.0	0.16	0.16	\$1,212	\$437,381	\$10.04	57.74	10060		VICTORIA'S COMMON	401			
31 106 05 0182 000	463 WATERBURY	03/24/21	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$100,900	35.72	\$221,921	\$110,579	\$50,000	61.3	119.0	0.17	0.17	\$1,803	\$658,208	\$15.11	61.34	10060		VICTORIA'S COMMON	401			
31 106 05 0197 000	465 WATERBURY	01/08/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$98,800	43.43	\$216,659	\$60,841	\$50,000	60.0	118.0	0.16	0.16	\$1,014	\$373,258	\$8.57	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0199 000	460 WATERBURY	03/23/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$78,500	43.01	\$183,794	\$48,706	\$50,000	80.3	118.0	0.16	0.16	\$606	\$296,988	\$6.82	120.00	10060		VICTORIA'S COMMON	401			
31 106 05 0207 000	492 WATERBURY	07/03/19	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$75,900	38.92	\$182,987	\$62,013	\$50,000	60.0	118.0	0.16	0.16	\$1,034	\$380,448	\$8.73	60.00	10060		VICTORIA'S COMMON	401			
31 106 05 0214 000	237 VICTORIAN	12/12/19	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$96,100	44.29	\$224,905	\$42,095	\$50,000	60.0	118.0	0.16	0.16	\$702	\$258,252	\$5.93	60.00	10060		VICTORIA'S COMMON	401			
Totals:			\$5,274,500			\$5,274,500	\$2,218,800		\$5,125,508	\$1,298,992	\$1,150,000	1,440.6		3.93	3.93											
								Sale. Ratio =>	42.07									Average								
								Std. Dev. =>	2.56									Average	per Net Acre=>	330,532.32	Average	per SqFt=>	\$7.59			

BELLEVILLA CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
31 107 01 0109 000	109 ASTOR	12/20/19	\$53,000	PTA	03-ARM'S LENGTH	\$53,000	\$17,300	32.64	\$57,875	\$9,125	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0110 000	110 ASTOR	05/01/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,100	44.43	\$70,500	\$13,500	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0201 000	201 ASTOR	10/07/20	\$77,000	PTA	03-ARM'S LENGTH	\$77,000	\$31,100	40.39	\$70,500	\$20,500	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0203 000	203 ASTOR	02/24/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$25,200	36.05	\$57,875	\$26,025	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0302 000	302 ESTRADA	07/29/19	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$25,600	39.38	\$70,500	\$8,500	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0303 000	303 ESTRADA	07/13/20	\$75,500	PTA	03-ARM'S LENGTH	\$75,500	\$31,100	41.19	\$70,500	\$19,000	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0401 000	401 ESTRADA	10/30/19	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$25,600	37.93	\$70,500	\$11,000	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0503 000	503 ESTRADA	04/30/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,200	45.82	\$57,875	\$11,125	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0504 000	504 ESTRADA	01/22/20	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$25,600	42.67	\$70,500	\$3,500	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0602 000	602 ESTRADA	03/30/20	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$25,600	40.96	\$70,500	\$6,000	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0703 000	703 ESTRADA	04/02/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,200	38.77	\$57,875	\$21,125	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0705 000	705 ESTRADA	09/30/20	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$25,200	36.52	\$57,875	\$25,125	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
31 107 01 0801 000	801 ESTRADA	02/26/21	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$31,100	44.43	\$70,500	\$13,500	\$14,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10070		BELLEVILLA CONDO'S 10070	401
Totals:			\$859,400			\$859,400	\$344,900		\$853,375	\$188,025	\$182,000	0.0		0.00	0.00								
							Sale. Ratio =>	40.13			Average			Average			Average						
							Std. Dev. =>	3.77			SITE VALUE	\$14,463		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!					

BELLEVILLE LAKE TERRACE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
31 084 05 0002 000	250 N LIBERTY	08/28/20	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$37,300	50.75	\$87,479	\$5,021	\$19,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10080		BELLEVILLE LAKE TERRACE 10080	401	
31 084 05 0004 000	250 N LIBERTY	07/01/19	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$22,500	26.47	\$75,240	\$28,760	\$19,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10080		BELLEVILLE LAKE TERRACE 10080	401	
31 084 05 0005 000	250 N LIBERTY	02/10/20	\$66,100	PTA	03-ARM'S LENGTH	\$66,100	\$22,500	34.04	\$75,240	\$9,860	\$19,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10080		BELLEVILLE LAKE TERRACE 10080	401	
31 084 05 0016 000	250 N LIBERTY	06/18/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$24,800	33.07	\$79,271	\$14,729	\$19,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10080		BELLEVILLE LAKE TERRACE 10080	401	
31 084 05 0025 000	250 N LIBERTY	02/18/20	\$89,000	PTA	03-ARM'S LENGTH	\$89,000	\$27,500	30.90	\$91,270	\$16,730	\$19,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10080		BELLEVILLE LAKE TERRACE 10080	401	
Totals:			\$388,600			\$388,600	\$134,600		\$408,500	\$75,100	\$95,000	0.0		0.00	0.00									
							Sale. Ratio =>	34.64			Average			Average			Average							
							Std. Dev. =>	9.25			SITE VALUE	\$15,020		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!						

MAIN STREET CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
31 084 06 0001 000	235 MAIN	03/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,400	41.33	\$95,034	\$28,966	\$19,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10090		MAIN STREET CONDO'S 10090	401	
31 084 06 0005 000	233 MAIN	08/31/20	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$95,034	\$18,966	\$19,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10090		MAIN STREET CONDO'S 10090	401	
31 084 06 0008 000	231 MAIN	04/23/19	\$104,000	PTA	03-ARM'S LENGTH	\$104,000	\$38,000	36.54	\$99,812	\$23,188	\$19,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10090		MAIN STREET CONDO'S 10090	401	
Totals:			\$304,000			\$304,000	\$124,800		\$289,880	\$71,120	\$57,000	0.0		0.00	0.00									
						Sale. Ratio =>		41.05			Average			Average			Average							
						Std. Dev. =>		4.57			SITE VALUE	\$23,707		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!						

LAKEVIEW CONDOS

NONE