

2023 City of Belleville Commercial Land Value Analysis

	2022 \$/SF	Mean Average per Sq Ft	Lowest Sale	Highest Sale	# of Sales	2023 \$/SF	NOTES
COM31 - COMMERCIAL BELLEVILLE							
Main Street and Similar	\$5.40	\$5.98	\$0.39	\$9.85	14	\$5.40	Belleville Main St, Columbia, Huron River Dr Sales
Off Main	\$2.50	\$3.36	\$1.06	\$6.38	4	\$2.50	

2023 CITY OF BELLEVILLE COMMERCIAL LAND ANALYSIS

Main Street and Similar

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
31 084 03 0138 305	105 MAIN	04/17/19	\$1,167,000	PTA	03-ARM'S LENGTH	\$1,167,000	\$484,800	41.54	\$1,071,957	\$255,466	\$160,423	184.3	161.1
31 106 02 0015 000	111 SOUTH	10/31/19	\$265,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$105,600	39.85	\$210,563	\$76,501	\$22,064	47.7	185.0
31 084 03 0137 000	127 MAIN	07/24/19	\$285,000	LC	03-ARM'S LENGTH	\$285,000	\$142,800	50.11	\$287,698	\$99,767	\$102,465	115.0	330.0
31 106 02 0019 000	149 SOUTH	09/03/21	\$130,000	PTA	08-ESTATE	\$130,000	\$64,400	49.54	\$149,550	\$3,575	\$23,125	50.0	185.0
31 084 03 0136 002	151 MAIN	06/14/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$60,100	63.26	\$132,127	\$14,106	\$51,233	57.5	165.0
31 084 03 0141 000	176 W COLUMBIA	08/07/19	\$372,000	PTA	03-ARM'S LENGTH	\$372,000	\$156,100	41.96	\$355,750	\$45,475	\$29,225	70.0	167.0
31 106 01 0029 003	285 SOUTH	04/10/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,300	49.20	\$327,517	\$38,959	\$91,476	0.0	0.0
31 084 03 0127 000	309 MAIN	10/21/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$136,800	30.40	\$394,431	\$129,077	\$73,508	82.5	165.0
31 084 03 0112 000	310 MAIN	01/06/22	\$250,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$79,800	31.92	\$159,376	\$250,000	\$159,376	330.5	410.9
31 084 03 0099 000	36 MAIN	08/01/22	\$200,000	LC	21-NOT USED/OTHER	\$200,000	\$79,300	39.65	\$172,288	\$81,172	\$53,460	66.0	150.0
31 084 03 0123 000	369 MAIN	05/20/22	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$180,000	42.35	\$389,835	\$135,501	\$100,336	112.6	165.0
31 084 01 0270 002	510 MAIN	04/01/19	\$975,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$975,000	\$299,700	30.74	\$598,359	\$691,086	\$314,445	66.0	117.6
31 107 99 0001 002	789 SUMPTER	07/29/21	\$2,550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,550,000	\$1,282,400	50.29	\$2,640,896	\$523,300	\$614,196	0.0	0.0
31 084 01 0272 301	MAIN	04/01/19	\$975,000	PTA	32-SPLIT VACANT	\$975,000	\$299,700	30.74	\$598,359	\$691,086	\$314,445	66.0	117.6

14 Totals: \$8,414,000 \$8,414,000 \$3,506,800 \$7,488,706 \$3,035,071 \$2,109,777 1,248.2

Sale. Ratio => 41.68

Std. Dev. => 9.59

\$ **5.18 WEIGHTED AVE**
 \$ **5.98 MEAN AVE**
 \$ **9.23 MEDIAN**

Off Main

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
31 084 03 0090 000	105 N LIBERTY	11/03/21	\$275,000	PTA	21-NOT USED/OTHER	\$275,000	\$0	0.00	\$285,502	\$54,498	\$65,000	132.0	133.9
31 106 01 0029 003	285 SOUTH	04/10/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,300	49.20	\$327,517	\$38,959	\$91,476	0.0	0.0
31 087 04 0028 304	37 N BIGGS	09/11/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$16,200	23.14	\$35,058	\$57,515	\$22,573	139.0	65.0
31 084 01 0284 001	408 N LIBERTY	11/15/19	\$765,000	PTA	03-ARM'S LENGTH	\$765,000	\$336,400	43.97	\$758,085	\$50,475	\$43,560	0.0	0.0

4 Totals: \$1,385,000 \$1,385,000 \$487,900 \$1,406,162 \$201,447 \$222,609 271.0

Sale. Ratio => 35.23

Std. Dev. => 22.42

\$ **2.50 WEIGHTED AVE**
 \$ **3.36 MEAN AVE**
 \$ **2.99 MEDIAN**