

2023 City of Belleville Industrial Land Value Analysis

	2022 \$/SF	2023 \$/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>	\$1.50	\$0.01	\$4.74	22	

2023 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	
BELLEVILLE	31 109 02 0036 001	SUMPTER	09/21/20	\$257,900	\$24,300	9.42%	\$46,298	\$257,900	2.13	92,783	\$2.78	BELLEVILLE	
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	83 047 99 0002 701	9059 SAMUEL BARTON	06/30/20	\$1,500,000	\$998,800	66.59%	\$2,280,623	\$465,835	4.19	182,516	\$2.55	VAN BUREN	
VAN BUREN	83 009 99 0001 000	44141 YOST	11/07/19	\$360,000	\$240,000	66.67%	\$425,920	\$78,244	1.19	51,836	\$1.51	VAN BUREN	
VAN BUREN	83 093 99 0004 000	11800 HANNAN RD	08/20/18	\$1,400,000	\$531,900	37.99%	\$953,761	\$230,327	2.80	121,968	\$1.89	VAN BUREN	
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	
22								\$ 4,635,112		5,076,918	\$ 0.91	WEIGHTED AVE	
											\$ 1.50	MEAN AVE	
											\$ 1.24	MEDIAN	