

2023 City of Belleville Commercial ECF Summary

CODE	NAME	2022 ECF	RECOMMENDED ECF	2023 ECF	COMMENTS
01995	OFFICE	1.050	1.090	1.000	
01996	RETAIL	0.975	0.967	0.965	INCLUDES BEAUTY/BARBER
01998	MULTI-RESIDENCE/MOBILE HOME	1.420	1.320	1.320	
01999	AUTO	1.150	1.108	1.100	
02000	RESTAURANT	1.100	1.064	1.050	

2023 CITY OF BELLEVILLE COMMERCIAL ECF ANALYSIS

01995 OFFICE

Parcel Number	Street 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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
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	\$192,224	\$974,776	\$837,841	1.163	3,936	\$247.66	01995	13.7350	BANK BRANCH		\$160,423		COMMERCIAL - BELLEVILLE
31 084 03 0135 000	167 MAIN	11/15/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$149,700	59.88	\$345,235	\$73,508	\$176,492	\$258,788	0.682	3,763	\$46.90	01995	34.4093	MED OFC		\$73,508		COMMERCIAL - BELLEVILLE
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	\$75,298	\$374,702	\$303,936	1.233	7,888	\$47.50	01995	20.6743	OFFICE BUILDINGS		\$73,508		COMMERCIAL - BELLEVILLE
3 Totals:						\$1,867,000	\$771,300		\$1,811,623		\$1,525,970	\$1,400,565			\$114.02		6.3451					
						Sale. Ratio =>		41.31	E.C.F. =>				1.090	Std. Deviation=>		0.241						
						Std. Dev. =>		14.89	Ave. E.C.F. =>				1.026	Ave. Variance=>		22.9395	Coefficient of Var=>				22.35627717	

01996 RETAIL

Parcel Number	Street 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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
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	\$747,996	\$1,802,004	\$1,941,436	0.928	51,181	\$35.21	01996	43.5963	SHOP NBHD		\$614,196	31 107 99 0001 003, 31	COMMERCIAL - BELLEVILLE
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	\$51,233	\$43,767	\$82,968	0.528	1,268	\$34.52	01996	83.6629	BARBER/BEAUTY		\$51,233		COMMERCIAL - BELLEVILLE
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	\$53,460	\$146,540	\$121,875	1.202	1,648	\$88.92	01996	16.1763	BARBER/BEAUTY		\$53,460		COMMERCIAL - BELLEVILLE
31 087 04 0081 001	500 E HURON RIVER	03/31/22	\$600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$600,000	\$373,100	62.18	\$753,660	\$98,547	\$501,453	\$671,911	0.746	6,943	\$72.22	01996	61.7835	STORE FLORIST		\$47,085	31 087 04 0081 002	COMMERCIAL - BELLEVILLE
31 084 03 0126 001	331 MAIN	09/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,000	33.71	\$134,815	\$35,640	\$139,360	\$101,718	1.370	1,444	\$96.51	01996	0.5919	STORE RETAIL		\$35,640		COMMERCIAL - BELLEVILLE
31 087 01 0311 000	573 E HURON RIVER	10/19/20	\$260,000	LC	21-NOT USED/OTHER	\$260,000	\$49,600	19.08	\$107,764	\$50,084	\$209,916	\$59,159	3.548	1,066	\$196.92	01996	218.4193	STORE RETAIL		\$33,675		COMMERCIAL - BELLEVILLE
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	\$253,358	\$171,642	\$139,976	1.226	2,450	\$70.06	01996	13.7923	2.00 STORY STORE RETAIL		\$100,336		COMMERCIAL - BELLEVILLE
7 Totals:						\$4,305,000	\$2,083,500		\$4,331,385		\$3,014,682	\$3,119,043			\$84.91		39.7603					
						Sale. Ratio =>		48.40	E.C.F. =>				0.967	Std. Deviation=>		0.933						
						Std. Dev. =>		15.75	Ave. E.C.F. =>				1.364	Ave. Variance=>		62.5746	Coefficient of Var=>				45.87100012	

01998 MULTI-RESIDENCE/MOBILE HOME

Parcel Number	Street 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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	
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	\$40,086	\$331,914	\$222,299	1.493	4,232	\$78.43	01998	15.9998	1.00 STORY	MULTIPLE RESIDENC		\$29,225		COMMERCIAL - BELLEVILLE
31 084 03 0078 000	375 N LIBERTY	11/13/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$246,900	50.39	\$622,670	\$80,872	\$409,128	\$381,548	1.072	6,754	\$60.58	01998	26.0818	1.25 STORY	MULTIPLE RESIDENC		\$37,950		COMMERCIAL - BELLEVILLE
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	\$52,799	\$712,201	\$496,680	1.434	9,702	\$73.41	01998	10.0820		MULTIPLE RESIDENC		\$43,560		COMMERCIAL - BELLEVILLE
3 Totals:						\$1,627,000	\$739,400		\$1,736,505		\$1,453,243	\$1,100,527			\$70.80		1.2605						
						Sale. Ratio =>		45.45	E.C.F. =>				1.320	Std. Deviation=>		0.186							
						Std. Dev. =>		4.40	Ave. E.C.F. =>				1.333	Ave. Variance=>		17.3878	Coefficient of Var=>				13.04313794		

01999 AUTO

Parcel Number	Street 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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	
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	\$123,715	\$161,285	\$152,542	1.057	0	#DIV/0!	01999	8.6773	CARWSH DRIVE THRI		\$102,465	31 084 03 0138 003	COMMERCIAL - BELLEVILLE	
31 106 02 0019 000	149 SOUTH	09/03/21	\$130,000	PTA	08-ESTATE	\$130,000	\$64,400	49.54	\$149,550	\$26,322	\$103,678	\$107,155	0.968	3,428	\$30.24	01999	17.6532		GAR SERVICE		\$23,125		COMMERCIAL - BELLEVILLE
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	\$91,476	\$183,524	\$205,253	0.894	6,519	\$28.15	01999	24.9951		GAR SERVICE		\$91,476		COMMERCIAL - BELLEVILLE
31 084 01 0234 002	574 W COLUMBIA	11/03/21	\$300,000	PTA	20-MULTI PARCEL SALE REF	\$300,000	\$90,500	30.17	\$210,367	\$37,466	\$262,534	\$150,349	1.746	4,125	\$63.64	01999	60.2081		GAR SERVICE		\$35,321		COMMERCIAL - BELLEVILLE
31 106 01 0032 305	287 INDUSTRIAL PARK	08/02/21	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$296,000	37.00	\$658,356	\$214,437	\$585,563	\$554,899	1.055	11,680	\$50.13	01997	8.8825		GAR SERVICE		\$114,345		INDUSTRIAL - BELLEVILLE
5 Totals:						\$1,790,000	\$729,000		\$1,633,488		\$1,296,584	\$1,170,198			#DIV/0!		3.6082						
						Sale. Ratio =>		40.73	E.C.F. =>				1.108	Std. Deviation=>		0.307							
						Std. Dev. =>		9.11	Ave. E.C.F. =>				1.144	Ave. Variance=>		24.0833	Coefficient of Var=>				21.05021121		

02000 RESTAURANT

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
BELLEVILLE	31 084 03 0140 004	67 MAIN	03/04/21	\$315,000	WD	03-ARM'S LENGTH	\$ 315,000	\$73,900	0.235	\$157,268	\$87,191	\$227,809	\$63,706	3.576	688	\$331.12	2.81	REST SNACK	\$69,363		201
BELLEVILLE	31 084 03 0100 000	60 MAIN	12/5/2018	\$ 260,000	WD	ARMS LENGTH	\$ 260,000	\$ 179,800	0.692	\$ 495,227	\$ 173,193	\$ 86,807	\$ 230,387	0.377	3,656	\$ 71.12	0.39	RESTAURANTS	\$ 156,933	31 084 03 0101 000	201
CANTON	71 049 99 0001 704	39895 FORD	11/9/2018	\$ 1,500,000	PTA	OTHER/SEE NOTES	\$ 1,500,000	\$ 781,300	0.521	\$ 1,308,150	\$ 515,071	\$ 984,929	\$ 901,226	1.093	7,912	\$ 189.59	0.32	RESTAURANTS	\$ 480,248		201
HURON	75 041 99 0002 000	19110 MIDDLEBELT RD	2/10/2020	\$ 165,000	WD	ARMS LENGTH	\$ 165,000	\$ 82,500	0.500	\$ 159,639	\$ 33,192	\$ 131,808	\$ 157,077	0.839	2,580	\$ 62.95	0.07	RESTAURANTS	\$ 31,363		201
3 Totals:							\$ 1,925,000	\$ 1,043,600		\$ 1,963,016	\$ 721,456	\$ 1,203,544	\$1,131,613			\$108.22	29.3967				
							Sale. Ratio =>		54.21	E.C.F. =>		1.0636	Std. Deviation=>		0.296						
							Std. Dev. =>		10.51%	Ave. E.C.F. =>		0.7696	Ave. Variance=>		0.262	Coefficient of Var=>		34.03%			