

2023 CITY OF BELLEVILLE INDUSTRIAL ECF ANALYSIS

01997 INDUSTRIAL

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				
ROMULUS	80 008 02 0004 000	30105 BEVERLY	05/04/20	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$179,500	0.5717	\$430,328	\$75,042	238,958	\$320,945	0.745	13,225	\$23.74		WHS STG	\$56,192		301				
ROMULUS	80 125 01 0016 000	15597 OAKWOOD	05/20/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$265,500	0.4425	\$747,008	\$54,357	545,643	\$625,701	0.872	11,000	\$54.55		IND LIGHT	\$40,946		301				
ROMULUS	80 042 99 0068 000	SMITH	03/16/22	\$1,095,000	WD	20-MULTI PARCEL SALE	\$1,095,000	\$761,900	0.6958	\$1,349,621	\$501,485	593,515	\$766,157	0.775	47,390	\$23.11		IND VAC	\$501,485	80 042 99 0069 001, 80 042 99 0070 001	302				
ROMULUS	80 008 01 0035 002	7010 MIDDLEBELT	06/01/21	\$1,560,000	WD	03-ARM'S LENGTH	\$1,560,000	\$692,200	0.4437	\$1,865,612	\$361,247	1,198,753	\$1,358,957	0.882	34,752	\$44.89		WHS TRAN	\$239,580		301				
ROMULUS	80 008 02 0001 002	29933 BEVERLY	12/05/19	\$200,000	WD	ARMS LENGTH	\$200,000	\$97,700	0.4885	\$246,002	\$51,085	148,915	\$204,316	0.729	8,000	\$25.00	0.11	GAR SERVICE	\$43,124		301				
VAN BUREN	83 047 99 0002 701	9059 SAMUEL BARTON	06/30/20	\$1,500,000	PTA	ARMS LENGTH	\$1,500,000	\$998,800	0.6659	\$2,280,623	\$465,835	1,034,165	\$1,814,788	0.570	23,008	\$65.19	0.27	IND ENG	\$465,835		301				
VAN BUREN	83 009 99 0001 000	44141 YOST	11/07/19	\$360,000	WD	ARMS LENGTH	\$360,000	\$240,000	0.6667	\$425,920	\$78,244	281,756	\$294,641	0.956	3,564	\$101.01	0.11	IND LIGHT	\$61,461		301				
VAN BUREN	83 093 99 0004 000	11800 HANNAN RD	08/20/18	\$1,400,000	WD	ARMS LENGTH	\$1,400,000	\$531,900	0.3799	\$953,761	\$230,327	1,169,673	\$964,579	1.213	35,731	\$99.18	0.37	WHS DIST	\$182,952		301				
8 Totals:				\$7,029,000			\$7,029,000	\$3,767,500		\$8,298,875	\$1,817,622	\$5,211,378	\$6,350,083			\$47.08	2.1942								
						Sale. Ratio =>	53.60							E.C.F. =>	0.8207							Std. Deviation=>	0.178		
						Std. Dev. =>	12.19%							Ave. E.C.F. =>	0.8426							Ave. Variance=>	0.218	Coefficient of Var=>	25.82%