

2025 Belleville Industrial ECF Summary

CODE	NAME	2024 ECF	RECOMMENDED ECF	2025 ECF	COMMENTS
01997	INDUSTRIAL	0.758	0.819	0.819	

# PARCELS 301	12
# PARCELS 302	15
	<u>27</u>

2025 Belleville Industrial ECF Summary

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	Other Parcels in Sale	Land Table	Property Class
71 002 99 0005 001	41055 S JOY	04/27/22	\$3,780,000	PTA	03-ARM'S LENGTH	\$3,780,000	\$2,405,100	63.63	\$4,374,495	\$850,657	2,929,343	\$3,916,507	0.748	82,914	\$45.59	CANTON	12.6196	IND LIGHT	71 002 99 0005 002, 71	CANTON	301
83 009 99 0006 701	44001 VAN BORN	11/03/23	\$2,600,000	WD	03-ARM'S LENGTH	\$2,600,000	\$1,157,900	44.53	\$2,479,979	\$426,845	2,173,155	\$2,071,780	1.049	60,000	\$43.33	VAN BUREN	17.4787	IND LIGHT		VAN BUREN	301
83 023 99 0003 000	175 RAWSONVILLE	03/09/23	\$726,000	PTA	03-ARM'S LENGTH	\$726,000	\$601,500	82.85	\$1,333,003	\$428,082	\$297,918	\$903,115	0.330	34,148	\$8.72	VAN BUREN	54.4266	IND LIGHT		VAN BUREN	301
83 095 01 0219 000	40731 EDISON LAKE	06/30/22	\$800,000	MLC	20-MULTI PARCEL SA	\$800,000	\$291,400	36.43	\$638,901	\$192,214	607,786	\$443,698	1.370	17,407	\$45.96	VAN BUREN	49.5675	WHS STG	83 093 01 0017 001, 83	VAN BUREN	301
4 Totals:			\$7,906,000			\$7,906,000	\$4,455,900		\$8,826,378		\$6,008,202	\$7,335,100			\$35.90		5.5041				
							Sale. Ratio =>	56.36				E.C.F. =>	0.819		Std. Deviation=>	TDEV(N3:N6)					
							Std. Dev. =>	20.74				Ave. E.C.F. =>	0.874		Ave. Variance=>	33.5231	Coefficient of Var=>	38.34963845			

2025 City of Belleville Industrial Land Value Analysis

	2024 \$SF	WEIGHTED AVG	MEAN AVG	MEDIAN	2025 \$/SF	NOTES
IND31 - INDUSTRIAL BELLEVILLE	\$1.05	\$1.11	\$2.40	\$2.12	\$1.15	Belleville and Van Buren sales used

2025 City of Belleville Industrial Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	SQ FT	Dollars/SqFt	ECF Area	Other Parcels in Sale	Use Code	Class
31 106 01 0032 305	287 INDUSTRIAL PARK	08/02/21	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$296,000	37.00	\$653,720	\$260,625	2.50	108,900.00	\$2.39	01997		GAR SERVICE	301
31 109 02 0036 001	SUMPTER	09/21/20	\$257,900	PTA	03-ARM'S LENGTH	\$257,900	\$24,300	9.42	\$46,298	\$257,900	2.13	92,782.80	\$2.78	01997			302
31 109 02 0039 304	307 DAVIS	09/24/21	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$101,300	22.76	\$219,041	\$348,254	1.12	48,917.88	\$7.12	01997		IND LIGHT	301
83 009 99 0006 702	44111 VAN BORN	05/27/22	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$413,600	110.29	\$1,034,006	\$375,000	18.99	827,204.40	\$0.45	VAN BUREN		VACANT IND	302
83 047 99 0001 706	8857 HAGGERTY	04/13/23	\$425,000	CD	03-ARM'S LENGTH	\$425,000	\$132,900	31.27%	\$265,716	\$425,000	6.10	265,716	\$1.60	VAN BUREN		VACANT IND	302
83 093 01 0017 001	12300 HAGGERTY	06/30/22	\$800,000	MLC	19-MULTI PARCEL AI	\$800,000	\$291,400	36.43%	\$638,901	\$329,676	3.57	155,509	\$2.12	VAN BUREN	83 095 01 0218 001, 83	VACANT IND	302
83 123 99 0001 002	RAWSONVILLE	03/26/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,300	47.92%	\$103,782	\$130,000	9.53	415,127	\$0.31	VAN BUREN		VACANT IND	302
7 Totals:			\$3,232,900			\$3,232,900	\$1,321,800		\$2,961,464	\$2,126,455	43.94	1,914,157.08					
								Sale. Ratio =>	40.89								
								Std. Dev. =>	39.75								
														Average per SqFt=>		\$1.11	

	WEIGHTED
\$ 1.11	AVG
\$ 2.40	MEAN AVG
\$ 2.12	MEDIAN