

2025 CITY OF BELLEVILLE RESIDENTIAL ECF ANALYSIS

ECF #	ECF Name	2024 ECF	2024 SEV	Parcel Count	# Sales	% of Sample	AVG TCV	Proper Land TCV	Recom ECF	2025 SEV	REDUCTION / INCREASE	2025 ECF	COMMENTS
10005	South Columbia/Savage	1.250	\$ 4,915,900	67	4	6.0%	146700	33010	1.844	\$ 6,553,900	33.32%	1.845	LIMITED SALES. EXTENDED PERIOD TO 11.1.2024.
10010	City at Large Exc Lake	1.090	\$ 33,997,400	332	22	6.6%	204800	46080	1.319	\$ 38,316,400	12.70%	1.320	LARGE INCREASE WARRANTED
10015	N Huron River Dr	1.200	\$ 5,798,700	64	5	7.8%	181200	40770	1.441	\$ 6,567,200	13.25%	1.440	
10020	Lake Front	1.670	\$ 19,049,200	81	9	11.1%	470400	105840	1.761	\$ 19,714,400	3.49%	1.760	LIMITED SALES. EXTENDED PERIOD TO 4.1.2021
10030	Lake View	1.200	\$ 7,193,000	70	3	4.3%	205500	46240	1.335	\$ 7,694,800	6.98%	1.335	LIMITED SALES. EXTENDED PERIOD TO 4.1.2021
10040	Harbour Pointe	0.725	\$ 15,308,100	94	5	5.3%	325700	73280	0.805	\$ 15,836,900	3.45%	0.805	
10050	Belleville Lake Dev	1.295	\$ 3,752,000	14	2	14.3%	536000	120600	1.336	\$ 3,805,100	1.42%	1.340	LIMITED SALES. EXTENDED PERIOD TO 4.1.2021
10060	Victoria Commons 1 AND 2 STORY BI LEVEL	0.985 1.035	\$ 31,573,800	220	20 12 8	9.1%	287000	64580	1.055 1.130	\$ 32,164,800	1.87%	1.055 1.130	
10070	Bellevilla Condo's	0.625	\$ 3,508,500	79	12	15.2%	88800	19980	0.767	\$ 4,080,600	16.31%	0.765	
10080	Belleville Lake Terrace	1.850	\$ 1,835,300	27	6	22.2%	135900	30580	1.885	\$ 1,912,700	4.22%	1.885	
10090	Main Street Condo's	0.630	\$ 450,000	8	3	37.5%	112500	25310	0.773	\$ 524,000	16.44%	0.770	LIMITED SALES. EXTENDED PERIOD 4.1.2021 - 11.1.2024.
10100	Lakeview Condo's	0.875	\$ 345,200	12	19	N/A	57500	12940	1.011	\$ 415,600	20.39%	1.010	2025 ALL RENTED. USED SALES FROM BELLEVILLA AND BELLEVILLE LAKE TERRACE AS SIMILAR
				1068	86	8.1%	TOTAL			\$ 137,586,400			
										\$ 3,955,156			
		Total TCV	127,727,100	1.108156	increase								
		2024 SEV ON ROLL	255,454,200										
		Target SEV(From County 2793)	127,727,100										
		Ratio	45.12%										
		Target TCV	283,083,112										
		Half of TCV	141,541,556										
		49.85% of TCV	141,116,931										
										-			

10005 South Columbia/Savage																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 106 02 0011 002	61 E WABASH AVE	11/07/2023	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$50,400	29.13	\$110,439	\$37,101	\$135,899	21%	\$58,670	2.316	675	\$201.33	'10005	40.8405	1.00 STORY		SOUTH COLUMBIA/SAVAGE	401	58
31 106 02 0018 000	139 SOUTH ST	11/15/2022	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$67,700	42.05	\$159,015	\$46,157	\$114,843	29%	\$90,286	1.272	798	\$143.91	'10005	63.5933	QUAD/TRI-LEVEL		SOUTH COLUMBIA/SAVAGE	401	58
31 109 01 0017 000	71 W WABASH AVE	05/22/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$81,500	38.81	\$160,873	\$40,150	\$169,850	19%	\$96,578	1.759	1,112	\$152.74	'10005	14.9242	1.00 STORY		SOUTH COLUMBIA/SAVAGE	401	58
31 109 02 0051 000	130 W WABASH AVE	08/10/2022	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$53,700	26.32	\$128,343	\$36,500	\$167,500	18%	\$73,314	2.285	720	\$232.64	'10005	37.6769	1.50 STORY		SOUTH COLUMBIA/SAVAGE	401	58
4 Totals:			\$748,000			\$748,000	\$253,300		\$558,470		\$588,092	22%	\$318,848			\$182.66		6.3496					
							Sale. Ratio =>	33.86					E.C.F. =>	1.844		Std. Deviation=>	0.495120532						
							Std. Dev. =>	7.54					Ave. E.C.F. =>	1.908		Ave. Variance=>	39.2587	Coefficient of Var=>	20.57666728				

City at Large Exc Lake																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 084 02 0014 000	312 EDISON AVE	04/04/2022	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$142,100	44.69	\$360,770	\$63,067	\$254,933	20%	\$273,122	0.933	2,121	\$120.19	'10010	43.1402	2.00 STORY	CITY AT LARGE EXC.LAKE	401	79	
31 084 02 0018 000	350 EDISON AVE	02/13/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$71,000	34.63	\$176,610	\$55,555	\$149,445	27%	\$111,059	1.346	941	\$158.82	'10010	1.9169	1.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 084 02 0027 000	302 BRAIN AVE	07/06/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$89,500	41.63	\$236,227	\$62,453	\$152,547	29%	\$159,425	0.957	1,198	\$127.33	'10010	40.7948	1.00 STORY	CITY AT LARGE EXC.LAKE	401	74	
31 084 03 0155 000	155 SECOND ST	04/29/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$76,400	34.73	\$204,868	\$65,000	\$155,000	30%	\$128,319	1.208	1,465	\$105.80	'10010	15.6878	1.75 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 084 03 0160 000	221 SECOND ST	08/24/2023	\$281,500	PTA	03-ARM'S LENGTH	\$281,500	\$90,900	32.29	\$216,494	\$65,000	\$216,500	23%	\$138,985	1.558	1,452	\$149.10	'10010	19.2917	1.50 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 084 03 0169 000	142 SECOND ST	06/21/2022	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$87,600	34.22	\$230,588	\$59,362	\$196,638	23%	\$157,088	1.252	1,404	\$140.06	'10010	11.3036	2.00 STORY	CITY AT LARGE EXC.LAKE	401	75	
31 084 03 0184 000	361 CHARLES ST	10/20/2022	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$72,000	29.63	\$184,747	\$67,309	\$175,691	28%	\$107,715	1.631	1,266	\$138.78	'10010	26.6267	1.75 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 084 03 0185 000	345 CHARLES ST	05/12/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$90,700	31.82	\$225,106	\$65,000	\$220,000	23%	\$146,886	1.498	1,919	\$114.64	'10010	13.2955	1.50 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 084 03 0186 000	327 CHARLES ST	02/14/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$82,900	41.45	\$192,041	\$67,037	\$132,963	34%	\$114,651	1.160	1,524	\$87.25	'10010	20.5086	2.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 084 03 0200 002	305 CHURCH ST	11/04/2022	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$60,600	32.23	\$166,931	\$65,000	\$123,000	35%	\$93,514	1.315	994	\$123.74	'10010	4.9494	1.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 084 03 0200 002	305 CHURCH ST	08/04/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$65,600	32.00	\$166,931	\$65,000	\$140,000	32%	\$93,514	1.497	994	\$140.85	'10010	13.2297	1.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 084 03 0205 302	300 W COLUMBIA AVE	11/08/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$99,600	44.27	\$222,320	\$67,755	\$157,245	30%	\$141,755	1.109	1,920	\$81.90	'10010	25.5532	2.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 087 03 0028 000	225 ROLAND ST	07/08/2022	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$67,800	36.65	\$180,874	\$55,066	\$129,934	30%	\$115,420	1.126	1,002	\$129.67	'10010	23.9056	1.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 087 03 0032 000	269 ROLAND ST	06/08/2022	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$69,800	26.85	\$185,558	\$55,066	\$204,934	21%	\$119,717	1.712	1,171	\$175.01	'10010	34.7015	1.25 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 087 03 0034 000	256 ROLAND ST	11/17/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$77,500	29.81	\$188,836	\$65,000	\$195,000	25%	\$113,611	1.715	1,296	\$150.46	'10010	35.1578	1.50 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 087 03 0035 000	248 ROLAND ST	06/21/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,700	29.27	\$177,799	\$54,637	\$190,363	22%	\$112,992	1.685	1,125	\$169.21	'10010	31.9942	1.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 087 03 0055 000	163 MADELON ST	05/13/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$80,000	40.00	\$209,121	\$55,066	\$144,934	28%	\$141,334	1.025	1,474	\$98.33	'10010	33.9334	2.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 087 04 0119 301	50 CLARENCE ST	07/10/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,000	39.50	\$188,444	\$65,000	\$135,000	33%	\$113,251	1.192	1,306	\$103.37	'10010	17.2763	1.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 087 04 0163 000	54 BEDELL ST	12/09/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$78,400	31.36	\$176,316	\$65,000	\$185,000	26%	\$102,124	1.812	1,072	\$172.57	'10010	44.6718	1.50 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 087 04 0172 009	176 S BIGGS ST	06/08/2022	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$112,200	36.55	\$282,732	\$65,000	\$242,000	21%	\$199,754	1.211	1,496	\$161.76	'10010	15.3315	1.00 STORY	CITY AT LARGE EXC.LAKE	401	64	
31 106 01 0016 000	505 E COLUMBIA AVE	07/28/2023	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$76,700	34.55	\$161,494	\$66,570	\$155,430	30%	\$87,042	1.786	1,102	\$141.04	'10010	42.0884	1.50 STORY	CITY AT LARGE EXC.LAKE	401	58	
31 107 99 0001 005	40 OWEN ST	03/27/2024	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$59,600	34.65	\$155,163	\$66,608	\$105,392	39%	\$81,243	1.297	960	\$109.78	'10010	6.7561	1.00 STORY	CITY AT LARGE EXC.LAKE	401	58	
22 Totals:			\$5,142,500			\$5,142,500	\$1,801,600		\$4,489,970		\$3,761,949	28%	\$2,852,521			\$131.80		4.5990					
							Sale. Ratio >>	35.03					E.C.F. >>	1.319			Std. Deviation>>	0.27574037					
							Std. Dev. >>	4.97					Ave. E.C.F. >>	1.365			Ave. Variance>>	23.7325	Coefficient of Var>>	17.38891758			

10015 N Huron River Dr																									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
31 087 01 0180 000	83 N EDMONT ST	03/28/2023	\$250,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$104,900	41.96	\$233,075	\$89,966	\$160,034	36%	\$124,442	1.286	1,560	\$102.59	*10015	15.3934	1.00 STORY	31 087 01 0181 000, 31 087 01 0182 000	N HURON RIVER DR	401	60		
31 087 01 0238 000	83 WEXFORD AVE	11/30/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$68,700	34.35	\$172,408	\$47,970	\$152,030	24%	\$103,698	1.466	1,008	\$150.82	*10015	2.6137	1.25 STORY		N HURON RIVER DR	401	58		
31 087 01 0251 000	124 N BIGGS ST	08/15/2022	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$82,800	36.80	\$204,954	\$46,020	\$178,980	20%	\$132,445	1.351	1,231	\$145.39	*10015	8.8594	1.00 STORY		N HURON RIVER DR	401	58		
31 087 01 0251 000	124 N BIGGS ST	04/17/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$91,100	35.04	\$204,954	\$46,020	\$213,980	18%	\$132,445	1.616	1,231	\$173.83	*10015	17.5667	1.00 STORY		N HURON RIVER DR	401	58		
31 087 01 0258 000	70 N BIGGS ST	07/21/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$103,400	37.60	\$234,997	\$63,960	\$211,040	23%	\$142,530	1.481	1,604	\$131.57	*10015	4.0724	1.00 STORY		N HURON RIVER DR	401	58		
5 Totals:			\$1,210,000			\$1,210,000	\$450,900		\$1,050,388		\$916,064	24%	\$635,560			\$140.84		0.1402							
							Sale. Ratio =>	37.26					E.C.F. =>	1.441		Std. Deviation=>	0.127225251								
							Std. Dev. =>	2.99					Ave. E.C.F. =>	1.440		Ave. Variance=>	9.7011	Coefficient of Var=>	6.737133861						

10020 Lake Front																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
31 084 03 0074 303	348 N LIBERTY ST	09/09/2021	\$662,000	PTA	03-ARM'S LENGTH	\$662,000	\$294,200	44.44	\$723,732	\$137,064	\$524,936	21%	\$351,298	1.494	2,147	\$244.50	'10020	34.2385	2.00 STORY		LAKE FRONT	401	78	
31 087 01 0324 000	193 POTTER DR	05/13/2021	\$639,000	PTA	03-ARM'S LENGTH	\$639,000	\$145,400	22.75	\$464,802	\$128,574	\$510,426	20%	\$201,334	2.535	2,247	\$227.16	'10020	69.8560	2.00 STORY		LAKE FRONT	401	56	
31 087 01 0328 000	179 POTTER DR	12/14/2021	\$470,000	PTA	19-MULTI PARCEL ARM	\$470,000	\$256,200	54.51	\$564,190	\$237,554	\$232,446	51%	\$197,961	1.174	1,769	\$131.40	'10020	66.2459	QUAD/TRI-LEVEL	31 087 01 0329 000	LAKE FRONT	401	73	
31 087 01 0349 008	103 POTTER DR	04/21/2021	\$448,000	PTA	03-ARM'S LENGTH	\$448,000	\$200,000	44.64	\$478,302	\$170,257	\$277,743	38%	\$184,458	1.506	1,176	\$236.18	'10020	33.0935	1.00 STORY		LAKE FRONT	401	68	
31 087 01 0349 312	95 POTTER DR	03/31/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$120,600	34.46	\$304,484	\$98,416	\$251,584	28%	\$123,394	2.039	1,372	\$183.37	'10020	20.2207	2.00 STORY		LAKE FRONT	401	58	
31 087 01 0361 001	53 POTTER DR	09/22/2022	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$290,300	47.98	\$640,877	\$162,545	\$442,455	27%	\$286,341	1.545	2,808	\$157.57	'10020	29.1457	QUAD/TRI-LEVEL		LAKE FRONT	401	68	
31 087 01 0363 001	45 POTTER DR	09/21/2022	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$188,800	34.33	\$407,594	\$150,872	\$399,128	27%	\$153,725	2.596	1,470	\$271.52	'10020	75.9716	1.00 STORY		LAKE FRONT	401	58	
31 087 01 0383 001	429 E HURON RIVER DR	04/26/2023	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$263,400	40.52	\$532,694	\$145,678	\$504,322	22%	\$231,598	2.178	2,051	\$245.89	'10020	34.0915	2.00 STORY		LAKE FRONT	401	67	
31 087 03 0075 006	185 E HURON RIVER DR	06/25/2021	\$635,000	PTA	03-ARM'S LENGTH	\$635,000	\$283,100	44.58	\$687,148	\$158,285	\$476,715	25%	\$325,959	1.462	2,715	\$175.59	'10020	37.4160	2.00 STORY		LAKE FRONT	401	67	
9 Totals:			\$5,009,000			\$5,009,000	\$2,042,000		\$4,803,823		\$3,619,755	29%	\$2,056,068			\$208.13		7.6137						
								Sale. Ratio =>	40.77					E.C.F. =>	1.761	Std. Deviation=>		0.51390739						
								Std. Dev. =>	9.28					Ave. E.C.F. =>	1.837	Ave. Variance=>		44.4755	Coefficient of Var=>	24.215419				

10030Lake View

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 084 01 0234 001	545 HIGH ST	08/09/2022	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$110,900	36.36	\$252,263	\$55,086	\$249,914	18%	\$164,305	1.521	1,344	\$185.95	'10030	17.4461	1.50 STORY		LAKE VIEW	401	63
31 084 03 0084 001	233 N LIBERTY ST	02/02/2024	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$75,500	34.33	\$170,599	\$45,000	\$174,900	20%	\$104,665	1.671	1,154	\$151.56	'10030	32.4469	1.00 STORY		LAKE VIEW	401	58
31 087 03 0009 000	254 E HURON RIVER DR	02/04/2022	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$86,800	54.59	\$206,388	\$45,000	\$114,000	28%	\$134,490	0.848	1,210	\$94.21	'10030	49.8930	1.75 STORY		LAKE VIEW	401	68
3 Totals:			\$683,900			\$683,900	\$273,200		\$629,250		\$538,814	22%	\$403,460			\$143.91		1.1093					
							Sale. Ratio =>	39.95					E.C.F. =>	1.335			Std. Deviation=>	0.438547462					
							Std. Dev. =>	11.16					Ave. E.C.F. =>	1.347			Ave. Variance=>	33.2620	Coefficient of Var=>	24.70115042			

10040 Harbour Pointe																													
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.						
31 110 02 0008 000	301 HARBOUR POINTE DR	08/11/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$139,400	42.89	\$309,997	\$80,668	\$244,332	25%	\$300,623	0.813	2,010	\$121.56	'10040	0.6089	2.00 STORY	HARBOUR POINTE SUB	401		71						
31 110 03 0052 000	665 LIGHT TOWER DR	07/14/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$136,200	41.91	\$303,251	\$75,000	\$250,000	23%	\$299,242	0.835	1,565	\$159.74	'10040	2.8781	1.00 STORY	HARBOUR POINTE SUB	401		71						
31 110 03 0062 000	409 BREAKWATER CT	08/29/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$135,500	38.71	\$341,581	\$75,000	\$275,000	21%	\$352,111	0.781	2,187	\$125.74	'10040	2.5659	1.75 STORY	HARBOUR POINTE SUB	401		71						
31 110 03 0076 000	716 BELL COVE CT	04/07/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$134,700	44.90	\$300,181	\$75,000	\$225,000	25%	\$294,980	0.763	1,737	\$129.53	'10040	4.3899	2.00 STORY	HARBOUR POINTE SUB	401		71						
31 110 03 0080 000	525 HARBOUR POINTE DR	06/12/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,100	41.70	\$280,185	\$75,000	\$225,000	25%	\$267,427	0.841	1,431	\$157.23	'10040	3.4688	1.00 STORY	HARBOUR POINTE SUB	401		71						
5 Totals:			\$1,600,000			\$1,600,000	\$670,900		\$1,535,175		\$1,219,332	24%	\$1,514,383			\$138.76		0.1495											
								Sale. Ratio =>	41.93									E.C.F. =>	0.805	Std. Deviation=>		0.034111065							
								Std. Dev. =>	2.24									Ave. E.C.F. =>	0.807	Ave. Variance=>		2.7823	Coefficient of Var=>		3.449203867				

10050Belleville Lake Dev

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 084 07 0005 000	548 N LIBERTY ST	06/21/2021	\$612,500	PTA	03-ARM'S LENGTH	\$612,500	\$224,600	36.67	\$607,281	\$150,000	\$462,500	24%	\$353,112	1.310	2,415	\$191.51	'10050	2.8559	1.00 STORY		BELLEVILLE LAKE DEV 10050	401	94
31 084 07 0012 000	534 N LIBERTY ST	04/27/2023	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$221,800	39.61	\$538,621	\$152,915	\$407,085	27%	\$297,816	1.367	2,494	\$163.23	'10050	2.8559	2.00 STORY		BELLEVILLE LAKE DEV 10050	401	84
2 Totals:			\$1,172,500			\$1,172,500	\$446,400		\$1,145,902		\$869,585	26%	\$650,928			\$177.37		0.2426					
								Sale. Ratio =>	38.07					E.C.F. =>	1.336	Std. Deviation=>		0.040388743					
								Std. Dev. =>	2.08					Ave. E.C.F. =>	1.338	Ave. Variance=>		2.8559	Coefficient of Var=>	2.13392065			

10060 Victoria Commons
1 AND 2 STORY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 106 05 0025 000	375 VICTORIAN CT	03/09/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$113,300	42.75	\$282,012	\$72,400	\$192,600	27%	\$205,088	0.939	1,369	\$140.69	'10060	11.5050	1.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0035 000	344 OXFORD CT	08/17/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$122,200	40.07	\$282,367	\$72,400	\$232,600	24%	\$205,448	1.132	1,439	\$161.64	'10060	7.8001	2.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0068 000	223 ABERDEEN CT	02/16/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$113,800	39.93	\$283,197	\$72,400	\$212,600	25%	\$206,291	1.031	1,480	\$143.65	'10060	2.3576	2.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0093 000	240 ABERDEEN CT	11/17/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$133,300	46.77	\$305,394	\$72,400	\$212,600	25%	\$228,826	0.929	1,860	\$114.30	'10060	12.5068	2.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0096 000	228 ABERDEEN CT	06/06/2022	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$120,500	36.74	\$298,524	\$72,400	\$255,600	22%	\$221,851	1.152	1,369	\$186.71	'10060	9.7966	1.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0145 000	579 THORNHILL CT	11/29/2022	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$116,300	40.10	\$288,862	\$72,400	\$217,600	25%	\$212,042	1.026	1,369	\$158.95	'10060	2.7947	1.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0166 000	490 WATERBURY CT	02/17/2023	\$281,013	PTA	03-ARM'S LENGTH	\$281,013	\$114,900	40.89	\$285,730	\$72,400	\$208,613	26%	\$208,862	0.999	1,369	\$152.38	'10060	5.5351	1.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0170 000	474 WATERBURY CT	08/30/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$110,500	38.77	\$275,557	\$72,400	\$212,600	25%	\$198,535	1.071	1,480	\$143.65	'10060	1.6685	2.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0181 000	459 WATERBURY CT	04/07/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$126,600	44.42	\$312,523	\$72,400	\$212,600	25%	\$236,063	0.901	1,860	\$114.30	'10060	15.3552	2.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0186 000	479 WATERBURY CT	06/14/2022	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$126,600	33.32	\$312,455	\$72,400	\$307,600	19%	\$235,994	1.303	1,860	\$165.38	'10060	24.9264	2.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0215 000	243 VICTORIAN LN	04/21/2022	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$125,400	37.43	\$309,629	\$72,400	\$262,600	22%	\$233,125	1.126	1,860	\$141.18	'10060	7.2276	2.00 STORY		VICTORIA'S COMMON	401	76
31 106 05 0218 000	216 VICTORIAN LN	11/23/2022	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$125,400	39.81	\$309,658	\$72,400	\$242,600	23%	\$233,155	1.041	1,860	\$130.43	'10060	1.3649	2.00 STORY		VICTORIA'S COMMON	401	76
12 Totals:			\$3,639,013			\$3,639,013	\$1,448,800		\$3,545,908	\$2,770,213		24%	\$2,625,280			\$146.10		0.1048					
							Sale. Ratio =>	39.81					E.C.F. =>	1.055				Std. Deviation=>	0.112960118				
							Std. Dev. =>	3.53					Ave. E.C.F. =>	1.054				Ave. Variance=>	8.5699	Coefficient of Var=>	8.129584794		

BI LEVEL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 106 05 0008 000	297 VICTORIAN LN	08/31/2022	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$95,800	37.28	\$240,254	\$72,400	\$184,600	28%	\$154,834	1.192	1,309	\$141.02	'10060	6.0383	BI-LEVEL		VICTORIA'S COMMON	401	76
31 106 05 0009 000	303 VICTORIAN LN	07/26/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,300	42.29	\$269,132	\$72,400	\$202,600	26%	\$182,736	1.109	1,503	\$134.80	'10060	2.3158	BI-LEVEL		VICTORIA'S COMMON	401	76
31 106 05 0060 000	330 VICTORIAN LN	04/08/2022	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,100	40.42	\$261,428	\$72,400	\$187,600	28%	\$175,292	1.070	1,503	\$124.82	'10060	6.1647	BI-LEVEL		VICTORIA'S COMMON	401	76
31 106 05 0081 000	201 ABERDEEN CT	10/06/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$111,200	37.07	\$283,602	\$78,129	\$221,871	26%	\$190,265	1.166	1,712	\$129.60	'10060	3.4254	BI-LEVEL		VICTORIA'S COMMON	401	76
31 106 05 0102 000	204 ABERDEEN CT	12/14/2022	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$108,200	41.62	\$268,297	\$72,400	\$187,600	28%	\$181,929	1.031	1,592	\$117.84	'10060	10.0690	BI-LEVEL		VICTORIA'S COMMON	401	76
31 106 05 0112 000	495 VICTORIAN LN	06/06/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$113,700	40.32	\$263,628	\$72,400	\$209,600	26%	\$177,418	1.181	1,491	\$140.58	'10060	4.9529	BI-LEVEL		VICTORIA'S COMMON	401	76
31 106 05 0119 000	537 VICTORIAN LN	11/20/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$98,500	37.60	\$232,179	\$72,400	\$189,600	28%	\$147,032	1.290	1,307	\$145.07	'10060	15.7654	BI-LEVEL		VICTORIA'S COMMON	401	76
31 106 05 0196 000	469 WATERBURY CT	01/17/2024	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$99,900	44.50	\$235,016	\$72,400	\$152,100	32%	\$149,773	1.016	1,309	\$116.20	'10060	11.6325	BI-LEVEL		VICTORIA'S COMMON	401	76
8 Totals:			\$2,120,500			\$2,120,500	\$848,700		\$2,053,536	\$1,535,571		28%	\$1,359,279			\$131.24		0.2166					
							Sale. Ratio =>	40.02					E.C.F. =>	1.130				Std. Deviation=>	0.092685259				
							Std. Dev. =>	2.67					Ave. E.C.F. =>	1.132				Ave. Variance=>	7.5455	Coefficient of Var=>	6.666456407		

10070 Bellevilla Condo's																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.				
31 107 01 0105 000	105 ASTOR BLVD	08/10/2023	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$34,200	35.26	\$80,736	\$24,800	\$72,200	26%	\$89,497	0.807	882	\$81.86	'10070	3.2515	STYLE - B		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0106 000	106 ASTOR BLVD	09/27/2022	\$93,500	PTA	03-ARM'S LENGTH	\$93,500	\$35,300	37.75	\$93,168	\$24,800	\$68,700	27%	\$109,388	0.628	1,092	\$62.91	'10070	14.6176	STYLE - A		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0206 000	206 ASTOR BLVD	09/21/2022	\$106,000	PTA	03-ARM'S LENGTH	\$106,000	\$35,300	33.30	\$93,168	\$24,800	\$81,200	23%	\$109,388	0.742	1,092	\$74.36	'10070	3.1904	STYLE - A		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0401 000	401 ESTRADA DR	08/21/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$40,200	34.96	\$93,168	\$24,800	\$90,200	22%	\$109,388	0.825	1,092	\$82.60	'10070	5.0372	STYLE - A		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0409 000	409 ESTRADA DR	02/23/2024	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$34,200	28.52	\$80,736	\$24,800	\$95,100	21%	\$89,498	1.063	882	\$107.82	'10070	28.8377	STYLE - B		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0411 000	411 ESTRADA DR	04/14/2023	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$40,200	42.32	\$93,168	\$24,800	\$70,200	26%	\$109,388	0.642	1,092	\$64.29	'10070	13.2464	STYLE - A		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0411 000	411 ESTRADA DR	06/29/2022	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,300	39.22	\$93,168	\$24,800	\$65,200	28%	\$109,388	0.596	1,092	\$59.71	'10070	17.8173	STYLE - A		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0509 000	509 ESTRADA DR	06/12/2023	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$40,200	35.58	\$93,168	\$24,800	\$88,200	22%	\$109,388	0.806	1,092	\$80.77	'10070	3.2088	STYLE - A		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0608 000	608 ESTRADA DR	11/22/2022	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$31,100	33.09	\$80,736	\$24,800	\$69,200	26%	\$89,497	0.773	882	\$78.46	'10070	0.1006	STYLE - B		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0705 000	705 ESTRADA DR	03/03/2023	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$31,100	33.09	\$80,736	\$24,800	\$69,200	26%	\$89,497	0.773	882	\$78.46	'10070	0.1006	STYLE - B		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0708 000	708 ESTRADA DR	11/27/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$34,200	29.74	\$80,736	\$24,800	\$90,200	22%	\$89,497	1.008	882	\$102.27	'10070	23.3639	STYLE - B		BELLEVILLA CONDO'S 10070	401	66				
31 107 01 0809 000	809 ESTRADA DR	09/13/2022	\$81,000	PTA	03-ARM'S LENGTH	\$81,000	\$31,100	38.40	\$80,736	\$24,800	\$56,200	31%	\$89,497	0.628	882	\$63.72	'10070	14.6262	STYLE - B		BELLEVILLA CONDO'S 10070	401	66				
12 Totals:			\$1,213,400			\$1,213,400	\$422,400		\$1,043,424	\$915,800		25%	\$1,193,311			\$78.10		0.6772									
Std. Error =>													34.81		E.C.F. =>		0.767		Std. Deviation=>		0.146301399						
Std. Dev. =>													3.94		Ave. E.C.F. =>		0.774		Ave. Variance=>		10.6165		Coefficient of Var=>		13.71260022		

10080

Belleville Lake Terrace

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 084 05 0004 000	250 N LIBERTY ST 104	04/24/2023	\$124,900	PTA	03-ARM'S LENGTH	\$124,900	\$40,200	32.19	\$119,001	\$27,000	\$97,900	22%	\$52,649	1.859	640	\$152.97	'10080	2.3492	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	63
31 084 05 0005 000	250 N LIBERTY ST 105	08/13/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,600	32.70	\$119,001	\$27,000	\$88,000	23%	\$52,649	1.671	640	\$137.50	'10080	21.1530	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	63
31 084 05 0008 000	250 N LIBERTY ST 203	04/17/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$40,200	32.16	\$119,001	\$27,000	\$98,000	22%	\$52,649	1.861	640	\$153.13	'10080	2.1592	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	63
31 084 05 0010 000	250 N LIBERTY ST 205	10/25/2023	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$40,200	29.78	\$119,001	\$27,000	\$108,000	20%	\$52,649	2.051	640	\$168.75	'10080	16.8345	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	63
31 084 05 0013 000	250 N LIBERTY ST 301	08/24/2023	\$154,900	PTA	03-ARM'S LENGTH	\$154,900	\$50,600	32.67	\$152,251	\$27,000	\$127,900	17%	\$70,622	1.811	934	\$136.94	'10080	7.1926	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	63
31 084 05 0022 000	250 N LIBERTY ST 210	10/14/2022	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$43,700	27.66	\$140,215	\$27,000	\$131,000	17%	\$64,116	2.043	825	\$158.79	'10080	16.0195	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	63
6 Totals:			\$812,800			\$812,800	\$252,500		\$768,470		\$650,800	20%	\$345,334			\$151.34		0.1576					
							Sale. Ratio =>		31.07				E.C.F. =>	1.885		Std. Deviation=>	0.144871467						
							Std. Dev. =>		2.04				Ave. E.C.F. =>	1.883		Ave. Variance=>	10.9513	Coefficient of Var=>	5.815969588				

10090Main Street Condo's

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 084 06 0002 000	241 MAIN ST 2	03/25/2022	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$45,600	41.45	\$108,821	\$25,000	\$85,000	23%	\$133,049	0.639	1,148	\$74.04	'10090	13.1810	1.00 STORY	MAIN STREET CONDO'S 10090	401		86
31 084 06 0005 000	233 MAIN ST	01/26/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$54,300	41.77	\$108,821	\$25,000	\$105,000	19%	\$133,049	0.789	1,148	\$91.46	'10090	1.8510	1.00 STORY	MAIN STREET CONDO'S 10090	401		86
31 084 06 0007 000	229 MAIN ST	08/26/2024	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$57,600	38.40	\$114,087	\$25,000	\$125,000	17%	\$141,407	0.884	1,237	\$101.05	'10090	11.3300	1.00 STORY	MAIN STREET CONDO'S 10090	401		86
3 Totals:			\$390,000			\$390,000	\$157,500		\$331,729		\$315,000	20%	\$407,505			\$88.85		0.2324					
							Sale. Ratio =>	40.38					E.C.F. =>	0.773		Std. Deviation=>	0.123599346						
							Std. Dev. =>	1.86					Ave. E.C.F. =>	0.771		Ave. Variance=>	8.7874	Coefficient of Var=>	11.40219808				