

2025 City of Belleville Residential Land Value Analysis

Table	NAME	2024 FF	2024 Site	Recom FF	Recom Site	2025 FF	2025 Site	Comments
10005	SOUTH COLUMBIA/SAVAGE	\$ 730	N/A	\$ 718	N/A	\$ 720	N/A	LIMITED SALES. EXTENDED PERIOD TO 11.1.2024.
10010	CITY AT LARGE EXC LAKE	\$ 1,160	N/A	\$ 1,093	N/A	\$ 1,100	N/A	
10015	N HURON RIVER DR	\$ 780	N/A	\$ 793	N/A	\$ 790	N/A	
10020	LAKE FRONT	\$ 2,200	N/A	\$ 2,238	N/A	\$ 2,240	N/A	LIMITED SALES. EXTENDED PERIOD TO 4.1.2021
10030	LAKE VIEW	\$ 900	N/A	\$ 901	N/A	\$ 900	N/A	LIMITED SALES. EXTENDED PERIOD TO 4.1.2021
10040	HARBOUR POINTE	N/A	\$ 86,300	N/A	\$ 75,050	N/A	\$ 75,000	
10050	BELLEVILLE LAKE DEV	N/A	\$ 150,000	N/A	\$ 148,671	N/A	\$ 148,700	LIMITED SALES. EXTENDED PERIOD TO 4.1.2021
10060	VICTORIA COMMONS	N/A	\$ 80,000	N/A	\$ 72,404	N/A	\$ 72,400	
10070	BELLEVILLA CONDOS	N/A	\$ 24,800	N/A	\$ 26,195	N/A	\$ 26,200	
10080	BELLEVILLE LAKE TERRACE	N/A	\$ 21,600	N/A	\$ 26,975	N/A	\$ 27,000	
10090	MAIN STREET CONDOS	N/A	\$ 25,000	N/A	\$ 25,407	N/A	\$ 25,400	LIMITED SALES. EXTENDED PERIOD 4.1.2021 - 11.1.2024
10100	LAKEVIEW CONDOS	N/A	\$ 15,000	N/A	\$ 21,052	N/A	\$ 21,000	2025 ALL RENTED. USED SALES FROM BELLEVILLA AND BELLEVILLE LAKE TERRACE AS SIMILAR

10005 SOUTH COLUMBIA/SAVAGE																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class Rate Group 1
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	\$145,347	\$64,153	\$36,500	50.0	131.8	0.15	0.15	\$1,283	\$424,854	\$9.75	50.00	'10005		SOUTH COLUMBIA/SAVAGE	401 FRONT FOOT
31 106 02 0018 000	139 SOUTH ST	11/15/2022	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$67,700	42.05	\$212,735	(\$7,935)	\$43,800	60.0	185.0	0.26	0.26	(\$132)	(\$31,118)	(\$0.71)	60.00	'10005		SOUTH COLUMBIA/SAVAGE	401 FRONT FOOT
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	\$220,704	\$29,446	\$40,150	55.0	142.5	0.18	0.18	\$535	\$163,589	\$3.76	55.00	'10005		SOUTH COLUMBIA/SAVAGE	401 FRONT FOOT
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	\$171,764	\$68,736	\$36,500	50.0	140.0	0.16	0.16	\$1,375	\$426,932	\$9.80	50.00	'10005		SOUTH COLUMBIA/SAVAGE	401 FRONT FOOT
Totals:			\$748,000			\$748,000	\$253,300		\$750,550	\$154,400	\$156,950	215.0		0.75	0.75								
								Sale. Ratio =>	33.86	Average				Average			Average						
								Std. Dev. =>	7.54			per FF=>				per Net Acre=>						per SqFt=>	
												\$718				206,693.44						\$4.75	

10010 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1		
31 084 02 0018 000	350 EDISON AVE	02/13/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$71,000	34.63	\$196,601	\$63,954	\$55,555	47.9	134.7	0.16	0.16	\$1,335	\$412,606	\$9.47	50.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 02 0027 000	302 BRAIN AVE	07/06/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$89,500	41.63	\$264,924	\$12,529	\$62,453	53.8	126.0	0.18	0.18	\$233	\$69,221	\$1.59	46.05	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 03 0155 000	155 SECOND ST	04/29/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$76,400	34.73	\$227,965	\$57,035	\$65,000	56.5	166.0	0.21	0.21	\$1,009	\$267,770	\$6.15	56.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 03 0160 000	221 SECOND ST	08/24/2023	\$281,500	PTA	03-ARM'S LENGTH	\$281,500	\$90,900	32.29	\$241,511	\$104,989	\$65,000	66.5	165.0	0.25	0.25	\$1,579	\$419,956	\$9.64	66.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 03 0169 000	142 SECOND ST	06/21/2022	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$87,600	34.22	\$258,864	\$56,498	\$59,362	51.2	82.5	0.11	0.11	\$1,104	\$495,596	\$11.38	60.39	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 03 0184 000	361 CHARLES ST	10/20/2022	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$72,000	29.63	\$204,108	\$103,892	\$65,000	75.5	133.1	0.24	0.24	\$1,376	\$429,306	\$9.86	79.06	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 03 0185 000	345 CHARLES ST	05/12/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$90,700	31.82	\$251,546	\$98,454	\$65,000	75.9	133.4	0.24	0.24	\$1,297	\$405,160	\$9.30	79.45	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 03 0186 000	327 CHARLES ST	02/14/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$82,900	41.45	\$212,644	\$52,356	\$65,000	75.9	133.6	0.24	0.24	\$689	\$214,574	\$4.93	79.45	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 03 0200 000	305 CHURCH ST	11/04/2022	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$60,600	32.23	\$183,763	\$69,237	\$65,000	58.0	139.3	0.19	0.19	\$1,195	\$360,609	\$8.28	60.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 084 03 0200 002	305 CHURCH ST	08/04/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$65,600	32.00	\$183,763	\$86,237	\$65,000	58.0	139.3	0.19	0.19	\$1,488	\$449,151	\$10.31	60.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
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	\$247,784	\$42,216	\$65,000	84.7	185.0	0.33	0.33	\$499	\$128,316	\$2.95	90.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 087 03 0028 000	225 ROLAND ST	07/08/2022	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$67,800	36.65	\$201,649	\$38,417	\$55,066	47.5	130.0	0.15	0.15	\$809	\$257,832	\$5.92	50.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 087 03 0032 000	269 ROLAND ST	06/08/2022	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$69,800	26.85	\$207,107	\$107,959	\$55,066	47.5	130.0	0.15	0.15	\$2,274	\$724,557	\$16.63	50.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 087 03 0034 000	256 ROLAND ST	11/17/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$77,500	29.81	\$209,286	\$115,714	\$65,000	64.2	126.0	0.15	0.15	\$1,804	\$781,851	\$17.95	101.67	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 087 03 0035 000	248 ROLAND ST	06/21/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,700	29.27	\$198,138	\$101,499	\$54,637	47.1	126.0	0.15	0.15	\$2,155	\$699,993	\$16.07	50.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 087 03 0055 000	163 MADELON ST	05/13/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$80,000	40.00	\$234,561	\$20,505	\$55,066	47.5	130.0	0.15	0.15	\$432	\$137,617	\$3.16	50.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 087 04 0119 301	50 CLARENCE ST	07/10/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,000	39.50	\$208,829	\$56,171	\$65,000	69.1	204.9	0.31	0.31	\$812	\$183,565	\$4.21	65.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 087 04 0163 000	54 BEDELL ST	12/09/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$78,400	31.36	\$194,699	\$120,301	\$65,000	106.0	201.9	0.46	0.46	\$1,135	\$259,269	\$5.95	100.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 087 04 0172 009	176 S BIGGES ST	06/08/2022	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$112,200	36.55	\$318,688	\$53,312	\$65,000	65.8	218.0	0.31	0.31	\$810	\$174,793	\$4.01	60.90	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
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	\$177,114	\$109,886	\$65,000	153.4	121.1	0.65	0.65	\$716	\$168,279	\$3.86	0.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
31 107 99 0001 005	40 OWEN ST	03/27/2024	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$59,600	34.65	\$169,787	\$67,071	\$64,858	55.9	120.7	0.17	0.17	\$1,200	\$404,042	\$9.28	60.00	'10010	CITY AT LARGE EXC.LAKE	401	CITY AT LARGE			
Totals:			\$4,824,500			\$4,824,500	\$1,659,500		\$4,593,331	\$1,538,232	\$1,307,063	1,407.8		4.99	4.99											
							Sale. Ratio =>	34.40																		
							Std. Dev. =>	4.60			Average per FF=>	\$1,093			Average per Net Acre=>	308,324.71										
																		Average per SqFt=>	\$7.08							

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 Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale		Land Table	Class	Rate Group 1
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	\$104,900	\$87,975	153.0	330.0	0.39	0.10	\$686	\$271,059	\$6.22	153.00	'10015	31 087 01 0181 000, 31 087 01 0182 000	N HURON RIVER DR	401	FRONT FOOT	
31 087 01 0238 300	83 WEXFORD AVE	11/30/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$68,700	34.35	\$197,295	\$50,675	\$47,970	61.5	110.0	0.16	0.16	\$824	\$326,935	\$7.51	61.50	'10015		N HURON RIVER DR	401	FRONT FOOT	
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	\$236,741	\$34,279	\$46,020	59.0	110.0	0.15	0.15	\$581	\$230,060	\$5.28	59.00	'10015		N HURON RIVER DR	401	FRONT FOOT	
31 087 01 0251 000	124 N BIGGS ST	06/17/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$91,100	35.04	\$236,741	\$69,279	\$46,020	59.0	110.0	0.15	0.15	\$1,174	\$464,960	\$10.67	59.00	'10015		N HURON RIVER DR	401	FRONT FOOT	
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	\$269,205	\$69,755	\$63,960	82.0	110.0	0.21	0.21	\$851	\$336,981	\$7.74	82.00	'10015		N HURON RIVER DR	401	FRONT FOOT	
Totals:						\$1,210,000	\$450,900		\$1,173,057	\$328,888	\$291,945	414.5		1.05	0.76										
							Sale. Ratio =>		37.26		Average			Average											
							Std. Dev. =>		2.99		per FF=>			per Net Acre=>		314,124.16		Average							
												\$793						per SqFt=>							\$7.21

10020 LAKE FRONT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Clus	Rate Group 1
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	\$755,348	\$43,716	\$137,064	62.3	165.0	0.23	0.23	\$702	\$190,070	\$4.36	60.70	'10020		LAKE FRONT	401	LAKE FRONT
31 087 01 0324 000	193 POTTER DR	05/13/2021	\$639,000	PTA	03-ARM'S LENGTH	\$639,000	\$145,400	22.75	\$482,922	\$284,652	\$128,574	58.4	88.5	0.12	0.12	\$4,871	\$2,314,244	\$53.13	60.50	'10020		LAKE FRONT	401	LAKE FRONT
31 087 01 0328 000	179 POTTER DR	12/14/2021	\$470,000	PTA	19-MULTI PARCEL ARM'S LEN	\$470,000	\$256,200	54.51	\$564,190	\$143,364	\$237,554	108.0	255.4	0.28	0.15	\$1,328	\$508,383	\$11.67	96.00	'10020	31 087 01 0329 000	LAKE FRONT	401	LAKE FRONT
31 087 01 0349 008	103 POTTER DR	04/21/2021	\$448,000	PTA	03-ARM'S LENGTH	\$448,000	\$200,000	44.64	\$494,903	\$123,354	\$170,257	77.4	131.6	0.30	0.30	\$1,594	\$416,736	\$9.57	98.00	'10020		LAKE FRONT	401	LAKE FRONT
31 087 01 0349 312	95 POTTER DR	03/31/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$120,600	34.46	\$315,589	\$132,827	\$98,416	44.7	94.3	0.08	0.08	\$2,970	\$1,747,724	\$40.12	35.00	'10020		LAKE FRONT	401	LAKE FRONT
31 087 01 0361 001	53 POTTER DR	09/22/2022	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$280,300	47.98	\$666,507	\$91,430	\$152,397	69.5	196.2	0.33	0.33	\$1,315	\$277,903	\$6.38	73.00	'10020		LAKE FRONT	401	LAKE FRONT
31 087 01 0363 001	45 POTTER DR	09/21/2022	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$188,800	34.33	\$421,430	\$279,442	\$150,872	68.6	183.5	0.30	0.30	\$4,075	\$922,251	\$21.17	72.00	'10020		LAKE FRONT	401	LAKE FRONT
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	\$553,292	\$224,924	\$128,216	58.3	215.7	0.25	0.25	\$3,859	\$903,309	\$20.74	50.35	'10020		LAKE FRONT	401	LAKE FRONT
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	\$731,073	\$40,677	\$137,650	62.6	201.4	0.27	0.27	\$650	\$149,548	\$3.43	58.83	'10020		LAKE FRONT	401	LAKE FRONT
Totals:			\$5,009,000			\$5,009,000	\$2,042,000		\$4,986,154	\$1,364,386	\$1,341,540	609.8		2.16	2.03									
			Sale. Ratio =>				40.77		Average							Average								
			Std. Dev. =>				9.28		per FF=>			\$2,238				per Net Acre=>			631,660.19					
																			Average					
																			per SqFt=>					
																			\$14.50					

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 Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1		
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	\$333,970	\$77,330	\$86,300	90.0	112.0	0.23	0.23	\$859	\$334,762	\$7.69	90.00	'10040	HARBOUR POINTE SUB	401	SITE VALUE			
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	\$327,191	\$84,109	\$86,300	80.0	126.8	0.23	0.23	\$1,051	\$360,983	\$8.29	80.00	'10040	HARBOUR POINTE SUB	401	SITE VALUE			
31 110 03 0062 000	409 BREAKWATER CT	08/29/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$135,500	38.71	\$369,750	\$66,550	\$86,300	86.9	136.4	0.28	0.28	\$766	\$240,253	\$5.52	83.54	'10040	HARBOUR POINTE SUB	401	SITE VALUE			
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	\$323,760	\$62,540	\$86,300	80.0	170.0	0.31	0.31	\$782	\$200,449	\$4.60	80.00	'10040	HARBOUR POINTE SUB	401	SITE VALUE			
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	\$301,579	\$84,721	\$86,300	111.7	116.9	0.26	0.26	\$759	\$332,239	\$7.63	145.11	'10040	HARBOUR POINTE SUB	401	SITE VALUE			
Totals:			\$1,600,000			\$1,600,000	\$670,900		\$1,656,250	\$375,250	\$431,500	448.6		1.31	1.31											
								Sale. Ratio =>	41.93	Average				Average					Average							
								Std. Dev. =>	2.24	SITE VALUE				\$75,050	Average				per Net Acre=>	286,888.38	Average				per SqFt=>	\$6.59

10060 VICTORIA COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
31 106 05 0008 000	297 VICTORIAN LN	08/31/2022	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$95,800	37.28	\$254,964	\$82,036	\$80,000	60.0	118.0	0.16	0.16	\$1,367	\$503,288	\$11.55	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0009 000	303 VICTORIAN LN	07/26/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,300	42.29	\$286,492	\$68,508	\$80,000	60.0	118.0	0.16	0.16	\$1,142	\$420,294	\$9.65	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0021 000	375 VICTORIAN CT	03/09/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$113,300	42.75	\$296,368	\$48,632	\$80,000	40.2	145.0	0.13	0.13	\$1,210	\$362,925	\$8.33	40.20	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0035 000	344 OXFORD CT	08/17/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$122,200	40.07	\$296,749	\$88,251	\$80,000	60.0	118.0	0.16	0.16	\$1,471	\$541,417	\$12.43	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0060 000	330 VICTORIAN LN	04/08/2022	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,100	40.42	\$278,081	\$61,919	\$80,000	67.0	133.0	0.21	0.21	\$924	\$302,044	\$6.93	67.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0068 000	223 ABERDEEN CT	02/16/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$113,800	39.93	\$297,637	\$67,363	\$80,000	60.0	118.0	0.16	0.16	\$1,123	\$413,270	\$9.49	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0081 000	201 ABERDEEN CT	10/06/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$111,200	37.07	\$300,770	\$79,230	\$80,000	87.5	118.0	0.24	0.24	\$905	\$334,304	\$7.67	87.50	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0093 000	240 ABERDEEN CT	11/17/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$133,300	46.77	\$321,411	\$43,589	\$80,000	52.2	121.0	0.15	0.15	\$834	\$300,614	\$6.90	52.24	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0096 000	228 ABERDEEN CT	06/06/2022	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$120,500	36.74	\$314,054	\$93,946	\$80,000	65.7	120.0	0.18	0.18	\$1,429	\$519,039	\$11.92	65.74	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0102 000	204 ABERDEEN CT	12/14/2022	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$108,200	41.62	\$285,580	\$54,420	\$80,000	60.0	118.0	0.16	0.16	\$907	\$333,865	\$7.66	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0112 000	495 VICTORIAN LN	06/06/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$113,700	40.32	\$280,482	\$81,518	\$80,000	60.2	120.0	0.17	0.17	\$1,354	\$491,072	\$11.27	60.21	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0119 000	537 VICTORIAN LN	11/20/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$98,500	37.60	\$246,147	\$95,853	\$80,000	60.0	118.0	0.16	0.16	\$1,598	\$588,055	\$13.50	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0145 000	579 THORNHILL CT	11/29/2022	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$116,300	40.10	\$303,705	\$66,295	\$80,000	60.0	118.0	0.16	0.16	\$1,105	\$406,718	\$9.34	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0166 000	490 WATERBURY CT	02/17/2023	\$281,013	PTA	03-ARM'S LENGTH	\$281,013	\$114,900	40.89	\$300,350	\$60,663	\$80,000	60.0	118.0	0.16	0.16	\$1,011	\$372,166	\$8.54	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0170 000	474 WATERBURY CT	08/30/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$110,500	38.77	\$289,454	\$75,546	\$80,000	60.0	118.0	0.16	0.16	\$1,259	\$463,472	\$10.64	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0181 000	459 WATERBURY CT	04/07/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$126,600	44.42	\$329,048	\$35,952	\$80,000	57.7	121.0	0.16	0.16	\$623	\$224,700	\$5.16	57.74	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0186 000	479 WATERBURY CT	06/14/2022	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$126,600	33.32	\$328,975	\$131,025	\$80,000	60.0	118.0	0.16	0.16	\$2,184	\$803,834	\$18.45	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0196 000	469 WATERBURY CT	01/17/2024	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$99,900	44.50	\$249,245	\$55,255	\$80,000	60.0	118.0	0.16	0.16	\$921	\$338,988	\$7.78	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0215 000	243 VICTORIAN LN	04/21/2022	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$125,400	37.43	\$325,948	\$89,052	\$80,000	60.0	118.0	0.16	0.16	\$1,484	\$546,331	\$12.54	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
31 106 05 0218 000	216 VICTORIAN LN	11/23/2022	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$125,400	39.81	\$325,979	\$69,021	\$80,000	60.0	118.0	0.16	0.16	\$1,150	\$423,442	\$9.72	60.00	'10060	VICTORIA'S COMMON	401	SITE VALUE	
Totals:			\$5,759,513			\$5,759,513	\$2,297,500		\$5,911,439	\$1,448,074	\$1,600,000	1,210.6		3.35	3.35									
							Sale. Ratio =>	39.89			Average													
							Std. Dev. =>	3.14			SITE VALUE	\$72,404			Average									
															per Net Acre=>	432,648.34								
																	Average							
																	per SqFt=>		\$9.93					

10070 BELLEVILLA CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
31 107 01 0105 000	105 ASTOR BLVD	08/10/2023	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$34,200	35.26	\$92,229	\$29,571	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0106 000	106 ASTOR BLVD	09/27/2022	\$93,500	PTA	03-ARM'S LENGTH	\$93,500	\$35,300	37.75	\$107,215	\$11,085	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0206 000	206 ASTOR BLVD	09/21/2022	\$106,000	PTA	03-ARM'S LENGTH	\$106,000	\$35,300	33.30	\$107,215	\$23,585	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0401 000	401 ESTRADA DR	08/21/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$40,200	34.96	\$107,215	\$32,585	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0409 000	409 ESTRADA DR	02/23/2024	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$34,200	28.52	\$92,229	\$52,471	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0411 000	411 ESTRADA DR	04/14/2023	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$40,200	42.32	\$107,215	\$12,585	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0411 000	411 ESTRADA DR	06/29/2022	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,300	39.22	\$107,215	\$7,585	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0509 000	509 ESTRADA DR	06/12/2023	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$40,200	35.58	\$107,215	\$30,585	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0608 000	608 ESTRADA DR	11/22/2022	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$31,100	33.09	\$92,229	\$26,571	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0705 000	705 ESTRADA DR	03/03/2023	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$31,100	33.09	\$92,229	\$26,571	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0708 000	708 ESTRADA DR	11/27/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$34,200	29.74	\$92,229	\$47,571	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
31 107 01 0809 000	809 ESTRADA DR	09/13/2022	\$81,000	PTA	03-ARM'S LENGTH	\$81,000	\$31,100	38.40	\$92,229	\$13,571	\$24,800	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070		BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH
Totals:			\$1,213,400			\$1,213,400	\$422,400		\$1,196,664	\$314,336	\$297,600	0.0		0.00	0.00									
								Sale. Ratio =>	34.81	Average				Average					Average					
								Std. Dev. =>	3.94	SITE VALUE				\$26,195	per Net Acre=>				#DIV/0!	per SqFt=>				#DIV/0!

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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
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	\$120,843	\$25,657	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080		BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE
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	\$120,843	\$15,757	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080		BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE
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	\$120,843	\$25,757	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080		BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE
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	\$120,843	\$35,757	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080		BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE
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	\$154,722	\$21,778	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080		BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE
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	\$142,459	\$37,141	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080		BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE
Totals:			\$812,800			\$812,800	\$252,500		\$780,553	\$161,847	\$129,600	0.0		0.00	0.00									
							Sale. Ratio >>	31.07		Average				Average			Average							
							Std. Dev. >>	2.04		SITE VALUE		\$26,975		per Net Acre>>	#DIV/0!		per SqFt>>	#DIV/0!						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
31 084 06 0002 000	241 MAIN ST 2	03/25/2012	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$45,600	41.45	\$127,448	\$7,552	\$25,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10090	MAIN STREET CONDO'S 10090	401	MAIN STREET	
31 084 06 0005 000	233 MAIN ST	01/26/2014	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$54,300	41.77	\$127,448	\$27,552	\$25,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10090	MAIN STREET CONDO'S 10090	401	MAIN STREET	
31 084 06 0007 000	229 MAIN ST	08/26/2014	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$57,600	38.40	\$133,884	\$41,116	\$25,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10090	MAIN STREET CONDO'S 10090	401	MAIN STREET	
Totals:			\$390,000			\$390,000	\$157,500		\$388,780	\$76,220	\$75,000	0.0		0.00	0.00									
Sale. Ratio =>									40.38	Average			Average			Average								
Std. Dev. =>									1.86	SITE VALUE			\$25,407			#DIV/0!			#DIV/0!					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aud. when Sold	Ad./Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
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	\$120,843	\$25,657	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080	BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE		
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	\$120,843	\$15,757	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080	BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE		
31 084 05 0008 000	250 N LIBERTY ST 106	04/17/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$40,200	32.16	\$120,843	\$25,757	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080	BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE		
31 084 05 0013 000	250 N LIBERTY ST 101	08/24/2023	\$154,900	PTA	03-ARM'S LENGTH	\$154,900	\$50,600	32.67	\$154,722	\$21,778	\$21,600	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10080	BELLEVILLE LAKE TERRACE 10080	401	LAKE TERRACE		
31 107 01 0106 000	106 ASTOR BLVD	09/27/2022	\$93,500	PTA	03-ARM'S LENGTH	\$93,500	\$35,300	37.75	\$108,615	\$11,085	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
31 107 01 0206 000	206 ASTOR BLVD	09/21/2022	\$106,000	PTA	03-ARM'S LENGTH	\$106,000	\$35,300	33.30	\$108,615	\$23,585	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
31 107 01 0401 000	401 ESTRADA RD	08/21/2023	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$40,200	34.96	\$108,615	\$32,585	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
31 107 01 0411 000	411 ESTRADA RD	06/29/2022	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,300	39.72	\$108,615	\$7,585	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
31 107 01 0411 000	411 ESTRADA RD	04/14/2023	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$40,200	32.13	\$108,615	\$21,585	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
31 107 01 0509 000	509 ESTRADA RD	06/12/2023	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$40,200	35.58	\$108,615	\$30,585	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
31 107 01 0608 000	608 ESTRADA RD	11/22/2022	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$31,100	33.09	\$93,629	\$26,571	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
31 107 01 0705 000	705 ESTRADA RD	03/03/2023	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$31,100	33.09	\$93,629	\$26,571	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
31 107 01 0809 000	809 ESTRADA RD	09/13/2022	\$81,000	PTA	03-ARM'S LENGTH	\$81,000	\$31,100	38.40	\$93,629	\$13,571	\$26,200	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'10070	BELLEVILLA CONDO'S 10070	401	BELLEVILLA TH		
Totals:						\$1,401,300	\$488,400		\$1,449,828	\$273,672	\$322,200	0.0	0.00	0.00	0.00										
Sale. Ratio =>									34.85	Average SITE VALUE				\$21,052	Average per Net Acre=> #DIV/0!				Average per SqFt=> #DIV/0!						