

2025 City of Belleville Commercial Land Value Analysis							
COM31 - COMMERICAL BELLEVILLE							
	2024 \$/SF	WEIGHTED AVG	MEAN AVG	MEDIAN	2025 \$/SF	# of Sales	NOTES
Main Street and Similar	\$5.70	\$5.70	\$6.43	\$5.25	\$ 5.70	8	Belleville Main St, Columbia,
Off Main	\$2.51	\$2.16	\$4.88	\$2.54	\$ 2.51	5	

Main Street and Similar

\$	5.70	WEIGHTED AVG
\$	6.43	MEAN AVG
\$	5.25	MEDIAN

\$	2.16	WEIGHTED AVG
\$	4.88	MEAN AVG
\$	2.54	MEDIAN

2025 City of Belleville Commercial ECF Summary

CODE	NAME	2024 ECF	RECOMMENDED ECF	2025 ECF	COMMENTS
01995	OFFICE	0.991	1.115	1.115	
01996	RETAIL/RESTAURANT	0.961	1.040	1.040	INCLUDES BEAUTY/BARBER
01998	MULTI-RESIDENCE/MOBILE HOME	1.326	1.429	1.429	
01999	AUTO	1.167	1.211	1.211	

2025 City of Belleville Commercial ECF Summary

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 (%)	Use Code	Other Parcels in Sale	Land Table	Property Class
31 084 01 0280 001	25 FIFTH ST	02/19/2024	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$62,700	41.80	\$131,277	\$26,669	\$123,331	\$105,558	1.168	2,384	\$51.73	'01995	116.8372			COMMERCIAL - BELLEVILLE	201
31 084 03 0090 000	105 N LIBERTY	11/03/21	\$275,000	PTA	21-NOT USED/OTHER	\$275,000	\$0	0.00	\$287,770	\$65,000	\$210,000	\$222,770	0.943	1,824	\$115.13	01995	94.2676			LAKE VIEW	201
31 084 03 0107 000	186 MAIN	03/10/23	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$149,200	48.13	\$330,292	\$69,686	\$240,314	\$260,606	0.922	1,635	\$146.98	01995	92.2135	BANK BRANCH		COMMERCIAL - BELLEVILLE	201
31 084 04 0004 000	35 MAIN	11/14/22	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$121,000	31.03	\$267,778	\$56,399	\$333,601	\$211,379	1.578	2,653	\$125.74	01995	46.2833	OFFICE BUILDINGS		COMMERCIAL - BELLEVILLE	201
83 112 02 0029 005	1166 SUMPTER	12/29/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,600	40.38	\$132,316	\$29,224	\$130,776	\$130,331	1.003	940	170.21	00002	1.2675	OFFICE BUILDINGS		VAN BUREN	201
4 Totals:			\$1,285,000			\$1,285,000	\$397,500		\$1,149,433		\$1,038,022	\$930,644			\$121.96		0.7582				
									Sale. Ratio =>				1.115		Std. Deviation=>	0.27223221					
								30.93													
								19.05					Ave. E.C.F. =>	1.123		Ave. Variance=>	70.1738	Coefficient of Var=>		62.48994818	

01996		RETAIL/RESTAURANT																			
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 (%)	Use Code	Other Parcels in Sale	Land Table	Property Class
31 084 03 0099 000	36 MAIN	08/01/22	\$200,000	LC	21-NOT USED/OTHER	\$200,000	\$79,300	39.65	\$178,229	\$53,460	\$146,540	\$129,294	1.133	1,648	\$88.92	01996	4.2631	BARBER/BEAUTY		COMMERCIAL - BELLEVILLE	201
31 084 03 0110 000	240 MAIN	01/31/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$109,600	46.64	\$249,167	\$57,619	\$177,381	\$198,495	0.894	4,416	\$40.17	01996	28.2386	STORE RETAIL		COMMERCIAL - BELLEVILLE	201
31 084 03 0120 000	397 MAIN ST	08/30/2023	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$145,900	26.53	\$307,795	\$65,689	\$484,311	\$251,931	1.922	5,270	\$91.90	'01996	88.2621	STORE RETAIL		COMMERCIAL - BELLEVILLE	201
31 084 03 0123 000	369 MAIN	05/20/22	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$180,000	42.35	\$405,604	\$262,314	\$162,686	\$148,487	1.096	2,450	\$66.40	01996	109.5624	STORE RETAIL		COMMERCIAL - BELLEVILLE	201
31 084 03 0126 001	331 MAIN	09/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,000	33.71	\$139,763	\$35,640	\$139,360	\$107,899	1.292	1,444	\$96.51	01996	11.5559	STORE RETAIL		COMMERCIAL - BELLEVILLE	201
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	11.1593	SHOP NBHD	31 107 99 0001 003, 31	COMMERCIAL - BELLEVILLE	201
75 120 99 0002 000	26012 WALTZ	01/30/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,300	46.33	\$400,230	\$76,081	\$323,919	\$334,865	0.967	3,114	128.45	00001	91.5298	STORE RETAIL		HURON	201
6 Totals:			\$4,535,000			\$4,535,000	\$2,041,500		\$4,321,684		\$3,236,201	\$3,112,408			\$78.22		13.6240				
									Sale. Ratio =>				1.040		Std. Deviation=>	0.35670668					
								45.02													
								8.29					Ave. E.C.F. =>	1.176		Ave. Variance=>	49.2244	Coefficient of Var=>		41.85702868	

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 (%)	Use Code	Other Parcels in Sale	Land Table	Property Class
31 084 03 0075 301	380 N LIBERTY	08/20/21	\$895,000	PTA	03-ARM'S LENGTH	\$895,000	\$205,500	22.96	\$479,739	\$52,582	\$842,418	\$323,604	2.603	7,287	\$115.61	01998	117.1426	MULTIPLE RESIDENCES		COMMERCIAL - BELLEVILLE	201
31 084 03 0078 000	375 N LIBERTY	12/23/22	\$500,000	LC	21-NOT USED/OTHER	\$500,000	\$278,900	55.78	\$616,394	\$82,133	\$417,867	\$404,743	1.032	6,754	\$61.87	01998	39.9388	MULTIPLE RESIDENCES		COMMERCIAL - BELLEVILLE	201
58 134 01 0040 000	24899 MAYFAIR	11/10/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$247,500	34.14	\$831,072	\$110,658	\$614,342	\$556,734	1.103	13,319	\$4.43	00004	110.3475	MULTIPLE RESIDENCES		FLAT ROCK	201
75 030 01 0242 000	36817 SIBLEY	07/28/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$75,800	29.15	\$209,531	\$28,101	\$231,899	\$151,066	1.535	3,035	\$76.41	HURON	10.3271	MULTIPLE RESIDENCES		HURON	201
81 002 99 0004 000	41000 HARRIS	06/28/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$136,500	58.09	\$266,438	\$147,015	\$87,985	\$99,436	0.885	4,227	\$20.81	SUMPTER	54.6972	MULTIPLE RESIDENCES		SUMPTER	201
5 Totals:			\$2,615,000			\$2,615,000	\$944,200		\$2,403,174		\$2,194,511	\$1,535,583			\$65.83		0.2707				
									Sale. Ratio =>				1.429		Std. Deviation=>	0.69810449					
								36.11													
								15.96					Ave. E.C.F. =>	1.432		Ave. Variance=>	66.4906	Coefficient of Var=>		46.43808801	

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 (%)	Use Code	Other Parcels in Sale	Land Table	Property Class
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	\$212,957	\$37,519	\$262,481	\$159,489	1.646	4,125	\$63.63	01999	44.8970	GAR SERVICE		COMMERCIAL - BELLEVILLE	201
31 084 03 0137 000	127 S MAIN	07/24/19	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$142,800	50.11	\$143,900	\$102,465	\$182,535	\$197,092	0.926		#DIV/0!	01999	27.0650	CAR WASH		COMMERCIAL - BELLEVILLE	201
80 098 99 0025 703	29349 NORTHLINE	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$166,500	66.60	\$330,883	\$98,523	\$151,477	\$182,817	0.829	0	#DIV/0!	00003	18.7514	CAR WASH		ROMULUS	201
31 084 03 0137 000	127 MAIN ST	12/27/2023	\$379,502	PTA	19-MULTI PARCEL ARM'S LENGTH	\$379,502	\$125,800	33.15	\$279,989	\$49,440	\$330,062	\$197,556	1.671	0	#DIV/0!	'01999	47.3935	CARWSH DRIVE THRU	31 084 03 0138 003	COMMERCIAL - BELLEVILLE	201
31 106 02 0019 000	149 SOUTH	09/03/21	\$130,000	PTA	08-ESTATE	\$130,000	\$64,400	49.54	\$151,284	\$26,248	\$103,752	\$113,669	0.913	3,428	\$30.27	01999	28.4037	GAR SERVICE		COMMERCIAL - BELLEVILLE	201
4 Totals:			\$1,344,502			\$1,344,502	\$590,000		\$1,119,013		\$1,030,307	\$850,623			#DIV/0!		1.4447				
									Sale. Ratio =>				1.211		Std. Deviation=>	0.4229957					
								43.88													
								14.74					Ave. E.C.F. =>	1.197		Ave. Variance=>	33.3021	Coefficient of Var=>		27.82617676	

#REF!																					
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 (%)	Use Code	Other Parcels in Sale	Land Table	Property Class
83 058 99 0006 709	9729 BELLEVILLE	09/03/21	\$300,000	PTA	20-MULTI PARCEL SALE REF	\$300,000	\$90,500	30.17	\$212,957	\$37,519	\$262,481	\$159,489	1.646	4,125	\$63.63	01999	47.8739	GAR SERVICE		COMMERCIAL - BELLEVILLE	201
31 084 03 0075 301	380 N LIBERTY	08/20/21	\$895,000	PTA	03-ARM'S LENGTH	\$895,000	\$205,500	22.96	\$479,739	\$52,582	\$842,418	\$323,604	2.603	7,287	\$115.61	01998	47.8739	MULTIPLE RESIDENCES		COMMERCIAL - BELLEVILLE	201

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2 Totals:			\$1,195,000			\$1,195,000	\$296,000		\$692,696		\$1,104,899	\$483,093			\$89.62		16.2636				
									Sale. Ratio =>				2.287		Std. Deviation=>	0.67703885					
								24.77													
								5.10					Ave. E.C.F. =>	2.125		Ave. Variance=>	47.8739	Coefficient of Var=>		22.53418279	