Belle River LV

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
02-225-0005-000	486 N BELLE RIVER AVE	10/09/20	$175,000	WD	03-ARM'S LENGTH	$175,000	$67,600	38.63	$164,262	$30,738	$20,000	40.0	178.9	0.16	0.16	$768	$187,427	$4.30
02-250-0020-000	858 S MAIN ST	06/12/20	$125,000	WD	03-ARM'S LENGTH	$125,000	$74,000	59.20	$134,084	$15,916	$25,000	50.0	100.0	0.12	0.12	$318	$138,400	$3.18
02-450-0003-000	313 N BELLE RIVER AVE	08/10/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$69,300	46.20	$163,272	$24,228	$37,500	75.0	129.0	0.22	0.22	$323	$109,135	$2.51
02-475-0018-000	520 S WILLIAM ST	09/03/20	$0	MLC	03-ARM'S LENGTH	$149,500	$42,300	28.29	$102,218	$59,782	$12,500	50.0	40.0	0.05	0.05	$1,196	$1,299,609	$29.83
02-475-0030-000	348 S MARY ST	04/30/21	$269,900	WD	03-ARM'S LENGTH	$269,900	$102,400	37.94	$236,009	$58,166	$24,275	48.6	140.0	0.16	0.16	$1,198	$372,859	$8.56
02-475-0376-000	160 S MARY ST	09/04/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$65,400	45.10	$153,245	$36,755	$45,000	90.0	130.0	0.27	0.27	$408	$136,636	$3.14
02-500-0018-000	227 HAROLD ST	03/08/21	$55,550	WD	03-ARM'S LENGTH	$55,550	$9,900	17.82	$58,138	$13,162	$15,750	45.0	71.5	0.07	0.07	$292	$177,865	$4.08
02-750-0018-100	S BELLE RIVER AVE	06/01/20	$10,000	WD	03-ARM'S LENGTH	$10,000	$4,600	46.00	$9,270	$10,000	$9,270	61.8	25.0	0.04	0.04	$162	$285,714	$6.56
02-875-0025-000	1285 S BELLE RIVER AVE	01/07/21	$300,000	LC	03-ARM'S LENGTH	$300,000	$121,000	40.33	$265,736	$79,609	$45,345	90.7	146.1	0.30	0.30	$878	$261,872	$6.01
		Totals:	**$1,230,450**			**$1,379,950**	**$556,500**		**$1,286,234**	**$328,356**	**$234,640**	**551.0**		**1.39**	**1.39**			
							Sale. Ratio =>	**40.33**			**Average**			**Average**			**Average**	
							Std. Dev. =>	**11.75**			**per FF=>**	**$596**		**per Net Acre=>**	**237,080.14**		**per SqFt=>**	**$5.44**
												600/ff for 2023						