

2025 ECF ANALYSIS

CITY OF BELDING

IONIA COUNTY

Commercial Industrial

2 Year Sales Study April 1, 2022 through March 31, 2024

Parcel Number	Address	Site Area	Site Price	Notes	Volume (C.F.)	2 Yr Sales	2 Yr Volume	Assessed Site	Cost Adjustment	Land Area	2 Yr Improvement	Cost/Imp.	ECF	Floor Area	Site Price	ECF Area	Dev. by Month	Building Style	Use Code	Land Value	Permit Value	Product Class
451-000-000-010-00	401 CHAMFORD ST	03/06/23	\$305,000	WD	03-ARMS/LENGTH	\$255,000	\$60,000	29.52	\$120,206	39,674	\$295,206	\$195,735	1.571	6,408	\$16.53	3001	27.3306			\$9,674	INDUSTRIAL	301
451-160-000-156-00	1114 S BRIDGE ST	03/26/23	\$250,000	WD	03-ARMS/LENGTH	\$250,000	\$120,400	47.76	\$238,604	\$35,130	\$216,800	\$347,022	0.635	11,100	\$19.54	3001	27.3306			\$14,210	INDUSTRIAL	301
451-180-000-608-00	116 N BRIDGE ST	07/18/22	\$300,000	WD	03-ARMS/LENGTH	\$300,000	\$126,800	42.27	\$251,576	\$36,176	\$261,822	\$245,607	1.666	3,200	\$61.82	3001	16.7712			\$27,806	COMMERCIAL	201
451-200-000-100-00	950 W STATE ST	03/15/23	\$400,000	HL	03-ARMS/LENGTH	\$400,000	\$126,400	47.90	\$383,271	\$37,666	\$352,652	\$151,320	0.360	7,860	\$17.56	3001	3.6561			\$67,061	COMMERCIAL	201
Totals:			\$455,000			\$455,000	\$179,580		\$356,188		\$379,000	\$110,677			\$25.83		1.9486					
						Sale Ratio +/-		38.45			E.C.F. +/-		0.879			Std. Deviation +/-		0.3861374				
						Std. Dev. +/-		13.04			Ann. E.C.F. +/-		0.308			Ann. Volatility +/-		27.3306				
																Coefficient of Var +/-				38.42420969		
2025 ECF			0.875																			