2025 LAND VALUE ANALYSIS **CITY OF BELDING** **IONIA COUNTY**

2001 Commercial & 3001 Industrial **2 Year Sales Study April 1, 2022 through March 31, 2024**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	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	Liber/Page
401-250-000-100-00	930 W STATE ST	3/15/2023	$400,000	MLC	03-ARM'S LENGTH	$400,000	$191,600	47.90	$383,231	$83,830	$67,061	206.0	140.0	20.47	20.47	$407	$4,095	$0.09	200.00	'2001	0674-3707
401-090-000-185-00	110 E HIGH ST	11/30/2023	$120,000	WD	03-ARM'S LENGTH	$120,000	$102,300	85.25	$204,593	($74,835)	$9,758	197.0	132.0	0.70	0.70	($380)	($107,367)	($2.46)	197.00	'2001	0677-1293
401-040-000-255-00	1407 W ELLIS AVE	08/24/23	$404,000	WD	03-ARM'S LENGTH	$404,000	$165,600	40.99	$331,222	$133,715	$60,937	256.0	660.0	3.01	3.01	$522	$44,424	$1.02	198.65	2005	0676-0568
403-180-000-630-00	135 N BRIDGE ST	7/18/2022	$300,000	WD	03-ARM'S LENGTH	$300,000	$126,800	42.27	$253,575	$74,231	$27,806	116.8	140.0	0.68	0.63	$635	$109,324	$2.51	195.00	'2001	0671-8056
		Totals:	$1,224,000			$1,224,000	$586,300		$1,172,621	$216,941	$165,562	775.8		24.86	24.81						
							Sale. Ratio =>	47.90			Average			Average			Average				
							Std. Dev. =>	20.98			per FF=>	$280		per Net Acre=>	8,726.86		per SqFt=>	$0.20			

2024 Land Values	$245
2025 Land Values	$280