2025 LAND VALUE ANALYSIS CITY OF BELDING IONIA COUNTY

4001 Residential Neighborhood **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	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
401-040-000-015-01	726 N BRIDGE ST	9/22/2022	$275,000	WD	03-ARM'S LENGTH	$275,000	$78,700	28.62	$157,475	$148,085	$30,560	734.3	294.0	3.32	3.32	$202	$44,590	$1.02	492.00	'4001	0672-6077	4001	0	1	07/01/2015		401
401-050-000-070-00	514 CROOKS AVE	4/28/2023	$135,000	WD	03-ARM'S LENGTH	$135,000	$67,900	50.30	$135,865	$24,545	$25,410	66.0	132.0	0.20	0.20	$372	$122,725	$2.82	66.00	'4001	0674-7777	4001	0	1	10/09/2019		401
401-050-000-070-00	514 CROOKS AVE	7/28/2023	$160,000	WD	03-ARM'S LENGTH	$160,000	$67,900	42.44	$135,865	$49,545	$25,410	66.0	132.0	0.20	0.20	$751	$247,725	$5.69	66.00	'4001	0675-7614	4001	0	1	10/09/2019		401
401-050-000-230-00	616 MORTON AVE	3/10/2023	$233,000	WD	03-ARM'S LENGTH	$233,000	$106,900	45.88	$213,730	$44,680	$25,410	66.0	132.0	0.20	0.20	$677	$223,400	$5.13	66.00	'4001	0674-2838	4001	0	1	05/21/2015		401
401-050-000-345-00	709 HARRISON AVE	10/7/2022	$176,500	WD	03-ARM'S LENGTH	$176,500	$72,000	40.79	$144,066	$55,534	$23,100	66.0	132.0	0.20	0.20	$841	$277,670	$6.37	66.00	'4001	0672-8132	4001	0	1	12/22/2017		401
401-050-000-670-00	808 RIVERSIDE AVE	2/24/2023	$112,000	WD	03-ARM'S LENGTH	$112,000	$56,000	50.00	$111,955	$25,455	$25,410	66.0	132.0	0.20	0.20	$386	$127,275	$2.92	66.00	'4001	0674-1383	4001	0	1	09/18/2019		401
401-080-000-160-00	532 HOWARD ST	1/26/2023	$185,000	WD	03-ARM'S LENGTH	$185,000	$89,200	48.22	$178,300	$29,800	$23,100	66.0	132.0	0.20	0.20	$452	$149,000	$3.42	66.00	'4001	0673-8941	4001	0	1	08/21/2019		401
401-090-000-245-00	418 N BRIDGE ST	10/17/2023	$165,000	WD	03-ARM'S LENGTH	$165,000	$70,000	42.42	$139,946	$50,464	$25,410	66.0	132.0	0.20	0.20	$765	$252,320	$5.79	66.00	'4001	0676-7506	4001	0	1	10/10/2016		401
401-120-000-045-00	512 KIDDVILLE ST	8/22/2022	$69,000	PTA	03-ARM'S LENGTH	$69,000	$35,000	50.72	$69,951	$19,355	$20,306	58.0	99.0	0.16	0.16	$334	$124,871	$2.87	68.00	'4001	0672-0204	4001	0	1	05/01/2015		401
401-160-000-115-10	717 MILLARD ST	9/8/2023	$154,000	WD	03-ARM'S LENGTH	$154,000	$63,600	41.30	$127,180	$52,230	$25,410	66.0	132.0	0.20	0.20	$791	$261,150	$6.00	66.00	'4001		4001	0	0	NOT INSPECTED		401
401-160-000-115-20	725 MILLARD ST	2/9/2023	$10,000	WD	03-ARM'S LENGTH	$10,000	$12,700	127.00	$25,410	$10,000	$25,410	66.0	132.0	0.20	0.20	$152	$50,000	$1.15	66.00	'4001	0673-9784	4001	0	0	11/06/2024		401
401-050-000-305-02	615 MERRICK ST	12/5/2022	$180,000	WD	03-ARM'S LENGTH	$180,000	$59,800	33.22	$119,510	$88,782	$28,292	80.8	132.0	0.30	0.30	$1,098	$295,940	$6.79	99.00	'4001	0673-5537	4001	0	1	11/25/2017		401
401-120-000-031-00	916 JAY ST	7/1/2022	$130,000	WD	03-ARM'S LENGTH	$130,000	$44,500	34.23	$89,005	$64,095	$23,100	66.0	132.0	0.20	0.20	$971	$320,475	$7.36	66.00	'4001	0671-6385	4001	0	1	06/29/2015		401
401-160-000-135-00	520 EAGER ST	10/31/2023	$210,000	WD	03-ARM'S LENGTH	$210,000	$95,600	45.52	$191,200	$54,735	$35,935	93.3	132.0	0.40	0.40	$586	$136,838	$3.14	132.00	'4001	0676-8104	4001	0	1	06/25/2015		401
401-170-000-060-00	201 BRICKER ST	6/26/2023	$255,000	WD	03-ARM'S LENGTH	$255,000	$120,100	47.10	$240,275	$40,640	$25,915	67.3	137.3	0.21	0.21	$604	$195,385	$4.49	66.00	'4001	0675-4027	4001	0	1	04/30/2015		401
401-170-000-170-01	318 BRICKER ST	5/18/2022	$55,000	WD	03-ARM'S LENGTH	$55,000	$29,000	52.73	$57,954	$20,146	$23,100	66.0	132.0	0.20	0.20	$305	$100,730	$2.31	66.00	'4001	0671-2960	4001	0	1	04/30/2015		401
401-170-000-170-01	318 BRICKER ST	5/9/2023	$109,500	PTA	03-ARM'S LENGTH	$109,500	$38,400	35.07	$76,895	$58,015	$25,410	66.0	132.0	0.20	0.20	$879	$290,075	$6.66	66.00	'4001		4001	0	1	04/30/2015		401
401-170-000-351-00	818 ROOT ST	7/22/2022	$175,000	WD	03-ARM'S LENGTH	$175,000	$77,800	44.46	$155,554	$76,029	$56,583	161.7	264.0	1.20	1.40	$470	$63,358	$1.45	198.00	'4001	0671-8786	4001	0	1	06/14/2023		401
401-190-000-005-00	618 E ELLIS AVE	4/5/2023	$126,000	WD	03-ARM'S LENGTH	$126,000	$59,600	47.30	$119,201	$34,520	$27,721	80.0	206.3	0.29	0.29	$432	$117,415	$2.70	62.05	'4001	0674-5730	4001	0	1	09/01/2016		401
401-200-000-005-00	504 N BRIDGE ST	3/16/2023	$205,000	WD	03-ARM'S LENGTH	$205,000	$104,200	50.83	$208,497	$21,913	$25,410	66.0	132.0	0.20	0.20	$332	$109,565	$2.52	66.00	'4001	0674-3469	4001	0	1	12/29/2017		401
401-200-000-010-00	510 N BRIDGE ST	10/7/2022	$92,500	WD	03-ARM'S LENGTH	$92,500	$51,600	55.78	$103,141	$12,459	$23,100	66.0	132.0	0.20	0.20	$189	$62,295	$1.43	66.00	'4001	0672-8671	4001	0	1	06/29/2015		401
401-040-000-012-00	322 W ELLIS AVE	4/13/2023	$250,131	WD	03-ARM'S LENGTH	$250,131	$104,500	41.78	$208,982	$81,333	$40,184	104.4	197.0	0.50	0.50	$779	$162,666	$3.73	110.60	'4001	0674-6445	4001	0	1	06/25/2015		401
401-050-000-010-00	162 ASHFIELD ST	10/4/2022	$165,000	WD	03-ARM'S LENGTH	$165,000	$65,600	39.76	$131,233	$60,854	$27,087	77.4	181.5	0.28	0.28	$786	$221,287	$5.08	66.00	'4001	0672-7619	4001	0	1	09/29/2015		401
401-200-000-200-00	222 LEONARD ST	10/17/2022	$129,000	WD	03-ARM'S LENGTH	$129,000	$62,000	48.06	$123,970	$28,130	$23,100	66.0	132.0	0.20	0.20	$426	$140,650	$3.23	66.00	'4001	0672-9739	4001	0	1	09/30/2024		401
		Totals:	$3,756,631			$3,756,631	$1,632,600		$3,265,160	$1,151,344	$659,873	2,447.2		9.65	9.85												
							Sale. Ratio =>	43.46			Average			Average			Average										
							Std. Dev. =>	18.16			per FF=>	$470		per Net Acre=>	119,273.18		per SqFt=>	$2.74									

2025 Land Value **$470**