2025 LAND VALUE ANALYSIS CITY OF BELDING IONIA COUNTY

4005 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	Other Parcels in Sale	Land Table	Gravel	Inspected Date	Use Code	Class
401-040-000-160-05	811 BRADFORD DR	11/16/2023	$252,000	WD	03-ARM'S LENGTH	$252,000	$141,200	56.03	$282,431	$4,814	$35,245	94.5	185.0	0.47	0.47	$51	$10,221	$0.23	111.00	'4005	0677-0086		4005	0	12/07/2023		401
401-040-000-165-04	811 WILDLIFE TR	7/6/2023	$32,500	WD	03-ARM'S LENGTH	$32,500	$16,600	51.08	$33,135	$32,500	$33,135	88.8	181.5	0.67	0.67	$366	$48,726	$1.12	100.00	'4005	0675-5089		4005	1	04/17/2015		402
401-250-000-065-01	1532 W STATE ST	6/23/2023	$170,000	MLC	03-ARM'S LENGTH	$170,000	$77,100	45.35	$154,134	$66,271	$50,405	135.1	250.0	0.96	0.96	$490	$68,746	$1.58	168.00	'4005	0675-5377	401-250-000-065-00	4005	0	07/23/2024		401
401-220-000-020-00	521 N STATE RD	12/1/2023	$200,000	WD	03-ARM'S LENGTH	$200,000	$82,300	41.15	$164,543	$65,579	$30,122	80.8	150.0	0.34	0.34	$812	$190,637	$4.38	100.00	'4005	0677-1186		4005	0	06/17/2024		401
401-040-000-160-19	811 THOMPSON CT	8/29/2022	$331,000	WD	03-ARM'S LENGTH	$331,000	$152,300	46.01	$304,624	$61,285	$34,909	99.7	208.0	0.53	0.53	$615	$116,733	$2.68	110.00	'4005	0672-2980		4005	0	12/07/2023		401
401-260-000-014-01	802 MORGAN DR	12/9/2022	$265,000	WD	03-ARM'S LENGTH	$265,000	$118,400	44.68	$236,791	$59,034	$30,825	88.1	123.1	0.42	0.42	$670	$142,251	$3.27	141.00	'4005	0673-4626		4005	0	02/24/2024		401
401-260-000-023-00	833 MORGAN DR	3/29/2024	$314,900	WD	03-ARM'S LENGTH	$314,900	$151,700	48.17	$303,370	$41,980	$30,450	75.0	154.0	0.30	0.30	$560	$141,347	$3.24	84.00	'4005	0678-4451		4005	0	05/02/2018		401
		Totals:	**$1,565,400**			**$1,565,400**	**$739,600**		**$1,479,028**	**$331,463**	**$245,091**	**662.0**		**3.68**	**3.68**												
							Sale. Ratio =>	**47.25**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**4.85**			**per FF=>**	**$501**		**per Net Acre=>**	**89,998.10**		**per SqFt=>**	**$2.07**									

2025 Land Values **$501**