2025 LAND VALUE ANALYSIS CITY OF BELDING IONIA COUNTY

4020 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	Paved	Inspected Date
402-070-000-105-00	507 BROAS ST	3/25/2024	$154,000	WD	03-ARM'S LENGTH	$154,000	$69,800	45.32	$139,667	$31,729	$17,396	47.1	132.0	0.10	0.10	$673	$317,290	$7.28	33.00	'4020	0678-1627		4020 S & E OF RIVER	0	1	09/01/2016
402-070-000-145-00	706 BROAS ST	3/11/2024	$115,000	WD	03-ARM'S LENGTH	$115,000	$51,000	44.35	$102,061	$30,335	$17,396	47.1	66.0	0.10	0.10	$644	$303,350	$6.96	66.00	'4020	0667-9873		4020 S & E OF RIVER	0	1	08/12/2015
402-165-000-016-00	821 S BROAS ST	9/21/2022	$180,000	WD	03-ARM'S LENGTH	$180,000	$89,300	49.61	$178,629	$24,039	$22,668	66.7	132.0	0.20	0.20	$361	$120,195	$2.76	66.00	'4020	0672-6811		4020 S & E OF RIVER	0	1	08/12/2015
403-140-000-055-00	1004 S BROAS ST	8/11/2022	$219,000	WD	03-ARM'S LENGTH	$219,000	$90,800	41.46	$181,503	$66,359	$28,862	84.9	132.0	0.32	0.32	$782	$204,812	$4.70	107.00	'4020	0672-2880		4020 S & E OF RIVER	0	1	08/13/2015
403-140-000-155-00	1027 S BRIDGE ST	8/18/2023	$159,000	PTA	03-ARM'S LENGTH	$159,000	$70,100	44.09	$140,144	$38,719	$19,863	55.3	120.0	0.14	0.14	$700	$280,572	$6.44	50.00	'4020			4020 S & E OF RIVER	0	1	12/21/2017
403-050-000-390-00	501 E CENTER ST	10/4/2023	$155,000	WD	03-ARM'S LENGTH	$155,000	$81,500	52.58	$163,010	$15,925	$23,935	66.7	132.0	0.20	0.20	$239	$79,625	$1.83	66.00	'4020	0676-5797		4020 S & E OF RIVER	0	1	08/04/2015
403-060-000-230-00	215 E CENTER ST	5/9/2022	$120,000	WD	03-ARM'S LENGTH	$120,000	$59,300	49.42	$118,570	$21,431	$20,001	66.7	132.0	0.20	0.20	$321	$107,155	$2.46	66.00	'4020	0669-6831		4020 S & E OF RIVER	0	1	08/04/2015
403-060-000-230-00	215 E CENTER ST	10/13/2023	$146,000	WD	03-ARM'S LENGTH	$146,000	$75,500	51.71	$151,091	$18,844	$23,935	66.7	132.0	0.20	0.20	$283	$94,220	$2.16	66.00	'4020	0676-5974		4020 S & E OF RIVER	0	1	08/04/2015
403-070-000-050-00	719 S BRIDGE ST	10/28/2022	$200,000	WD	03-ARM'S LENGTH	$200,000	$99,100	49.55	$198,201	$24,467	$22,668	66.7	132.0	0.20	0.20	$367	$122,335	$2.81	66.00	'4020	0673-0708		4020 S & E OF RIVER	0	1	09/16/2015
403-070-000-100-00	103 E DIVISION ST	10/2/2023	$189,000	WD	03-ARM'S LENGTH	$189,000	$94,400	49.95	$188,875	$26,061	$25,936	72.2	155.0	0.24	0.24	$361	$110,898	$2.55	66.00	'4020	0676-4583		4020 S & E OF RIVER	0	1	07/30/2015
403-070-000-140-00	122 E MARY ST	7/24/2023	$221,000	WD	03-ARM'S LENGTH	$221,000	$102,900	46.56	$205,880	$39,055	$23,935	66.7	132.0	0.20	0.20	$586	$195,275	$4.48	66.00	'4020	0675-6562		4020 S & E OF RIVER	0	1	07/31/2023
403-070-000-205-00	622 ALDERMAN ST	5/31/2022	$100,000	PTA	03-ARM'S LENGTH	$100,000	$47,500	47.50	$94,961	$27,707	$22,668	66.7	132.0	0.20	0.20	$416	$138,535	$3.18	66.00	'4020			4020 S & E OF RIVER	0	1	08/05/2015
403-070-000-230-00	721 JAMES ST	9/14/2023	$155,000	WD	03-ARM'S LENGTH	$155,000	$70,900	45.74	$141,782	$37,153	$23,935	66.7	132.0	0.20	0.20	$557	$185,765	$4.26	66.00	'4020	0676-2804		4020 S & E OF RIVER	0	1	08/03/2015
403-070-000-300-00	622 JAMES ST	6/29/2022	$155,000	WD	03-ARM'S LENGTH	$155,000	$78,700	50.77	$157,329	$20,339	$22,668	66.7	132.0	0.20	0.20	$305	$101,695	$2.33	66.00	'4020	0671-7414		4020 S & E OF RIVER	0	1	11/18/2017
403-080-000-340-00	910 S BRIDGE ST	10/3/2023	$128,500	WD	03-ARM'S LENGTH	$128,500	$61,300	47.70	$122,680	$22,744	$16,924	47.1	66.0	0.10	0.10	$482	$227,440	$5.22	66.00	'4020	0676-4683		4020 S & E OF RIVER	0	1	11/13/2017
403-160-000-135-00	1028 ALDERMAN ST	9/29/2023	$127,000	WD	03-ARM'S LENGTH	$127,000	$57,500	45.28	$115,067	$45,782	$33,849	94.3	264.0	0.40	0.40	$486	$114,455	$2.63	66.00	'4020	0676-4066	403-160-000-095-00	4020 S & E OF RIVER	0	1	12/26/2019
403-050-000-280-00	315 HALL ST	6/16/2023	$167,000	WD	03-ARM'S LENGTH	$167,000	$72,400	43.35	$144,709	$46,226	$23,935	66.7	132.0	0.20	0.20	$693	$231,130	$5.31	66.00	'4020	0675-2782		4020 S & E OF RIVER	0	1	09/13/2024
403-180-000-580-00	322 ALDERMAN ST	7/22/2022	$195,000	WD	03-ARM'S LENGTH	$195,000	$86,800	44.51	$173,660	$44,008	$22,668	66.7	132.0	0.20	0.20	$660	$220,040	$5.05	66.00	'4020	0671-9835		4020 S & E OF RIVER	0	1	08/05/2015
403-180-000-570-00	313 ALDERMAN ST	6/19/2023	$131,000	WD	03-ARM'S LENGTH	$131,000	$63,400	48.40	$126,791	$22,370	$18,161	50.6	76.0	0.12	0.12	$442	$194,522	$4.47	66.00	'4020	0668-5933		4020 S & E OF RIVER	0	1	08/05/2015
		Totals:	$3,016,500			$3,016,500	$1,422,200		$2,844,610	$603,293	$431,403	1,232.1		3.71	3.71											
							Sale. Ratio =>	47.15			Average			Average			Average										
							Std. Dev. =>	3.07			per FF=>	$490		per Net Acre=>	162,525.05		per SqFt=>	$3.73								

2025 Land Value **$490**