

**BELLEVUE TOWNSHIP
2024 COMMERCIAL LAND ANALYSIS
4/01/2020 - 3/31/2022**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Effec. Front	Net Acres	Total Acres	\$ / FF	\$ / Acre	\$ / SqFt	Actual Front
131-000-039-009-00	205 N ELIZABETH ST	07/31/21	\$130,000	\$130,000	\$7,042	139.5	0.33	0.33	\$50	\$21,470	\$0.49	165.00
131-028-400-125-01	231 E CAPITAL AVE	11/11/20	\$4,000	\$4,000	\$4,000	168.9	0.49	0.49	\$24	\$8,163	\$0.19	180.00
131-046-602-003-00	220 S ELIZABETH ST	04/14/21	\$10,000	\$10,000	\$10,000	71.8	0.31	0.31	\$139	\$32,258	\$0.74	66.00
Totals:			\$144,000	\$144,000	\$21,042	380.1	1.13	1.13				
Average per Net Acre=>				18,654	Average per Front Ft=>		\$55	Average per SqFt=		\$0.43		