

**BELLEVUE 2024 LAND ANALYSIS  
3 - 5 ACRES**

Parcel Number	Street Address	Sale Date	Sale Price	ADJUSTED SALE \$	CURRENT APPRAISAL	Land Residual	Estimated Land Value	Net Acres	\$/Acre
130-004-100-001-01	4119 S PEASE RD	10/14/21	\$80,000	\$80,000	\$79,043	\$35,220	\$34,263	4.91	\$7,173
130-006-400-022-00	4632 HILL RD	08/05/21	\$175,000	\$175,000	\$122,412	\$81,910	\$29,322	4.38	\$18,701
130-013-400-060-00	6224 BATTLE CREEK RD	06/08/22	\$151,000	\$151,000	\$105,512	\$73,326	\$27,838	3.79	\$19,347
130-014-300-050-01	6923 YOUNG RD	06/16/21	\$180,000	\$180,000	\$144,851	\$71,113	\$35,964	5.00	\$14,223
130-016-200-022-00	6228 S IONIA RD	10/03/22	\$185,000	\$185,000	\$165,958	\$55,249	\$36,207	4.74	\$11,656
130-023-400-085-00	7125 HALL RD	08/13/21	\$120,000	\$120,000	\$89,741	\$68,478	\$38,219	4.88	\$14,032
130-026-100-011-00	7756 HALL RD	08/08/22	\$200,000	\$200,000	\$197,826	\$25,040	\$22,866	5.11	\$4,900
130-026-300-030-07	8829 SQUIRE TRAIL	12/09/22	\$420,000	\$420,000	\$444,104	\$21,175	\$45,279	5.31	\$3,988
130-027-400-002-00	8379 HALL RD	12/22/21	\$230,000	\$230,000	\$224,897	\$34,587	\$29,484	3.79	\$9,126
130-030-200-067-00	11066 BATTLE CREEK HWY	06/22/21	\$209,050	\$209,050	\$184,343	\$63,425	\$38,718	5.04	\$12,584
130-030-200-073-00	8276 REYNOLDS RD	05/26/22	\$235,000	\$235,000	\$185,130	\$49,870	\$38,475	5.00	\$9,974
130-031-100-031-01	EDGEWOOD RD	02/18/22	\$78,000	\$78,000	\$38,799	\$78,000	\$38,799	4.93	\$15,822
130-031-100-050-00	11925 BATTLE CREEK HWY	12/13/21	\$188,500	\$188,500	\$172,043	\$56,957	\$40,500	5.00	\$11,391
130-031-200-160-00	REYNOLDS RD	12/27/21	\$6,000	\$6,000	\$30,349	\$6,000	\$30,349	3.00	\$2,000
130-032-100-045-01	9594 RIVER RD	11/04/21	\$210,000	\$210,000	\$188,028	\$53,805	\$31,833	4.01	\$13,418
130-032-200-040-00	9291 SAND RD	09/23/22	\$135,000	\$135,000	\$135,425	\$17,274	\$17,699	5.00	\$3,455
<b>Totals:</b>			<b>\$2,802,550</b>	<b>\$2,802,550</b>	<b>\$2,508,461</b>	<b>\$791,429</b>	<b>\$535,815</b>	<b>73.89</b>	

**Average  
per Net Acre=>**

**10,711**

**USE 10,700**