



# THE CITY OF FENTON

2026 Commercial/Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj.	Cur.	Bldg.		Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
						Sale	Appraisal	Land + Yard	Residual												
53-26-100-012	2100 GEORGETOWN PKWY	10/8/2024	42200000	42200000	20522300	48.6310427	42020040	2795102	39404898	43199270.93	0.912165811	572804	68.79298678	APART	23.21089325	2035985		APART- APARTMENTS/MOBILE	201	0	
Totals:			42200000	42200000	20522300		42020040		39404898	43199270.93			89.08270257		5.260171208						
						Sale. Ratio =>	48.6310427			E.C.F. =>	0.912165811	Std. Deviation=>		0.3282516							
						Std. Dev. =>	10.6441448			Ave. E.C.F. =>	1.144274744	Ave. Variance=>		23.2108932	Coefficient of Var=>	20.2843708					

CITY OF FENTON  
COMMERCIAL/INDUSTRIAL ECF ANALYSIS  
APART

2024 0.908  
2025 0.908

2026 0.912  
Set as indicated by study, removed high outlier

OUTLIER

53-27-100-020	3322 SILVER LAKE RD	11/27/2023	39000000	39000000	13095400	33.5779487	26242770	1511838	37488162	27236709.25	1.376383676	342757	109.3724184	APART	23.21089325	1381808	53-27-100-018	APART- APARTMENTS/MOBILE	201	0
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
53-34-100-043	18555 SILVER PKWY	12/31/2024	1850000	1850000	987500	53.3783784	1952130	427955	1422045	1485550.682	0.957251083	8160	174.2702206	COMMA	0.178382209		395963		SLVLK- SILVER PKWY & CONDOS ON PKWY	201	0			
53-34-400-011	3235 OWEN RD	11/14/2024	3830000	3830000	1576200	41.154047	3883749	1456085	2373915	2366144.25	1.003284141	20969	113.210692	COMMA	4.424923517		1381605		OWCOM- OWEN ROAD COMMERCIAL	201	0			
53-34-526-022	3125 COPPER AVE	1/10/2022	565000	565000	273800	48.460177	530655	135295	429705	385341.1306	1.115128819	7320	58.70286885	COMMA	15.60939138		90210		INDUS- INDUSTRIAL PER ACRE/OTR LRGE	201	0			
53-34-603-004	17100 SILVER PKWY	11/6/2024	300000	300000	181900	60.6333333	374850	123806	176194	244682.2612	0.720093067	1141	154.4206836	COMMA	23.89418381		120117		SLVLK- SILVER PKWY & CONDOS ON PKWY	201	0			
53-35-100-027	1056 GRANT ST	6/2/2022	575000	575000	376300	65.4434783	651876	262611	312389	379400.5848	0.823375115	3010	103.7837209	COMMA	13.56597908		233264		COM#- COMM LAND SQ FT	201	0			
53-35-501-009	425 ROUNDS DR	1/26/2023	350000	350000	160900	45.9714286	326769	108254	241746	212977.5829	1.135077207	1768	136.7341629	COMMA	17.6042302		106553		OWCOM- OWEN ROAD COMMERCIAL	201	0			
Totals:			7470000	7470000	3556600		7720029		4955994	5074096.491					1.768952391									
					Sale. Ratio =>	47.6117805						E.C.F. =>	0.976724429						Std. Deviation=>	0.16298108				
					Std. Dev. =>	9.18835214						Ave. E.C.F. =>	0.959034905						Ave. Variance=>	12.5461817	Coefficient of Var=>	13.08209		

**CITY OF FENTON  
COMMERCIAL/INDUSTRIAL ECF ANALYSIS  
COMM A - GROUP A**

2025 1.005

2026 0.976

Set as indicated by study, removed high outlier  
Ran 4 year Analysis for final to stabilize market with high sales

REMOVED OUTLIERS

53-34-601-018	19005 SILVER PKWY	5/26/2022	1081000	1081000	610100	56.4384829	1355873	1047533	33467	300526.3158	0.111361296	5572	6.006281407	COMMA	84.76736095		906980		SLVLK- SILVER PKWY & CONDOS ON PKWY	201	0
53-27-651-030	15130 SILVER PKWY	12/23/2024	2289090	2289090	528300	23.0790401	1084105	829478	1459612	248174.4639	5.881394793	6786	215.0916593	COMMA	492.2359888		810936		SLVLK- SILVER PKWY & CONDOS ON PKWY	201	0
53-27-651-031	SILVER PKWY	8/22/2024	12000000	12000000	3521300	29.3441667	8108216	3725496	8274504	4271656.92	1.937071295	97830	84.58043545	COMMA	97.80363891		3338049		SLVLK- SILVER PKWY & CONDOS ON PKWY	201	0
53-34-601-016	18505 SILVER PKWY	9/5/2023	760000	760000	268000	35.2631579	672441	550611	209389	118742.6901	1.763384339	3648	57.39830044	COMMA	80.43494333		536779		SLVLK- SILVER PKWY & CONDOS ON PKWY	201	0
53-34-601-017	19025 SILVER PKWY	5/20/2021	1395000	1395000	468600	33.5913978	1264550	1078408	316592	181424.9513	1.745030095	1760	179.8818182	COMMA	78.59951898		1060800		SLVLK- SILVER PKWY & CONDOS ON PKWY	201	0
53-34-100-041	18055 SILVER PKWY	9/1/2022	12875000	12875000	4280400	33.2458252	11838375	8496092	4378908	3257585.77	1.344218789	87847	49.84698396	COMMA	38.51838839		8283953		SLVLK- SILVER PKWY & CONDOS ON PKWY	201	0
53-34-300-047	3259 OWEN RD	1/6/2025	5500000	5500000	2201900	40.0345455	4966092	1967363	3532637	2922737.817	1.208673929	26719	132.2144167	COMMA	24.96390234		1914723		OWCOM- OWEN ROAD COMMERCIAL	201	0
53-34-300-033	3709 OWEN RD	3/24/2023	1050000	1050000	374900	35.7047619	966370	407179	642821	545020.4678	1.179443779	0	#DIV/0!	COMMA	22.04088731		385765		OWCOM- OWEN ROAD COMMERCIAL	201	0

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when		Cur.		Bldg.			Floor		ECF Area	Dev. by Mean (%)	Building Style	Land		Other Parcels In Land Table	Property Building		
						Asd/Adj. Sale	Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	Value				Sale	Class		Depr.		
53-25-300-010	234 N LEROY ST	5/4/2023	1500000	1500000		580800	38.72	1773331	392493	1107507	1312583.65	0.843761081	9730	113.8239466	COMMB	20.28522993		330540		LEROY- COMM N OF SILVER S OF I	201	0	
53-25-551-089	221 MAIN ST	5/21/2021	212500	212500		124100	58.4	276686	109326	103174	159087.4525	0.648536377	4423	23.32670133	COMMB	39.80770039		107940		LEROY- COMM N OF SILVER S OF I	201	0	
53-25-551-196	420 N LEROY ST	7/18/2023	350000	350000		158400	45.25714286	363772	257557	92443	100964.8289	0.915596065	2940	31.44319728	COMMB	13.1017316		248808		LEROY- COMM N OF SILVER S OF I	201	0	
53-35-527-004	242 W CAROLINE ST	4/7/2023	150000	150000		36400	24.26666667	126223	34146	115854	87525.6654	1.323657461	756	153.2460317	COMMB	27.704408		34146		LEROY- COMM N OF SILVER S OF I	201	0	
53-35-530-079	219 W ROBERTS ST	10/27/2022	515000	515000		261400	50.75728155	523732	216401	298599	292139.7338	1.022110194	3080	96.94772727	COMMB	2.450318669		211736		LEROY- COMM N OF SILVER S OF I	201	0	
53-36-506-001	106 N PINE ST	6/17/2022	500000	500000		166700	33.34	431275	239821	260179	181990.4943	1.429629613	2304	112.9249132	COMMB	38.30162328		237578		DT201- DOWNTOWN LAND PER SI	201	0	
53-36-506-024	104 S LEROY ST	8/19/2021	500000	500000		167800	33.56	522855	28512	471488	469907.7947	1.003362799	3796	124.2065332	COMMB	4.325058189		28512		DT201- DOWNTOWN LAND PER SI	201	0	
53-36-506-026	108 S LEROY ST	5/9/2023	470000	470000		169800	36.12765957	380306	25272	444728	337484.7909	1.317771977	3198	139.0644153	COMMB	27.11585962		25272		DT201- DOWNTOWN LAND PER SI	201	0	
53-36-506-027	110 S LEROY ST	12/22/2022	390000	390000		200200	51.33333333	398884	50463	339537	331198.6692	1.025176221	3960	85.74166667	COMMB	2.143715986		50463		DT201- DOWNTOWN LAND PER SI	201	0	
53-36-506-215	132 N LEROY ST	10/27/2022	870000	870000		535200	61.51724138	963751	109609	760391	811922.0532	0.936532019	9800	77.59091837	COMMB	11.00813613		109609		DT201- DOWNTOWN LAND PER SI	201	0	
Totals:						2400800		5760815		3993900	4084805.133			95.83160509		6.886784074							
						Sale. Ratio =>	43.9908383			E.C.F. =>	0.97774554			Std. Deviation=>	0.2423978								
						Std. Dev. =>	12.07661573			Ave. E.C.F. =>	1.046613381			Ave. Variance=>	18.624378	Coefficient of Var=>	17.79489783						

CITY OF FENTON

COMMERCIAL/INDUSTRIAL ECF ANALYSIS

COMM B - GROUP B

2025 0.982

2026 0.977

Set as indicated by study, removed high outlier

Ran 4 year analysis to stabilize large suggested increase

REMOVED OUTLIERS

53-26-552-036	859 SILVER LAKE RD	5/13/2021	200000	200000		88800	44.4	281203	232785	-32785	46024.71483	-0.71233467	640	-51.2265625	COMMB	175.8948049	1.50 STORY	161362		SLLKR- SILVER LAKE RD WEST COI	201	45
53-25-551-092	218 FIRST ST	10/16/2023	379999	379999		101900	26.81586004	248634	219978	160021	27239.54373	5.874584449	1960	81.64336735	COMMB	482.7971069	1.25 STORY	135022		LEROY- COMM N OF SILVER S OF I	201	60
53-36-506-112	409 S LEROY ST	3/22/2024	650000	650000		137900	21.21538462	322303	17712	632288	289535.1711	2.183803776	3200	197.59	COMMB	113.7190396		17712		DT201- DOWNTOWN LAND PER SI	201	0
53-25-515-015	505 N LEROY ST	10/7/2022	249900	249900		92800	37.13485394	203638	143593	106307	57076.9962	1.862519177	936	113.5758547	COMMB	81.59057966		140882		LEROY- COMM N OF SILVER S OF I	201	0
53-25-551-026	700 N LEROY ST	6/30/2021	266750	266750		80000	29.99062793	211538	114976	151774	91788.97338	1.653510159	1670	90.88263473	COMMB	60.68967788		113428		LEROY- COMM N OF SILVER S OF I	201	0
53-36-506-025	106 S LEROY ST	3/8/2024	750000	750000		144200	19.22666667	480440	31104	718896	427125.4753	1.683102605	3720	193.2516129	COMMB	63.64892241		31104		DT201- DOWNTOWN LAND PER SI	201	0

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-23-400-024	2117 S LONG LAKE RD	4/27/2022	555500	555500	279800	50.369037	605169	324486	231014	275991.1504	0.8370341	5184	44.5628858	COMMC	29.45216847	320166		COM#- COMM LAND SQ FT	201	0	
53-23-400-028	1355 N LEROY ST	2/3/2023	660000	660000	371500	56.287879	636972	318495	341505	313153.3923	1.0905358	4308	79.27228412	COMMC	4.101992229	266422		NLERO- COMM NORTH OF N GRANGER	201	0	
53-23-400-052	1465 N LEROY ST	7/25/2024	655000	655000	192300	29.358779	518971	157579	497421	455351.0325	1.0923902	6858	72.53149606	COMMC	3.916558135	152366	53-23-400-011	NLERO- COMM NORTH OF N GRANGER	201	0	
53-24-551-013	1492 N LEROY ST	9/21/2021	655000	655000	504400	77.007634	660400	139998	515002	511703.0482	1.006447	6712	76.72854589	COMMC	12.5108765	127838		NLERO- COMM NORTH OF N GRANGER	201	0	
53-25-503-061	1012 N LEROY ST	9/26/2022	395000	395000	301900	76.43038	377062	85841	309159	286352.999	1.079643	2240	138.0174107	COMMC	5.191280761	75695		NLERO- COMM NORTH OF N GRANGER	201	0	
53-26-100-015	1100 TORREY RD	10/6/2023	1647000	1647000	702700	42.665452	1594998	431822	1215178	1143732.547	1.0624669	10994	110.5310169	COMMD	6.908884615	370477		COM#- COMM LAND SQ FT	201	0	
53-26-300-012	2459 NORTH RD	3/14/2023	500000	500000	204600	40.92	482639	197573	302427	280300.885	1.078937	2160	140.0125	COMMD	5.26187549	193242		COM#- COMM LAND SQ FT	201	0	
Totals:			5067500	5067500	2557200		4876211		3411706	3266585.054			94.52230564		0.304640356						
			Sale. Ratio =>		50.462753				E.C.F. =>		1.0444259		Std. Deviation=>		0.18070982						
			Std. Dev. =>		15.571231				Ave. E.C.F. =>		1315558		Ave. Variance=>		11.6767688		Coefficient of Var=>		10.31922		

CITY OF FENTON

COMMERCIAL/INDUSTRIAL ECF ANALYSIS  
 COMM C & D - GROUP C & D RAN TOGETHER

2025 1.017

2026 1.044

Set as indicated by study, removed high outlier  
 Ran a 4-year analysis to stabilize market, 2 year was increasing

REMOVED OUTLIERS

53-25-100-016	1224 N LEROY ST	11/22/2021	278800	278800	139400	50	214917	171301	107499	42886.92232	2.5065683	3500	30.714	COMMC	137.5012531	169470		NLERO- COMM NORTH OF N GRANGER	201	0
53-23-300-025	14375 TORREY RD	7/26/2023	1650000	1650000	523600	31.733333	1317568	851145	798855	458626.352	1.7418428	17936	44.53919492	COMMD	61.02870106	732302	53-23-300-024	COM#- COMM LAND SQ FT	201	0
53-26-300-013	2461 NORTH RD	9/30/2024	1850000	1850000	699400	37.805405	1525479	901947	948053	613109.1445	1.5463038	8055	117.697455	COMMD	41.47480305	846153	53-26-300-014	COM#- COMM LAND SQ FT	201	0
53-23-400-048	1315 N LEROY ST	5/2/2024	500000	500000	145500	29.1	422449	214989	285011	233992.1337	1.2180367	3000	95.00366667	COMMC	26.56108506	204677		NLERO- COMM NORTH OF N GRANGER	201	0
53-25-502-003	1224 N LEROY ST	11/22/2021	403200	403200	201600	50	322738	63289	339911	295112.0944	1.151803	6000	56.65183333	COMMC	2.024724522	60601		NLERO- COMM NORTH OF N GRANGER	201	0
53-25-100-006	1122 N LEROY ST	10/18/2021	455000	455000	236700	52.021978	425259	135551	319449	284865.2901	1.1214037	5760	55.45989583	COMMC	1.015203537	126005		NLERO- COMM NORTH OF N GRANGER	201	0
53-24-551-004	1398 N LEROY ST	12/15/2022	800250	800250	333200	41.636988	636680	93280	706970	634316.6175	1.114538	4046	174.7330697	COMMC	1.701772885	80955		NLERO- COMM NORTH OF N GRANGER	201	0

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land+ Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-27-576-016	300 N ALLOY DR	4/14/2022	9130590	9130590	2431500	26.6302616	6261087	332053	8798537	9275305.376	0.948598094	124552	70.64147505	INDUS	9.855104334		214014	53-26-553-015	INDUS- INDUSTRIAL PER ACRE/	301	0	
41-16-327-010	1834 BAGWELL ST	6/28/2021	350000	350000	183500	52.4285714	367049	38315	311685	547890	0.56888244	11802	26.40950686	802	3.388261093		25740		INDUSTRIAL	301	0	
53-34-200-009	555 S FENWAY DR	4/14/2022	8166369	8166369	2620800	32.0925983	6557543	308342	7858027	7719570.968	1.017935716	112330	69.95483842	INDUS	16.78886654		188661		INDUS- INDUSTRIAL PER ACRE/	301	0	
53-35-100-024	1085 GRANT ST	10/13/2023	1500000	1500000	678500	45.2333333	1601886	149229	1350771	1561996.774	0.864771952	26000	51.95273077	INDUS	1.472490184		96309		INDUS- INDUSTRIAL PER ACRE/	301	0	
Totals:			19146959	19146959	5914300		14787565		18319020	19104763.12			54.73963778		10.88248228							
					Sale. Ratio =>	30.8889782						E.C.F. =>	0.958871873			Std. Deviation=>	0.197627					
					Std. Dev. =>	11.8302802						Ave. E.C.F. =>	0.850047051			Ave. Variance=>	7.876181			Coefficient of Var=>	9.26558187	

CITY OF FENTON

COMMERCIAL/INDUSTRIAL ECF ANALYSIS  
INDUSTRIAL ECF  
4 YEAR ANALYSIS

2025 0.930

2026 0.958

SET AS INDICATED  
4 YEAR ANALYSIS TO STABILIZE MARKET

REMOVED OUTLIERS

53-27-576-010	1139 FENWAY CIR	4/14/2022	2282648	2282648	572700	25.0892823	1365765	216586	2066062	1235676.344	1.672009026	31372	65.85687875	INDUS	82.1961975		205891	53-27-576-011, 53-27-576-012	INDUS- INDUSTRIAL PER ACRE/	301	0
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