



THE CITY OF FENTON

2026 Commercial/Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual			Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
																	Front	ECF Area	Other Parcels in Sale							
53-26-100-012	2100 GEORGETOWN PKWY	10/8/2024	42200000	42200000	20522300	48.6310427	42020040	2215945	2035985	0	0	1725450.61	39.61	#DIV/0!	1.284270316	2.94828E-05	0	APART		APART- APARTMENTS/MOBILE F	0	1	201			
53-27-100-020	3322 SILVER LAKE RD	11/27/2023	39000000	39000000	13095400	33.5779487	26242770	15513583	1381808	0	0	1437480	33.0	#DIV/0!	10.79220789	0.000247755	0	APART	53-27-100-018, 53-27-100-021	APART- APARTMENTS/MOBILE F	0	0	201			
Totals:			81200000	81200000	33617700	68262810	17729528	3417793	0	0	3162930.61	72.61														
					Sale. Ratio =>	41.4011084	Average		Average		Average		Average		Average											
					Std. Dev. =>	10.6441448	per FF=>		#DIV/0!	per Net Acre=>		5.605412	per SqFt=>		0.000128683											

COMMERCIAL LAND ANALYSIS

CITY OF FENTON - APART

4.1.2023-3.1.2025

2026 1.18
 2 SALES, ONE MULTI PARCEL, NOT ENOUGH TO MOVE \$/SF.
 LEFT THE SAME AS 2025, IN LINE WITH SALES TO SUPPORT.

2024 1.18
 2025 1.18

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels			Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
				Front	ECF Area												in Sale	Land Table										
53-34-300-033	3709 OWEN RD	3/24/2023	1050000	1050000	374900	35.7047619	954924	480841	385765	0	0	0.82	0.82	#DIV/0!	586391.463	13.46169567	0	COMMA	OWCOM- OWEN ROAD COMMERCIAL			0	1	201				
53-34-400-011	3235 OWEN RD	2/16/2023	1360000	1360000	0	0	1542435	1360000	1467955	0	0	3.671	3.671	#DIV/0!	370471.261	8.504849891	0	EXEMP	OWCOM- OWEN ROAD COMMERCIAL			0	0	201				
53-34-400-011	3235 OWEN RD	11/14/2024	3830000	3830000	1576200	41.154047	3920410	1281875	1467955	0	0	3.671	3.671	#DIV/0!	349189.594	8.016290039	0	COMMA	OWCOM- OWEN ROAD COMMERCIAL			0	0	201				
53-35-501-009	425 ROUNDS DR	1/26/2023	350000	350000	160900	45.9714286	322297	134256	106553	0	0	0.453	0.453	#DIV/0!	296370.861	6.803738772	0	COMMA	OWCOM- OWEN ROAD COMMERCIAL			0	1	201				
53-36-506-001	106 N PINE ST	6/17/2022	500000	500000	166700	33.34	411937	319042	230979	0	0	0.505	0.505	#DIV/0!	631766.337	14.50335943	0	COMMB	DT201- DOWNTOWN LAND PER SQ FT			0	1	201				
53-36-506-025	106 S LEROY ST	3/8/2024	750000	750000	144200	19.2266667	449678	330562	30240	0	0	0.066	0.066	#DIV/0!	5008515.15	114.9796867	0	COMMB	DT201- DOWNTOWN LAND PER SQ FT			0	1	201				
53-36-506-026	108 S LEROY ST	5/9/2023	470000	470000	169800	36.1276596	355979	138591	24570	0	0	0.054	0.054	#DIV/0!	2566500	58.91873278	0	COMMB	DT201- DOWNTOWN LAND PER SQ FT			0	1	201				
53-36-506-027	110 S LEROY ST	12/22/2022	390000	390000	200200	51.3333333	374298	44763	49061	0	0	0.107	0.107	#DIV/0!	418345.794	9.603897943	0	COMMB	DT201- DOWNTOWN LAND PER SQ FT			0	1	201				
53-36-506-112	409 S LEROY ST	3/22/2024	650000	650000	137900	21.2153846	301543	365677	17220	0	0	0.038	0.038	#DIV/0!	9623078.95	220.9154947	0	COMMB	DT201- DOWNTOWN LAND PER SQ FT			0	1	201				
53-36-506-215	132 N LEROY ST	10/27/2022	870000	870000	535200	61.5172414	903873	72692	106565	0	0	0.241	0.233	#DIV/0!	301626.556	6.92439293	0	COMMB	DT201- DOWNTOWN LAND PER SQ FT			0	0	201				
Totals:				10220000	10220000	3466000		9537374	4528299	3886863	0		9.626	9.618														
						Sale. Ratio =>	33.9138943	Average				Average		Average														
						Std. Dev. =>	17.6212612	per FF=>				#DIV/0!	per Net Acre=>		470423.7	per SqFt=>		10.79844325										

Commercial Land Analysis

DT201 & OWCOM 2024 10.50 PSF
4.1.21-3.31.25 2025 10.80 PSF
4 YEAR ANALYSIS

2026 \$10.80 psf
4 YEAR ANALYSIS STABILIZES THE MARKET
2 YEAR ANALYSIS HAD TOO LITTLE SALES TO ACCURATELY DETERMINE MARKET INCREASE

REMOVED OUTLIER

53-34-300-047 3259 OWEN RD 1/6/2025 5500000 5500000 2201900 40.0345455 4521771 2510008 1531779 0 0 4.07 4.07 #DIV/0! 616709.582 14.15770391 0 COMMA OWCOM- OWEN ROAD COMMERCIAL 0 1 201

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Rate		
											Class	Group 1	Group 2	Group 3
53-34-526-032	130 S ALLOY DR	2/15/2022	225000	225000	1.698	1.698	132508.8339	INDUS		INDUS- INDUSTRIAL PER ACRE/OTR LRGE	302		
53-35-501-021	983 GRANT ST	4/9/2025	200000	200000	2.252	2.252	88809.94671	INDUS		INDUS- INDUSTRIAL PER ACRE/OTR LRGE	302		
56-14-200-014	5356 PERRY RD	8/24/2022	650000	650000	10.32	10.32	62984.5	INDUS		City of Grand Blanc			
40-11-351-000	2765 Flushing Rd	3/28/2024	100000	100000	1.09	1.09	91743	INDUS		City of Flushing			
07-28-577-004	Market Pl	8/13/2021	230000	230000	3.86	3.86	59585.49	INDUS		Flint Twp			
Totals:			1405000	1405000	19.22	19.22	435631.7706						
Average/Acre							87126.35413						

City of Fenton	2023	87,000	2026	87,000	
Industrial Land Analysis	2024	70,000	Set as indicated by study, removed outliers and portfolio sales for leaseback funding.		
4/1/2021 - 9/30/2025	2025	71,000	Went outside sales timeframe and city limits due to low number of sales available		
Rounded down to nearest 10,000 consistent thr City studies					

INDUS

Removed Outliers

53-35-100-024	1085 GRANT ST	10/13/2023	1500000	1500000	2.07	2.07	-2694.202899	INDUS		INDUS- INDUSTRIAL PER ACRE/OTR LRGE	301		
53-34-526-022	3125 COPPER AVE	1/10/2022	565000	565000	1.369	1.369	96894.08327	COMMA		INDUS- INDUSTRIAL PER ACRE/OTR LRGE	201		
53-27-576-010	1139 FENWAY CIR	4/14/2022	2282648	2282648	3.576	1.854	313974.8322	INDUS	53-27-576-011, 53-27-576-012	INDUS- INDUSTRIAL PER ACRE/OTR LRGE	301		
53-27-576-016	300 N ALLOY DR	4/14/2022	9130590	9130590	7.064	4.787	436511.4666	INDUS	53-26-553-015	INDUS- INDUSTRIAL PER ACRE/OTR LRGE	301		
53-34-200-009	555 S FENWAY DR	4/14/2022	8166369	8166369	11.817	11.817	152110.2649	INDUS		INDUS- INDUSTRIAL PER ACRE/OTR LRGE	301		

**Several of the removed outliers are part of portfolio investment sale with a lease back to creative foam, the current tenant, and not representative of TCV

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when Sale	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels			Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3					
																		Front	ECF Area	In Sale	Land Table												
53-25-300-010	234 N LEROY ST	5/4/2023	1500000	1500000		580800	38.72	1679090	149089	328179	0	0	0.542	0.542	#DIV/0!	275071.9557	6.314783189	0	COMMB	LEROY- COMM N OF SILVER S (			0	0	201					
53-25-515-015	505 N LEROY ST	10/7/2022	249900	249900		92800	37.134854	198636	191140	139876	0	0	0.231	0.231	#DIV/0!	827445.8874	18.99554379	0	COMMB	LEROY- COMM N OF SILVER S (			0	1	201					
53-25-551-026	700 N LEROY ST	6/30/2021	266750	266750		80000	29.990628	204302	175066	112618	0	0	0.186	0.186	#DIV/0!	941215.0538	21.60732447	0	COMMB	LEROY- COMM N OF SILVER S (			0	1	201					
53-25-551-092	218 FIRST ST	10/16/2023	379999	379999		101900	26.81586	236804	277252	134057	0	0	0.369	0.369	#DIV/0!	751360.4336	17.24886211	0	COMMB	LEROY- COMM N OF SILVER S (			0	1	201					
53-25-551-196	420 N LEROY ST	7/18/2023	350000	350000		158400	45.257143	354928	242103	247031	0	0	0.408	0.408	#DIV/0!	593389.7059	13.62235321	0	COMMB	LEROY- COMM N OF SILVER S (			0	1	201					
53-35-527-004	242 W CAROLINE ST	4/7/2023	150000	150000		36400	24.266667	119852	64050	33902	0	0	0.056	0.056	#DIV/0!	1143750	26.25688705	0	COMMB	LEROY- COMM N OF SILVER S (			0	1	201					
Totals:			2896649	2896649		1050300		2793612	1098700	995663	0		1.792	1.792																			
						Sale. Ratio =>	36.259139	Average			Average			Average																			
						Std. Dev. =>	8.0088044	per FF=>			#DIV/0!	per Net Acre=>			613113.8	per SqFt=>			14.07515701														

Commercial Land Analysis 2023 10.00 PSF

2024 13.00 PSF

LEROY 2025 13.90 PSF

2026 \$14.00 PSF

4 YEAR ANALYSIS TO STABILIZE MARKET, 2 YEAR HAS TOO FEW SALES TO INDICATE VALUE

4.1.2021-3.31.2025

4 YEAR ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate	Rate	Rate											
																								Group 1	Group 2	Group 3											
53-23-400-024	2117 S LONG LAKE RD	4/27/2022	555500	555500	279800	50.369037	605169	270497	320166	0	0	2.00	2.00	#DIV/0!	135248.5	3.104878329	0	0	0	COMMC	COM#- COMM LAND SQ FT	0	1	201													
53-23-400-028	1355 N LEROY ST	2/3/2023	660000	660000	371500	56.287879	636972	289450	266422	0	0	1.165	1.165	#DIV/0!	248454.936	5.703740487	0	0	0	COMMC	NLERO- COMM NORTH OF N	0	1	201													
53-23-400-029	1331 N LEROY ST	2/23/2022	287500	287500	90000	31.304348	210316	287500	179975	0	0	0.787	0.787	#DIV/0!	365311.309	8.386393682	0	0	0	NLERO	COM#- COMM LAND SQ FT	0	1	201													
53-23-400-048	1315 N LEROY ST	5/2/2024	500000	500000	145500	29.1	422449	282228	204677	0	0	0.895	0.895	#DIV/0!	315338.547	7.23917694	0	0	0	COMMC	NLERO- COMM NORTH OF N	0	1	201													
53-24-551-013	1492 N LEROY ST	9/21/2021	655000	655000	504400	77.007634	660400	122438	127838	0	0	0.559	0.559	#DIV/0!	219030.411	5.02824636	0	0	0	COMMC	NLERO- COMM NORTH OF N	0	0	201													
53-25-100-006	1122 N LEROY ST	10/18/2021	455000	455000	236700	52.021978	425259	155746	126005	0	0	0.551	0.551	#DIV/0!	282660.617	6.488994882	0	0	0	COMMC	NLERO- COMM NORTH OF N	0	1	201													
53-25-100-016	1224 N LEROY ST	11/22/2021	278800	278800	139400	50	214917	223353	169470	0	0	0.741	0.741	#DIV/0!	301421.053	6.919675221	0	0	0	COMMC	NLERO- COMM NORTH OF N	0	1	201													
53-25-502-003	1224 N LEROY ST	11/22/2021	403200	403200	201600	50	322738	141063	60601	0	0	0.265	0.265	#DIV/0!	532313.208	12.22022974	0	0	0	COMMC	NLERO- COMM NORTH OF N	0	0	201													
53-24-551-004	1398 N LEROY ST	12/15/2022	800250	800250	333200	41.636988	636680	244525	80955	0	0	0.354	0.354	#DIV/0!	690748.588	15.85740559	0	0	0	COMMC	NLERO- COMM NORTH OF N	1	0	201													
53-25-503-061	1012 N LEROY ST	9/26/2022	395000	395000	301900	76.43038	377062	93633	75695	0	0	0.331	0.331	#DIV/0!	282879.154	6.494011802	0	0	0	COMMC	NLERO- COMM NORTH OF N	0	0	201													
53-26-100-015	1100 TORREY RD	10/6/2023	1647000	1647000	702700	42.665452	1594998	405479	370477	0	0	1.62	1.62	#DIV/0!	250295.679	5.745998141	0	0	0	COMMD	COM#- COMM LAND SQ FT	0	1	201													
53-26-300-012	2459 NORTH RD	3/14/2023	500000	500000	204600	40.92	482639	210603	193242	0	0	0.845	0.845	#DIV/0!	249234.32	5.72163268	0	0	0	COMMD	COM#- COMM LAND SQ FT	0	1	201													
53-26-552-036	859 SILVER LAKE RD	5/13/2021	200000	200000	88800	44.4	270223	91139	161362	0	0	2.016	2.016	#DIV/0!	45207.8373	1.037829139	0	0	0	COMMB	SLLKR- SILVER LAKE RD WES'	0	1	201													
53-27-576-025	275 N ALLOY DR	11/4/2024	200000	200000	91500	45.75	227089	200000	227089	0	0	0.993	0.993	#DIV/0!	201409.869	4.623734368	0	0	0	COMMA	COM#- COMM LAND SQ FT	0	0	202													
53-34-100-014	16237 JENNINGS RD	5/18/2023	475000	475000	150000	31.578947	321437	327595	174032	0	0	0.761	0.761	#DIV/0!	430479.632	9.882452527	0	0	0	COMMA	COM#- COMM LAND SQ FT	0	1	201													
53-35-100-027	1056 GRANT ST	6/2/2022	575000	575000	376300	65.443478	661241	147023	233264	0	0	1.36	1.36	#DIV/0!	108105.147	2.481752687	0	0	0	COMMA	COM#- COMM LAND SQ FT	0	0	201													
Totals:			8587250	8587250	4217900		8069589	3492272	2971270	0		15.243	15.243																								
						Sale. Ratio =>	49.118169							Average							Average																
						Std. Dev. =>	14.323168							per FF=>	#DIV/0!							per Net Acre=>	229106.6							per SqFt=>	5.259563965						

Commercial Land Analysis

SLLKR, COM#, NLEROY
 4.1.21-3.31.25
 4 YEAR ANALYSIS

2026 \$5.25 psf

REMOVED OUTLIERS

53-26-100-021	715 TORREY RD	8/19/2021	580000	580000	0	0	1106079	-132891	393188	0	0	1.719	1.719	#DIV/0!	-77307.1553	-1.774728084	0	0	0	COMMD	COM#- COMM LAND SQ FT	0	0	201				
53-26-300-013	2461 NORTH RD	9/30/2024	1850000	1850000	699400	37.805405	1551563	1144590	846153	0	0	3.7	2	#DIV/0!	309348.649	7.101667783	0	0	0	COMMD	53-26-300-014 COM#- COMM LAND SQ FT	0	1	201				

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	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	Other Parcels In Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-27-651-030	15130 SILVER PKWY	12/23/2024	2289090	2289090	528300	23.0790401	1076319	2021133	808362	0	0	1.182	1.182	#DIV/0!	1709926.396	39.25450863	0	0	COMMA	SLVLK- SILVER PKWY & CONDOS C	0	1	201				
53-27-651-031	SILVER PKWY	8/22/2024	12000000	12000000	3521300	29.3441667	8007915	7319537	3327452	0	0	12.164	12.164	#DIV/0!	601737.6685	13.81399606	0	0	COMMA	SLVLK- SILVER PKWY & CONDOS C	0	0	201				
53-34-100-041	18055 SILVER PKWY	9/1/2022	12875000	12875000	4280400	33.2458252	11743667	9238987	8257654	0	0	12.71	12.71	#DIV/0!	726906.9237	16.68748677	0	0	COMMA	SLVLK- SILVER PKWY & CONDOS C	0	0	201				
53-34-601-016	18505 SILVER PKWY	9/5/2023	760000	760000	268000	35.2631579	668243	626832	535075	0	0	1.304	1.304	#DIV/0!	480699.3865	11.03533945	0	0	COMMA	SLVLK- SILVER PKWY & CONDOS C	0	1	201				
53-34-601-017	19025 SILVER PKWY	5/20/2021	1395000	1395000	468600	33.5913978	1139881	1195059	939940	0	0	1.718	1.718	#DIV/0!	695610.5937	15.96902189	0	0	COMMA	SLVLK- SILVER PKWY & CONDOS C	0	0	201				
53-34-601-018	19005 SILVER PKWY	5/26/2022	1081000	1081000	610100	56.4384829	1346682	638418	904100	0	0	1.322	1.322	#DIV/0!	482918.3056	11.08627882	0	0	COMMA	SLVLK- SILVER PKWY & CONDOS C	0	0	201				
53-34-603-004	17100 SILVER PKWY	11/6/2024	300000	300000	181900	60.6333333	369331	50405	119736	0	0	0.35	0.35	#DIV/0!	144014.2857	3.306113079	0	0	COMMA	SLVLK- SILVER PKWY & CONDOS C	0	0	201				
Totals:					30700090	30700090	9858600	24352038	21090371	14892319	0	30.75	30.75														
					Sale. Ratio =>		32.1126094		Average		per FF=>		#DIV/0!		Average		per Net Acre=>		685865.7		Average		per SqFt=>		15.74531046		
					Std. Dev. =>		14.1118126		per FF=>		#DIV/0!		Average		per Net Acre=>		685865.7		Average		per SqFt=>		15.74531046				

Commercial Land Analysis

SLVLK
2023 12.00 PSF
2024 15.30 PSF
2025 15.70 PSF
4.1.2021-3.31.2025
4 YEAR ANALYSIS

2026 \$15.75 psf
4 YEAR ANALYSIS TO STABILIZE MARKET WITH MORE SALES