



City of Fenton-Oakland County

2026 Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale Price \$	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	Other Parcels in			Rate Group 1	Rate Group 2	Rate Group 3		
																	ECF Area	Sale	Land Table				Gravel	Paved
53-36-626-009	615 SHORELINE DR	2/29/2024	300000	300000	121300	40.433333	280546	59454	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE C	0	0	401		
53-36-626-032	630 SHORELINE DR	4/28/2023	325000	325000	130500	40.153846	300210	64790	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE C	0	0	401		
53-36-626-071	696 SHORELINE DR	5/31/2023	362000	362000	150100	41.464088	357446	44554	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE C	0	0	401		
53-36-626-080	671 SHORELINE DR	7/11/2024	289000	289000	135900	47.024221	293309	35691	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE C	0	0	401		
53-36-627-073	910 EAGLE DR EAST	12/29/2023	185000	185000	90300	48.810811	217794	7206	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE C	0	0	401		
Totals:			1461000	1461000	628100	1449305	211695	200000	0	0	0	0	0	Average per FF=>	#DIV/0!	Average per Net Acre=>	#DIV/0!	Average per SqFt=>	#DIV/0!					
					Sale. Ratio =>	42.991102	Average						Average											
					Std. Dev. =>	4.041693	per FF=>		#DIV/0!					per Net Acre=>		#DIV/0!								

RESIDENTIAL LAND ANALYSIS

2023 30,000 LOT

2024 40,000 LOT

2025 40,000 LOT

4/1/2023-3/31/2025

2026 40,000

ROUNDED DOWN CONSISTENT WITH CITY STUDIES

REMOVED OUTLIERS

53-36-626-091	635 SHORELINE DR	7/28/2023	230000	230000	122200	53.130435	284060	-14060	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE C	0	0	401
53-36-626-054	660 SHOREVIEW CT	4/17/2024	315000	315000	123700	39.269841	267326	87674	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE C	0	0	401
53-36-626-074	685 SHORELINE DR	7/19/2023	260000	260000	130900	50.346154	304732	-4732	40000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WECND- WATERS EDGE C	0	0	401