



City of Fenton-Oakland County

2026 Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale Sale Price \$	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.
53-36-626-009	615 SHORELINE DR	2/29/2024	300000	300000	121300	40.433333	292178	40544	259456	230012.7969	1.1280068	1272	203.9748428	WECND	4.83645532	1 STORY	40000	WECND- WATERS EDGE CONDOS	401	86
53-36-626-032	630 SHORELINE DR	4/28/2023	325000	325000	130500	40.153846	311843	40000	285000	248485.375	1.14694879	1272	224.0566038	WECND	6.730653792	1 STORY	40000	WECND- WATERS EDGE CONDOS	401	86
53-36-626-054	660 SHOREVIEW CT	4/17/2024	315000	315000	123700	39.269841	279248	40000	275000	242691.0469	1.13312792	1294	212.5193199	WECND	5.348566395	1+STORY	40000	WECND- WATERS EDGE CONDOS	401	87
53-36-626-071	696 SHORELINE DR	5/31/2023	362000	362000	150100	41.464088	357446	40580	321420	289639.8438	1.10972301	1310	245.3587786	WECND	3.008076137	1 STORY	40000	WECND- WATERS EDGE CONDOS	401	93
53-36-626-074	685 SHORELINE DR	7/19/2023	260000	260000	130900	50.346154	318891	40000	220000	204927.7813	1.07354893	1310	167.9389313	WECND	0.609332272	1 STORY	40000	WECND- WATERS EDGE CONDOS	401	93
53-36-626-080	671 SHORELINE DR	7/11/2024	289000	289000	135900	47.024221	305213	40000	249000	242425.0469	1.02712159	1322	188.3509834	WECND	5.252065968	1 STORY	40000	WECND- WATERS EDGE CONDOS	401	87
53-36-627-109	911 WATERCRESS LN	5/15/2024	235000	235000	105600	44.93617	247095	40276	194724	189048.4531	1.03002165	1157	168.3007779	WECND	4.962059929	1 STORY	40000	WETWH- WATERS EDGE TOWNHOM	401	94
53-36-627-110	913 WATERCRESS LN	3/8/2024	255000	255000	112700	44.196078	273242	40000	215000	173201.0938	1.24133165	1628	132.0638821	WECND	16.16894016	1 STORY	40000	WETWH- WATERS EDGE TOWNHOM	401	95
53-36-627-112	901 WATERCRESS LN	11/21/2024	230000	230000	109900	47.782609	257147	40000	190000	198489.0313	0.95723174	1157	164.2178047	WECND	12.24105151	1 STORY	40000	WETWH- WATERS EDGE TOWNHOM	401	95
53-36-627-113	903 WATERCRESS LN	7/8/2024	232000	232000	107500	46.336207	258059	40000	192000	199322.6719	0.96326222	1157	165.9464131	WECND	11.63800283	1 STORY	40000	WETWH- WATERS EDGE TOWNHOM	401	96
53-36-627-118	897 WATERCRESS LN	9/20/2024	269900	269900	117500	43.534642	270970	40000	229900	211124.3125	1.08893191	1628	141.2162162	WECND	0.928965462	1 STORY	40000	WETWH- WATERS EDGE TOWNHOM	401	95
53-36-627-123	937 EAGLE DR EAST	4/6/2023	210000	210000	86500	41.190476	215773	40000	170000	160670.0156	1.05806923	1147	148.2127289	WECND	2.157301955	1 STORY	40000	WETWH- WATERS EDGE TOWNHOM	401	87
53-36-627-125	933 EAGLE DR EAST	8/22/2023	214900	214900	87300	40.623546	217492	40000	174900	162241.3125	1.07802382	1149	152.2193211	WECND	0.161842801	1 STORY	40000	WETWH- WATERS EDGE TOWNHOM	401	86
Totals:			3497800	3497800	1519400		3604597		2976400	2752278.781			178.0289695		0.178889595					
			Sale. Ratio =>		43.438733	E.C.F. =>		1.08143115	Std. Deviation=>		0.076984	Ave. Variance=>		5.69564	Coefficient of Var=>		5.2754879			
			Std. Dev. =>		3.4668012	Ave. E.C.F. =>		1.07964225												

RESIDENTIAL ECF ANALYSIS

2023 0.985
2024 0.970
2025 1.074

2026 1.081
SET AS INDICATED

4/1/2023 - 3/31/2025