

City of Fenton

2023 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 Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code	Class
53-26-100-007	1010 NORTH RD	3/20/2020	700000	700000	306600	43.8	741765	41835	83600	0	0	0	1.167	#DIV/0!	#DIV/0!	#DIV/0!	0	APART	2.02004E+14	53-26-100-008, 53-26-100-009	APART- APARTMENTS/MOBILE HOME SITES	56	33473	RENTAL 201
53-26-100-008	1024 NORTH RD	3/20/2020	700000	700000	352100	50.3	742655	40945	83600	0	0	0	1.22	#DIV/0!	#DIV/0!	#DIV/0!	0	APART	2.02004E+14	53-26-100-007, 53-26-100-009	APART- APARTMENTS/MOBILE HOME SITES	22	33473	201
53-26-100-009	1024 NORTH RD	3/20/2020	550000	550000	245500	44.63636364	567068	66532	83600	0	0	0	1.25	#DIV/0!	#DIV/0!	#DIV/0!	0	APART	2.02004E+14	53-26-100-007, 53-26-100-008	APART- APARTMENTS/MOBILE HOME SITES	56	33473	201
53-27-100-020	3322 SILVER LAKE RD	2/15/2019	31264000	13558490	5766500	42.53054728	13020466	621624	83600	0	0	0.66	20.39	#DIV/0!	941854.5455	21.62200518	0	APART	2.01903E+14	53-27-100-021, 53-27-100-018	APART- APARTMENTS/MOBILE HOME SITES	144	33473	201
53-27-100-021	3500 FOLEY GLEN DR	2/15/2019	31264000	4548371	1581000	34.75969748	4148609	483362	83600	0	0	0.66	0.66	#DIV/0!	732366.6667	16.81282522	0	APART	201903050010005/0006	53-27-100-020, 53-27-100-018	APART- APARTMENTS/MOBILE HOME SITES	22	33473	201
53-27-652-201	16000 SILVER PKWY	11/8/2018	8800000	8800000	3234300	36.75340909	8924563	283437	408000	0	0	7.4	7.4	#DIV/0!	38302.2973	0.879299754	0	APART	201811270099379/77		102	43374	RENTAL 201	
Totals:				73278000	28856861	11486000	28145126	1537735	826000	0	0	8.72	32.087									402		
				Sale. Ratio =>		39.80335907	Average		Average		Average		Average		Average		Average		Average		Average		Average	
				Std. Dev. =>		5.642857181	per FF=>		#DIV/0!		per Net Acre=>		1.76345.757	per SqFt=>		4.048341526	Land		Per Unit		3825.211443			

2023: \$4000/site
\$35,000/acre

3825.211443

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Table	Gravel	Paved	Inspected Date	Use Code	Class		
53-27-576-023	291 N ALLOY DR	43959	337500	WD	22-OUTLIER	337500	0	0	309842	152508	124850	0	0	2.497	3.193	#DIV/0!	61076.49179	1.402123319	0	CWHSE	COM#- COMM LAND SQ FT	0	0	NOT INSPECTED		201		
53-27-676-004	285 N ALLOY DR	44232	150000	WD	03-ARM'S LENGTH	150000	0	0	176160	10448	36608	0	0	0.162	0.162	#DIV/0!	64493.82716	1.480574545	0	INDUS	COM#- COMM LAND SQ FT	0	0	NOT INSPECTED		301		
53-26-100-020	TORREY RD	44427	60000	PTA	21-NOT USED/OTHER	60000	39800	66.33333333	81033	60000	72250	0	0	0.829	0.829	#DIV/0!	72376.35706	1.661532531	0	RESTA	COM#- COMM LAND SQ FT	0	0	33473		001		
53-27-676-005	285 N ALLOY DR	44236	150000	WD	03-ARM'S LENGTH	150000	0	0	170987	13962	34949	0	0	0.154	0.154	#DIV/0!	90662.33766	2.081320883	0	INDUS	COM#- COMM LAND SQ FT	0	0	NOT INSPECTED		301		
53-26-100-021	715 TORREY RD	44427	580000	MLC	03-ARM'S LENGTH	580000	0	0	699359	180213	299572	0	0	1.719	1.719	#DIV/0!	104835.95111	2.406702276	0	RESTA	COM#- COMM LAND SQ FT	0	0	NOT INSPECTED		201		
53-35-501-008	415 ROUNDS DR	44235	525000	WD	03-ARM'S LENGTH	384526	205300	53.39040793	406965	33217	55656	0	0	0.269	0.269	#DIV/0!	123483.2714	2.834785844	0	RETAL	COM#- COMM LAND SQ FT	0	1	33881		201		
53-26-100-019	715 TORREY RD	44427	521000	PTA	03-ARM'S LENGTH	521000	261600	50.21113244	550247	125825	155072	0	0	0.71	0.89	#DIV/0!	177218.3099	4.068372586	0	RESTA	COM#- COMM LAND SQ FT	0	1	33473		001		
53-35-501-007	ROUNDS DR	44235	525000	WD	03-ARM'S LENGTH	140474	75000	53.39066304	152661	140474	131594	0	0	0.636	0.636	#DIV/0!	220871.0692	5.070502047	0	GN201	COM#- COMM LAND SQ FT	0	1	33881		201		
53-35-501-019	404 ROUNDS DR	44187	650000	PTA	03-ARM'S LENGTH	650000	449600	69.16923077	543600	213427	107027	0	0	0.702	0.702	#DIV/0!	304027.0655	6.979501045	0	MISOF	COM#- COMM LAND SQ FT	0	1	33881		201		
53-23-400-029	1331 N LEROY ST	44615	287500	WD	03-ARM'S LENGTH	287500	90000	31.30434783	239967	287500	239967	0	0	0.787	0.787	#DIV/0!	365311.3088	8.386393682	0	NLERO	COM#- COMM LAND SQ FT	0	1	43025		202		
53-26-200-005	1209 N LEROY ST	44616	237500	WD	03-ARM'S LENGTH	237500	73600	30.98947368	147180	237500	147180	0	0	0.614	0.614	#DIV/0!	386807.8176	8.87988562	0	RETAL	COM#- COMM LAND SQ FT	0	1	43025		001		
Totals:						4023500		3498500	1194900	3478001	1455074	1404725	0	0	9.079	9.955												
							Sale. Ratio =>		34.1546377	Average				Average		Average												
							Std. Dev. =>		28.11384538	per FF=>		#DIV/0!		per Net Acre=>		160268.091		per SqFt=>										

2023: \$2-\$9 range as indicated by study-see maps

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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	Land Table	Inspected Date	Class		
53-36-506-022	100 S LEROY ST	12/1/2020	400000	WD	400000	166500	41.625	328429	95571	24000	0	0	0.055	0.055	#DIV/0!	1737654.545	39.89105935	0	DT201	DOWNTOWN LAND PER SQ FT	8/30/1991	201		
53-36-506-024	104 S LEROY ST	8/19/2021	500000	WD	500000	167800	33.56	306517	219883	26400	0	0	0.061	0.061	#DIV/0!	3604639.344	82.75113279	0	DT201	DOWNTOWN LAND PER SQ FT	8/30/1991	201		
Totals:			900000		900000	334300		634946	315454	50400	0		0.116	0.116										
							Sale. Ratio =>	37.14444444				Average			Average									
							Std. Dev. =>	5.70281619				Average	#DIV/0!			Average	per Net Acre=>	2719431.034	Average	per SqFt=>	62.42954625			

Commercial Land Analysis

DT 201

4-1-20 - 3-31-22

Increase based on 2 & 4 year analysis

2022 \$10psf

2023 \$10.50

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	ECF Area	Other Parcels in Sale	Land Table	Class		
53-27-576-001	N ALLOY DR	3/9/2021	120000	120000	20700	17.25	66160	120000	66160	0	0	0.827	0.827	#DIV/0!	145102.7811	3.331101495	GN201		INDUSTRIAL LAND PER ACRE/OTHER LRGE	001		
53-27-576-005	N ALLOY DR	5/8/2020	112500	112500	22600	20.08888889	47318	112500	34800	0	0	0.696	0.696	#DIV/0!	161637.931	3.710696305	GN201	53-27-576-023	INDUSTRIAL LAND PER ACRE/OTHER LRGE	001		
53-27-576-025	275 N ALLOY DR	5/8/2020	130000	130000	43300	33.30769231	86510	130000	86510	0	0	0.993	0.993	#DIV/0!	130916.4149	3.005427339	INDUS		INDUSTRIAL LAND PER ACRE/OTHER LRGE	201		
53-34-526-022	3125 COPPER AVE	1/10/2022	565000	565000	273800	48.46017699	582581	77179	94760	0	0	1.369	1.369	#DIV/0!	56376.187	1.294219169	GN201		INDUSTRIAL LAND PER ACRE/OTHER LRGE	201		
53-34-526-032	130 S ALLOY DR	2/15/2022	225000	225000	50400	22.4	109900	225000	109900	0	0	1.698	1.698	#DIV/0!	132508.8339	3.04198425	INDUS		INDUSTRIAL LAND PER ACRE/OTHER LRGE	302		
Totals:			1152500	1152500	410800		892469	664679	392130	0	0	5.583	5.583									
						Sale. Ratio =>	35.64425163				Average			Average								
						Std. Dev. =>	12.80473111				Average			Average								
											per FF=>	#DIV/0!			Average							
											per Net Acre=>	119054.0928			per SqFt=>	2.733105895						

INDUS LAND ANALYSIS
INDUS
4-1-2020-3-31-22

2023 3.00

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	Land Table	Use Code	Class						
53-25-515-016	503 N LEROY ST	7/1/2020	199000	199000	79400	39.89949749	201195	127441	129636	0	0	0.248	0.248	#DIV/0!	513875	11.79694674	0	HSECV	LEROY-COMM N OF SILVER S OF GRANGER		201						
53-25-551-026	700 N LEROY ST	6/30/2021	266750	266750	80000	29.99062793	187863	176111	97224	0	0	0.186	0.186	#DIV/0!	946833.3333	21.73630242	0	HSECV	LEROY-COMM N OF SILVER S OF GRANGER	RENTAL	201						
53-25-551-089	221 MAIN ST	5/21/2021	212500	212500	124100	58.4	246445	58575	92520	0	0	0.177	0.177	#DIV/0!	330932.2034	7.597158021	0	HSECV	LEROY-COMM N OF SILVER S OF GRANGER		201						
53-25-551-092	218 FIRST ST	3/31/2022	193500	193500	224300	115.9173127	303865	82523	192888	0	0	0.369	0.369	#DIV/0!	223639.5664	5.134057998	0	MISOF	LEROY-COMM N OF SILVER S OF GRANGER		201						
Totals:			871750	871750	507800		939368	444650	512268	0		0.98	0.98														
Sale. Ratio =>						58.25064525	Average						Average														
Std. Dev. =>						38.42513429	per FF=>						#DIV/0!	per Net Acre=>						453724.4898	per SqFt=>						10.41608103

Commercial Land Analysis

LEROY LAND ANALYSIS

4-1-2020 - 3-31-2

Main St-Leroy area sales (not north)

Set as indicated by study \$10psf

2022 \$12psf

2023 \$10psf

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	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
53-24-551-013	1492 N LEROY ST	9/21/2021	655000	655000	504400	77.00763359	679321	146129	170450	0	0	0.559	0.559	#DIV/0!	261411.449	6.001181107	0	RESTA	NLERO- COMM NORTH OF N GRANGER	0	0	NOT INSPECTED		201	
53-25-100-005	1114 N LEROY ST	10/20/2020	359000	359000	183700	51.16991643	390037	186978	218015	0	0	0.715	0.715	#DIV/0!	261507.6923	6.003390549	0	RESTA	NLERO- COMM NORTH OF N GRANGER	0	1	33473		201	
53-25-100-006	1122 N LEROY ST	10/18/2021	455000	455000	236700	52.02197802	447502	175505	168007	0	0	0.551	0.551	#DIV/0!	318520.8711	7.312233038	0	STPML	NLERO- COMM NORTH OF N GRANGER	0	1	33473		201	
53-25-100-016	1224 N LEROY ST	11/22/2021	278800	278800	139400	50	286544	218216	225960	0	0	0.741	0.741	#DIV/0!	294488.529	6.760526378	0	CWHSE	NLERO- COMM NORTH OF N GRANGER	0	1	33473		201	
53-25-100-084	1110 N LEROY ST	9/25/2020	350000	350000	155900	44.54285714	244673	261469	156142	0	0	0.512	0.512	#DIV/0!	510681.6406	11.7236373	0	MISOF	NLERO- COMM NORTH OF N GRANGER	0	0	NOT INSPECTED		201	
53-25-502-003	1224 N LEROY ST	11/22/2021	403200	403200	201600	50	333176	150825	80801	0	0	0.265	0.265	#DIV/0!	569150.9434	13.06590779	0	RETAL	NLERO- COMM NORTH OF N GRANGER	0	0	NOT INSPECTED		201	
53-25-503-055	1028 N LEROY ST	11/17/2020	170000	170000	86700	51	173564	46745	50309	0	0	0.165	0.165	#DIV/0!	283303.0303	6.503742661	0	HSECV	NLERO- COMM NORTH OF N GRANGER	0	1	NOT INSPECTED		201	
53-26-200-004	1219 N LEROY ST	1/14/2021	242403	242403	106200	43.81133897	188954	129063	75614	0	0	0.248	0.248	#DIV/0!	520415.3226	11.94709189	0	MISOF	NLERO- COMM NORTH OF N GRANGER	0	1	33473		201	
53-26-200-020	1161 N LEROY ST	2/18/2022	400000	400000	257600	64.4	348868	187429	136297	21	0	0.447	0.447	8925.1905	419304.2506	9.625901069	21	SVCCN	NLERO- COMM NORTH OF N GRANGER	0	1	33473		001	
Totals:			3313403	3313403	1872200		3092639	1502359	1281595	21		4.203	4.203												
					Sale. Ratio =>	56.50384212						Average			Average										
					Std. Dev. =>	10.50722527						Average	per FF=>	71540.9048	Average	per Net Acre=>	357449.203	Average	per SqFt=>	8.205904567					

2023: \$8 psf

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	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class
53-34-300-003	3325 OWEN RD	12/31/2020	1700000	1700000	467900	27.52352941	1150271	1142139	592410	0	0	1.36	1.36	#DIV/0!	839808.0882	19.27934087	0	RETAL	2.21011E+13	OWEN ROAD COMMERCIAL	1	0	8/23/1991	201
Totals:			1700000	1700000	467900		1150271	1142139	592410	0		1.36	1.36											
						Sale. Ratio =>	27.52352941	Average				Average												
						Std. Dev. =>	#DIV/0!	Average				per Net Acre=>		839808.0882										
								per FF=>				#DIV/0!												
												per Net Acre=>		839808.0882										
														per SqFt=>		19.27934087								

Commercial Land Analysis
OWCOM Land Analysis
4-1-20 - 3-31-22

2023 \$10PSF/\$4.75PSF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Liber/Page	Land Table	Use Code	Class
53-26-552-036	859 SILVER LAKE RD	5/13/2021	200000	WD	03-ARM'S LENGTH	200000	88800	44.4	219053	86326	105379	0	0	2.016	2.016	#DIV/0!	42820.43651	0.983021958	0	HSECV	2.02111E+14	SILVER LAKE RD WEST COMMERCIAL	RENTAL	201
53-26-552-036	859 SILVER LAKE RD	8/24/2021	230000	PTA	29-SELLERS INTEREST IN A LC	230000	88800	38.60869565	219053	116326	105379	0	0	2.016	2.016	#DIV/0!	57701.38889	1.324641618	0	HSECV		SILVER LAKE RD WEST COMMERCIAL	RENTAL	201
53-26-553-021	440 N FENWAY DR	9/29/2020	725000	WD	03-ARM'S LENGTH	725000	197500	27.24137931	3675527	-2262279	688248	0	0	7.9	7.9	#DIV/0!	-286364.4304	-6.574022736	0	GN201	2.0201E+14	SILVER LAKE RD WEST COMMERCIAL		201
53-26-555-001	1030 SILVER LAKE RD	1/14/2022	625000	PTA	33-TO BE DETERMINED	625000	802600	128.416	785505	89703	250208	0	0	1.436	1.436	#DIV/0!	62467.27019	1.434051198	0	RETAL		SILVER LAKE RD WEST COMMERCIAL		201
53-26-576-057	326 SILVER LAKE RD	10/23/2020	780000	WD	03-ARM'S LENGTH	780000	353300	45.29487179	757634	119590	97224	0	0	0.558	0.558	#DIV/0!	214318.9964	4.920087154	0	RESTA	2.02011E+14	SILVER LAKE RD WEST COMMERCIAL		201
53-26-582-025	502 SILVER LAKE RD	2/16/2021	355000	WD	03-ARM'S LENGTH	355000	136100	38.33802817	335954	126986	107940	0	0	0.413	0.413	#DIV/0!	307472.155	7.058589416	0	RETAL	2.02102E+14	SILVER LAKE RD WEST COMMERCIAL		201
		Totals:	2915000			2915000	1667100		5992726	-1723348	1354378	0	0	14.339	14.339									
						Sale. Ratio =>	57.19039451			Average				Average			Average							
						Std. Dev. =>	37.15753344			per FF=>	#DIV/0!			per Net Acre=>	-120186.066			per SqFt=>	-2.759092424					

Commercial Land Analysis
 SLLKR Silver Lake Road West Commercial Land Analysis
 4-1-20 - 3-31-22

2023 \$4/\$6/\$9 PSF

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	Land Table	Class	
53-34-601-014	16500 SILVER PKWY	1/13/2021	1961000	1961000	573000	29.21978582	1599995	1013095	652090	0	0	1.497	1.497	#DIV/0!	676750.167	15.53604607	0	SVCCN	SILVER PKWY & CONDO UNIT ON PARKWAY	201	
53-34-601-017	19025 SILVER PKWY	5/20/2021	1395000	1395000	468600	33.59139785	1106064	1037296	748360	0	0	1.718	1.718	#DIV/0!	603781.1409	13.86090773	0	BANK	SILVER PKWY & CONDO UNIT ON PARKWAY	201	
Totals:			3356000	3356000	1041600		2706059	2050391	1400450	0	0	3.215	3.215								
						Sale. Ratio =>	31.03694875	Average			Average		Average								
						Std. Dev. =>	3.091196508	per FF=>			#DIV/0!	per Net Acre=>		637757.6983	per SqFt=>		14.64090216				

Commercial Land Analysis
 SLVLK Land Analysis
 4-1-20 - 3-31-22

2023 \$12/\$5 PSF