

City of Fenton

2023 Commercial/Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when		Cur.		Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Parcels in Sale	Land Table	Property Class	
						Adj. Sale \$	Sold	Asd/Adj. Sale	Appraisal														
53-26-100-007	1010 NORTH RD	3/20/2020	650000	WD	03-ARM'S LENGTH	650000	306600	47.16923077	718965	74984	575016	657123.4694	0.875	14056	40.90894	APART	8.274384		60800	53-26-100- APART- AP.	201		
53-26-100-007	1010 NORTH RD	3/20/2020	700000	WD	03-ARM'S LENGTH	700000	306600	43.8	741765	97784	602216	657123.4694	0.916	14056	42.84405	APART	4.135131		83600	53-26-100- APART- AP.	201		
53-26-100-008	1024 NORTH RD	3/20/2020	700000	WD	03-ARM'S LENGTH	700000	352100	50.3	742655	91267	608733	664681.6327	0.916	13896	43.80635	APART	4.196758		83600	53-26-100- APART- AP.	201		
53-26-100-009	1024 NORTH RD	3/20/2020	550000	WD	03-ARM'S LENGTH	550000	245500	44.63636364	567068	89720	460280	487089.7959	0.945	13600	33.84412	APART	1.283477		83600	53-26-100- APART- AP.	201		
53-27-100-018	3322 SILVER LAKE RD	2/15/2019	31264000	CD	11-FROM LENDING INSTITI	7551504	3138800	41.56522992	7810172	134077	7417427	7832750	0.947	145076	51.12787	APART	1.081791		83600	53-27-100- APART- AP.	201		
53-27-100-020	3322 SILVER LAKE RD	2/15/2019	31264000	CD	11-FROM LENDING INSTITI	13558490	5766500	42.53054728	13020466	185934	13372556	13096461.22	1.021	167681	79.74998	APART	6.328763		83600	53-27-100- APART- AP.	201		
53-27-100-021	3500 FOLEY GLEN DR	2/15/2019	31264000	CD	11-FROM LENDING INSTITI	4548371	1581000	34.75969748	4148609	83600	4464771	4147968.367	1.076	30000	148.8257	APART	11.85814		83600	53-27-100- APART- AP.	201		
53-27-652-201	16000 SILVER PKWY	11/8/2018	8800000	CD	33-TO BE DETERMINED	8800000	3234300	36.75340909	8924563	423500	8376500	8674554.082	0.966	117985	70.99631	APART	0.784641		408000	APART- AP.	201		
Totals:			105192000			37058365	14931400		36674263		35877499	36217752.04			64.01291		3.281135						
						Sale. Ratio =>		40.29157789		E.C.F. =>		0.991		Std. Deviat		0.064062							
						Std. Dev. =>		5.10489091		Ave. E.C.F. =>		0.958		Ave. Variar		4.742885		Coefficient		4.951885			

COMMERCIAL ECF ANALYSIS

ECF : APART-APARTMENTS/MOBILE HOME SITES

2023 1.063

Parcel Number	Street Address	ECF Area	New Ecf	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.		
53-27-576-023	291 N WALDOY DR	CWHSE	A	5/8/2020	337500	WD	22-OUTLIER	337500	0	0	309842	124850		212650	202842.1053	1.048	11900	17.8697479	#REF!		124850	No	//		53-27-576-005, 53-27-576-021	COM#- COMM LAND SQ FT	201	0	
53-34-526-022	3125 COPPER AVE	GNZ01	A	1/10/2022	565000	WD	03-ARM'S LENGTH	565000	273800	48.46017699	538350	145716		419284	430519.7368	0.974	7320	57.27923497	#REF!		99177	No	//			INDUS- INDUSTRIAL PER ACRE/OTR LRGE	201	0	
53-35-501-008	415 ROUNDS DR	RETAL	A	2/8/2021	525000	WD	03-ARM'S LENGTH	384526	205300	53.39040793	406965	55656		328870	385207.2368	0.854	4080	80.60539216	#REF!		55656	No	//		53-35-501-007	COM#- COMM LAND SQ FT	201	0	
53-35-501-019	404 ROUNDS DR	MISOF	A	12/22/2020	650000	PTA	03-ARM'S LENGTH	650000	449600	69.16923077	543600	121501		528499	462827.8509	1.142	10170	51.96647001	#REF!		107027	No	//			COM#- COMM LAND SQ FT	201	0	
				Totals:	2077500			1937026	928700		1798757			1489303	1481396.93			51.93021126	#REF!										
				0.12173972					Sale. Ratio =>	47.94463265					E.C.F. =>	1.005		Std. Deviation=>											
				#REF!					Std. Dev. =>	29.84047899					Ave. E.C.F. =>	1.004		Ave. Variance=>											

COMMERCIAL ECF ANALYSIS

ECF: COMM A 2023 1.005

Parcel Number	Street Address	ECF Area	New Ecf	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.		
REMOVED:																													
53-34-601-014	16500 SILVER PKWY	SVCCN	A	1/13/2021	1961000	WD	03-ARM'S LENGTH	1961000	573000	29.21978582	1367313	848274		1112726	569121.7105	1.955	7500	148.3634667	#REF!		782508	No	//			SLVX- SILVER PKWY & CONDOS ON PKWY	201	0	
53-34-600-003	3325 OWEN RD	RETAL	A	12/31/2020	1700000	CD	03-ARM'S LENGTH	1700000	467900	27.52352941	1104128	614810		1083190	536532.8947	2.023	6240	173.9085538	#REF!		593410	No	//			OWCOM- OWEN ROAD COMMERCIAL	201	0	
53-34-601-017	19025 SILVER PKWY	BANK	A	5/20/2021	1395000	WD	03-ARM'S LENGTH	1395000	468600	33.59139785	1262175	916724		478276	378783.9912	1.263	1760	271.7477273	#REF!		898032	No	//			SLVX- SILVER PKWY & CONDOS ON PKWY	201	0	

Parcel Number	Street Address	ECF Area	New Ecf	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-26-576-057	335 SILVER LAKE RD	RESTA	B	10/23/2020	780000	WD	03-ARM'S LENGTH	780000	353300	45.29487179	780344	196356	583644	640337.7193	0.911	3924	148.7370031	#REF!			175003	No	//		SLKR- SILVER LAKE RD WEST COMM	201	0	
53-26-582-025	502 SILVER LAKE RD	RETAL	B	2/16/2021	355000	WD	03-ARM'S LENGTH	355000	136100	38.33802817	326036	171402	183598	169554.8246	1.083	3204	57.30274657	#REF!			161910	No	//		SLKR- SILVER LAKE RD WEST COMM	201	0	
				Totals:	1135000			1135000	489400		1106380		767242	809892.5439			108.6415087	4.980527205										
				0.50298507					Sale. Ratio =>	43.11894273				E.C.F. =>	0.947		Std. Deviation=>											
				#REF!					Std. Dev. =>	4.919231303				Ave. E.C.F. =>	0.997		Ave. Variance=>								Coefficient of Var=>		#REF!	

COMMERCIAL ECF ANALYSIS

ECF: COMM B

REMOVED:	Parcel Number	Street Address	ECF Area	New Ecf	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	53-36-506-022	100 S LEROY ST	DT201	B	44166	2/27/2995	WD	03-ARM'S LENGTH	400000	166500	41.625	240257	25200	374800	235808.114	1.589	3600	104.1111111	#REF!			25200	No	//		DT201- DOWNTOWN LAND PER SQ FT	201	0
	53-36-506-024	104 S LEROY ST	DT201	B	44427	12/12/3268	WD	03-ARM'S LENGTH	500000	167800	33.56	225603	27720	472280	216976.9737	2.177	3796	124.4151739	#REF!			27720	No	//		DT201- DOWNTOWN LAND PER SQ FT	201	0

Parcel Number	Street Address	ECF Area	New Ecf	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
53-25-551-013	1492 N LEROY ST	RESTA	C	9/21/2021	655000	WD	03-ARM'S LENGTH	655000	504800	77.00763359	679521	184510	470490	542555.9211	0.867	6712	70.09698148	86.71732843			170450	No	//		NLERO- COMM NORTH OF N GRANGER	201	0		
53-25-100-005	1114 N LEROY ST	RESTA	C	10/20/2020	359000	MLC	03-ARM'S LENGTH	359000	183700	51.16991643	390037	303434	55566	94959.42982	0.585	2640	21.04772727	58.51551563	1 STORY		218015	No	//		NLERO- COMM NORTH OF N GRANGER	201	63		
53-25-100-006	1122 N LEROY ST	STPML	C	10/18/2021	455000	WD	03-ARM'S LENGTH	455000	236700	52.02197802	447502	178843	276157	294582.2368	0.937	5760	47.94392361	93.74529943			168007	No	//		NLERO- COMM NORTH OF N GRANGER	201	0		
53-25-100-016	1224 N LEROY ST	CWHSE	C	11/22/2021	278800	WD	03-ARM'S LENGTH	278800	139400	50	286544	228030	50770	64160.08772	0.791	3500	14.50571429	79.13019106			225960	No	//		NLERO- COMM NORTH OF N GRANGER	201	0		
53-25-502-003	1224 N LEROY ST	RETAL	C	11/22/2021	403200	WD	03-ARM'S LENGTH	403200	201600	50	333176	83825	319375	273411.1842	1.168	6000	53.22916667	116.811242			80801	No	//		NLERO- COMM NORTH OF N GRANGER	201	0		
53-25-551-089	221 MAIN ST	HSECV	C	5/21/2021	212500	WD	03-ARM'S LENGTH	212500	124100	58.4	215609	82467	130033	145989.0351	0.891	4423	29.39927651	89.07038801			80955	No	//		LEROY- COMM N OF SILVER S OF GRANG	201	0		
53-26-200-004	1219 N LEROY ST	MISOF	C	1/14/2021	242403	WD	03-ARM'S LENGTH	242403	106200	43.81133897	188954	80845	161558	118540.5702	1.363	1240	130.2887097	136.3892044			75614	No	//		NLERO- COMM NORTH OF N GRANGER	201	0		
								Totals:	2605903	1496100	2541143	1463949	1534198.465				52.35876564	1.095501084											
									Sale. Ratio =>	57.41196046					E.C.F. =>	0.954		Std. Deviation=>											
									Std. Dev. =>	10.75222898					Ave. E.C.F. =>	0.943		Ave. Variance=>		Coefficient of Var=>									

COMMERCIAL ECF ANALYSIS
ECF: COMM C

REMOVED:
53-25-100-084

53-25-100-084	1110 N LEROY ST	MISOF	C	44099	350000	LC	03-ARM'S LENGTH	350000	155900	44.54285714	244673	159106	190894	93823.46491	2.035	2790	68.42078853	203.4608295			156142	No	//		NLERO- COMM NORTH OF N GRANGER	201	0
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Parcel Number	Street Address	ECF Area	New Ecf	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when		Asd/Adj.	Cur.	Bldg.			Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
								Adj. Sale \$	Sold	Sale	Appraisal	Land + Yard	Residual																
53-26-100-021	715 TORREY RD	RESTA	D	8/19/2021	580000	MLC	03-ARM'S LENGTH	580000	0	0	699359	326541	253459	408791.6667	0.62001998	4449	56.96988087	62.00199776	299572	No	/	/		COM#- COMM LAND SQ FT	201	0			
53-26-552-036	859 SILVER LAKE RD	HSECV	D	5/13/2021	200000	WD	03-ARM'S LENGTH	200000	88800	44.4	213139	172279	27721	44802.63158	0.61873598	640	43.3140625	61.87359765	1.50 STORY	RENTAL	105379	No	/	/	SLLKR- SILVER LAKE RD WEST COMM	201	47		
53-26-552-036	859 SILVER LAKE RD	HSECV	D	8/24/2021	230000	PTA	29-SELLERS INTEREST IN	230000	88800	38.608696	213139	172279	57721	44802.63158	1.2883395	640	90.1890625	128.8339501	1.50 STORY	RENTAL	105379	No	/	/	SLLKR- SILVER LAKE RD WEST COMM	201	47		
53-26-555-001	1030 SILVER LAKE RD	RETAL	D	1/14/2022	625000	WD	33-TO BE DETERMINED	625000	802600	128.416	739812	255248	369752	531320.1754	0.69591184	19120	19.33849372	69.59118383			250208	No	/	/	SLLKR- SILVER LAKE RD WEST COMM	201	0		
Totals:								1635000			1635000	980200	1865449	708653	1029717.105				52.4528749		0.4								
								Sale. Ratio =>		59.95107		E.C.F. =>		0.806		Std. Deviation=>													
								Std. Dev. =>		54.091157		Ave. E.C.F. =>		0.81		Ave. Variance=>		Coefficient of Var=>		99.47553374									

COMMERCIAL ECF ANALYSIS

ECF: COMM D
2023 **.806**