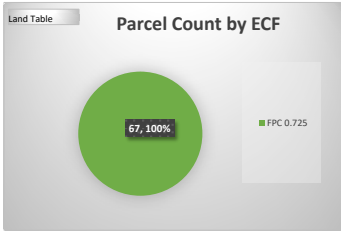


CITY OF HAZEL PARK

Land Table FPC

BSA DATABASE		SALES DATA	
Parcel Count	67	# of Sales	3
ECF Nbhhd	FPC	Sales Ratio	38.92%
Min ECF	0.725	(Land Resid.-Est. Land Value)/Est. LV	416.92%
Max ECF	0.725	Projected % Change	158.36%
Land Table LtoB	28.77%	Projected Land Table LtoB	15.92%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$7,741	\$40,015	\$20,000
MINIMUM	\$7,741	\$40,015	\$20,000
MAXIMUM	\$7,741	\$40,015	\$20,000

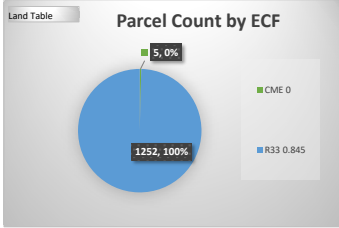


Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effe# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-25-254-002	24019 VANCE AVE	10/02/20	\$144,000	\$52,370	\$104,730	\$47,011	\$7,741	0.0	0.0	1.00	#DIV/0!	\$47,011	\$1.08		Land Table FPC	7.39%
28-25-25-254-011	24001 VANCE AVE	02/26/20	\$150,500	\$57,970	\$115,936	\$42,305	\$7,741	0.0	0.0	1.00	#DIV/0!	\$42,305	\$0.97		Land Table FPC	6.68%
28-25-25-254-009	24009 VANCE AVE	07/20/20	\$142,450	\$59,730	\$119,463	\$30,728	\$7,741	1.0	1.0	1.00	\$30,728	\$30,728	\$0.71		Land Table FPC	6.48%

CITY OF HAZEL PARK
Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	1257	# of Sales	77
ECF Nbh/d	R33, CME	Sales Ratio	37.39%
Min ECF	0.845	(Land Resid.-Est. Land Value)/Est. LV	205.98%
Max ECF	0.845	Projected % Change	48.15%
Land Table LtoB	18.71%	Projected Land Table LtoB	22.53%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$234	\$714	\$300
MINIMUM	\$197	\$603	\$200
MAXIMUM	\$270	\$826	\$400



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-36-101-023	329 E WOODRUFF AVE	11/21/19	\$35,000	\$14,090				127.3	112.5	0.31	\$275	\$112,903	\$2.59		Land Table R33	#DIV/0!
28-25-36-133-023		06/29/20	\$15,000	\$5,740				42.5	113.1	0.10	\$353	\$144,231	\$3.31		Land Table R33	#DIV/0!
28-25-36-184-033	721 E MEYERS AVE	08/22/19	\$50,000	\$24,260	\$48,512	\$21,983	\$20,495	84.5	111.5	0.21	\$260	\$107,234	\$2.46		Land Table R33	42.25%
28-25-36-284-006	1446 E MEYERS AVE	10/07/19	\$74,400	\$22,050	\$44,092	\$43,422	\$13,114	48.6	147.4	0.14	\$894	\$321,644	\$7.38		Land Table R33	29.74%
28-25-36-277-014	1836 E PEARL AVE	11/09/20	\$30,000	\$21,980	\$43,959	(\$2,632)	\$11,327	42.0	110.0	0.10	(\$63)	(\$26,059)	(\$0.60)		Land Table R33	25.77%
28-25-36-285-012	1820 E MEYERS AVE	10/13/20	\$47,500	\$26,120	\$52,247	\$8,676	\$13,423	49.7	154.5	0.14	\$175	\$61,099	\$1.40		Land Table R33	25.69%
28-25-36-252-032	1321 E HARRY AVE	07/09/20	\$55,000	\$23,600	\$47,202	\$19,863	\$12,065	44.7	124.8	0.12	\$445	\$172,722	\$3.97		Land Table R33	25.56%
28-25-36-284-017	1552 E MEYERS AVE	07/31/20	\$55,000	\$26,760	\$53,526	\$14,689	\$13,215	48.9	149.7	0.14	\$300	\$107,219	\$2.46		Land Table R33	24.69%
28-25-36-253-027	1227 E GRANET AVE	03/11/20	\$50,000	\$24,090	\$48,179	\$13,225	\$11,404	42.2	111.5	0.10	\$313	\$129,657	\$2.98		Land Table R33	23.67%
28-25-36-278-042	1545 E HARRY AVE	11/16/20	\$78,900	\$26,190	\$52,374	\$38,642	\$12,116	44.9	125.8	0.12	\$861	\$333,121	\$7.65		Land Table R33	23.13%
28-25-36-278-040	1529 E HARRY AVE	08/04/20	\$45,000	\$26,500	\$53,003	\$4,108	\$12,111	44.9	125.8	0.12	\$92	\$35,722	\$0.82		Land Table R33	22.85%
28-25-36-202-013	1304 E GOULSON AVE	11/22/19	\$65,000	\$28,030	\$56,061	\$21,639	\$12,700	47.0	112.5	0.12	\$460	\$188,165	\$4.32		Land Table R33	22.65%
28-25-36-280-046	1569 E GRANET AVE	12/04/20	\$84,000	\$25,370	\$50,737	\$44,666	\$11,403	42.2	111.5	0.10	\$1,058	\$437,902	\$10.05		Land Table R33	22.47%
28-25-36-282-051	1637 E MEYERS AVE	07/17/20	\$95,000	\$25,390	\$50,784	\$55,619	\$11,403	42.2	111.5	0.10	\$1,317	\$545,284	\$12.52		Land Table R33	22.45%
28-25-36-130-051	825 E ROBERT AVE	07/09/20	\$125,000	\$33,470	\$66,942	\$72,955	\$14,897	56.0	112.5	0.14	\$1,303	\$536,434	\$12.31		Land Table R33	22.25%
28-25-36-282-019	1568 E GRANET AVE	04/30/20	\$77,000	\$25,860	\$51,712	\$36,691	\$11,403	42.2	111.5	0.10	\$869	\$359,716	\$8.26		Land Table R33	22.05%
28-25-36-284-011	1504 E MEYERS AVE	11/11/20	\$60,000	\$30,160	\$60,326	\$12,835	\$13,161	48.7	148.5	0.14	\$263	\$94,375	\$2.17		Land Table R33	21.82%
28-25-36-227-048	1597 E GOULSON AVE	06/03/20	\$70,905	\$40,120	\$80,243	\$7,849	\$17,187	67.6	112.5	0.17	\$116	\$47,570	\$1.09		Land Table R33	21.42%
28-25-36-178-011	968 E PEARL AVE	06/29/20	\$100,000	\$27,210	\$54,425	\$56,979	\$11,404	42.2	111.5	0.10	\$1,349	\$558,618	\$12.82		Land Table R33	20.95%
28-25-36-251-017	1338 E PEARL AVE	05/13/19	\$68,000	\$36,240	\$72,481	\$10,649	\$15,130	57.4	110.0	0.14	\$186	\$77,167	\$1.77		Land Table R33	20.87%
28-25-36-187-011	1030 E MEYERS AVE	08/08/19	\$70,000	\$31,250	\$62,501	\$20,389	\$12,890	47.7	142.4	0.13	\$427	\$155,641	\$3.57		Land Table R33	20.62%
28-25-36-253-003	1122 E HARRY AVE	07/20/20	\$73,000	\$27,850	\$55,704	\$28,790	\$11,404	42.2	111.5	0.10	\$680	\$281,373	\$6.46		Land Table R33	20.47%
28-25-36-282-014	1528 E GRANET AVE	06/18/20	\$75,000	\$28,710	\$57,424	\$28,979	\$11,403	42.2	111.5	0.10	\$686	\$284,108	\$6.52		Land Table R33	19.86%
28-25-36-152-022	561 E JARVIS AVE	03/28/19	\$49,900	\$29,180	\$58,350	\$3,132	\$11,582	42.9	115.0	0.11	\$73	\$29,547	\$0.68		Land Table R33	19.85%
28-25-36-232-013	1818 E GOULSON AVE	07/22/20	\$143,500	\$36,140	\$72,287	\$85,289	\$14,076	52.1	221.9	0.18	\$1,636	\$479,152	\$11.00		Land Table R33	19.47%
28-25-36-229-041	1521 E PEARL AVE	05/07/20	\$40,750	\$29,610	\$59,214	(\$7,060)	\$11,404	42.2	111.5	0.10	(\$167)	(\$69,216)	(\$1.59)		Land Table R33	19.26%
28-25-36-229-036	1643 E PEARL AVE	02/28/19	\$103,000	\$45,190	\$90,386	\$29,989	\$17,375	68.6	111.5	0.17	\$437	\$180,657	\$4.15		Land Table R33	19.22%
28-25-36-285-009	1768 E MEYERS AVE	12/13/19	\$70,000	\$35,460	\$70,926	\$12,470	\$13,396	49.6	153.9	0.14	\$251	\$88,440	\$2.03		Land Table R33	18.89%
28-25-36-285-009	1768 E MEYERS AVE	08/31/20	\$140,000	\$35,460	\$70,926	\$82,470	\$13,396	49.6	153.9	0.14	\$1,662	\$584,894	\$13.43		Land Table R33	18.89%
28-25-36-158-022	621 E MEYERS AVE	12/17/20	\$58,000	\$30,340	\$60,672	\$8,732	\$11,404	42.2	111.5	0.10	\$207	\$85,608	\$1.97		Land Table R33	18.80%
28-25-36-158-022	621 E MEYERS AVE	12/18/20	\$77,000	\$30,340	\$60,672	\$27,732	\$11,404	42.2	111.5	0.10	\$657	\$271,882	\$6.24		Land Table R33	18.80%
28-25-36-103-041	439 E OTIS AVE	08/14/20	\$135,000	\$43,300	\$86,598	\$64,601	\$16,199	62.6	112.5	0.15	\$1,032	\$425,007	\$9.76		Land Table R33	18.71%
28-25-36-202-030	1108 E GOULSON AVE	08/14/20	\$109,000	\$32,780	\$65,562	\$55,566	\$12,128	44.9	112.5	0.11	\$1,237	\$509,780	\$11.70		Land Table R33	18.50%
28-25-36-280-045	1561 E GRANET AVE	03/03/20	\$58,000	\$30,870	\$61,746	\$7,657	\$11,403	42.2	111.5	0.10	\$181	\$75,069	\$1.72		Land Table R33	18.47%
28-25-36-280-045	1561 E GRANET AVE	06/26/20	\$117,000	\$30,870	\$61,746	\$66,657	\$11,403	42.2	111.5	0.10	\$1,578	\$653,500	\$15.00		Land Table R33	18.47%
28-25-36-285-001	1704 E MEYERS AVE	09/18/20	\$135,000	\$43,060	\$86,124	\$64,530	\$15,654	58.0	152.2	0.16	\$1,113	\$393,476	\$9.03		Land Table R33	18.18%
28-25-36-102-054	336 E WOODRUFF AVE	02/27/20	\$95,000	\$57,270	\$114,542	\$1,045	\$20,587	84.9	112.5	0.21	\$12	\$5,048	\$0.12		Land Table R33	17.97%
28-25-36-151-027	313 E JARVIS AVE	09/03/20	\$87,000	\$31,740	\$63,481	\$34,923	\$11,404	42.2	111.5	0.10	\$827	\$342,382	\$7.86		Land Table R33	17.96%
28-25-36-282-042	1545 E MEYERS AVE	02/07/19	\$52,500	\$32,040	\$64,081	(\$1,78)	\$11,403	42.2	111.5	0.10	(\$4)	(\$1,745)	(\$0.04)		Land Table R33	17.79%
28-25-36-282-042	1545 E MEYERS AVE	08/23/19	\$111,000	\$32,040	\$64,081	\$58,322	\$11,403	42.2	111.5	0.10	\$1,381	\$571,784	\$13.13		Land Table R33	17.79%
28-25-36-130-041	661 E ROBERT AVE	08/06/19	\$65,000	\$32,250	\$64,493	\$11,962	\$11,455	42.4	112.5	0.10	\$282	\$116,136	\$2.67		Land Table R33	17.76%
28-25-36-153-024	438 E JARVIS AVE	12/09/19	\$85,000	\$40,880	\$81,758	\$17,497	\$14,255	52.8	111.5	0.13	\$331	\$136,695	\$3.14		Land Table R33	17.44%
28-25-36-278-024	1628 E JARVIS AVE	09/02/20	\$112,000	\$30,770	\$61,533	\$61,160	\$10,693	39.6	98.0	0.09	\$1,544	\$679,556	\$15.60		Land Table R33	17.38%
28-25-36-133-010	986 E ROBERT AVE	09/03/20	\$132,000	\$33,510	\$67,026	\$76,404	\$11,430	42.3	112.0	0.10	\$1,805	\$741,786	\$17.03		Land Table R33	17.05%
28-25-36-232-007	1740 E GOULSON AVE	04/14/20	\$135,000	\$41,820	\$83,645	\$65,436	\$14,081	52.2	222.0	0.18	\$1,255	\$367,618	\$8.44		Land Table R33	16.83%
28-25-36-103-013	304 E GOULSON AVE	12/04/20	\$75,000	\$34,050	\$68,091	\$18,364	\$11,455	42.4	112.5	0.10	\$433	\$178,291	\$4.09		Land Table R33	16.82%
28-25-36-151-037	439 E JARVIS AVE	10/23/20	\$167,000	\$42,700	\$85,397	\$95,858	\$14,255	52.8	111.5	0.13	\$1,816	\$748,891	\$17.19		Land Table R33	16.69%
28-25-36-232-002	1712 E GOULSON AVE	11/17/20	\$84,000	\$30,470	\$60,935	\$33,231	\$10,166	37.7	112.5	0.09	\$883	\$361,207	\$8.29		Land Table R33	16.68%
28-25-36-159-007	304 E MEYERS AVE	02/28/19	\$80,000	\$37,630	\$75,269	\$17,145	\$12,414	46.0	132.1	0.12	\$373	\$141,694	\$3.25		Land Table R33	16.49%
28-25-36-131-016	1034 E OTIS AVE	05/29/20	\$100,000	\$35,030	\$70,057	\$41,398	\$11,455	42.4	112.5	0.10	\$976	\$401,922	\$9.23		Land Table R33	16.35%
28-25-36-156-008	558 E HARRY AVE	07/31/20	\$120,000	\$35,270	\$70,548	\$60,856	\$11,404	42.2	111.5	0.10	\$1,441	\$596,627	\$13.70		Land Table R33	16.16%
28-25-36-153-010	36 E JARVIS AVE	12/01/20	\$140,000	\$36,170	\$72,338	\$79,066	\$11,404	42.2	111.5	0.10	\$1,872	\$775,157	\$17.80		Land Table R33	15.76%
28-25-36-178-022	953 E JARVIS AVE	11/17/20	\$127,500	\$36,220	\$72,449	\$66,455	\$11,404	42.2	111.5	0.10	\$1,573	\$651,520	\$14.96		Land Table R33	15.74%
28-25-36-158-024	637 E MEYERS AVE	06/07/19	\$82,420	\$36,510	\$73,015	\$20,809	\$11,404	42.2	111.5	0.10	\$493	\$204,010	\$4.68		Land Table R33	15.62%
28-25-36-158-024	637 E MEYERS AVE	08/05/20	\$110,000	\$36,510	\$73,015	\$48,389	\$11,404	42.2	111.5	0.10	\$1,146	\$474,402	\$10.89		Land Table R33	15.62%
28-25-36-183-013	1036 E HARRY AVE	11/15/19	\$75,000	\$36,740	\$73,485	\$12,919	\$11,404	42.2	111.5	0.10	\$306	\$126,657	\$2.91		Land Table R33	15.52%

CITY OF HAZEL PARK

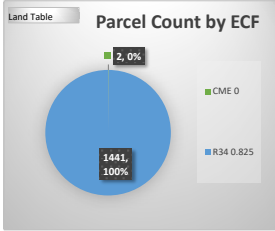
Land Table R33

Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-36-281-017	1715 E GRANET AVE	07/30/20	\$55,000	\$36,930	\$73,865	(\$7,462)	\$11,403	42.2	111.5	0.10	(\$177)	(\$73,157)	(\$1.68)		Land Table R33	15.44%
28-25-36-153-032	329 E HARRY AVE	06/04/19	\$89,000	\$37,460	\$74,917	\$25,487	\$11,404	42.2	111.5	0.10	\$603	\$249,873	\$5.74		Land Table R33	15.22%
28-25-36-280-004	1432 E HARRY AVE	04/24/20	\$115,000	\$37,560	\$75,121	\$51,282	\$11,403	42.2	111.5	0.10	\$1,214	\$502,765	\$11.54		Land Table R33	15.18%
28-25-36-228-024	1620 E GOULSON AVE	03/20/20	\$120,000	\$54,200	\$108,398	\$27,706	\$16,104	59.6	222.3	0.20	\$465	\$135,814	\$3.12		Land Table R33	14.86%
28-25-36-283-002	1712 E GRANET AVE	12/30/20	\$139,900	\$38,430	\$74,864	\$74,439	\$11,403	42.2	111.5	0.10	\$1,763	\$729,794	\$16.75		Land Table R33	14.84%
28-25-36-156-013	640 E HARRY AVE	05/27/20	\$65,000	\$39,160	\$78,317	(\$1,913)	\$11,404	42.2	111.5	0.10	(\$45)	(\$18,755)	(\$0.43)		Land Table R33	14.56%
28-25-36-154-028	645 E HARRY AVE	05/11/20	\$94,000	\$40,480	\$80,967	\$24,615	\$11,582	42.9	115.0	0.11	\$574	\$232,217	\$5.33		Land Table R33	14.30%
28-25-36-201-026	1313 E GOULSON AVE	02/28/19	\$59,000	\$41,050	\$82,104	(\$11,649)	\$11,455	42.4	112.5	0.10	(\$275)	(\$113,097)	(\$2.60)		Land Table R33	13.95%
28-25-36-282-035	1471 E MEYERS AVE	08/14/20	\$120,000	\$41,380	\$82,767	\$48,636	\$11,403	42.2	111.5	0.10	\$1,152	\$476,824	\$10.95		Land Table R33	13.78%
28-25-36-102-031	321 E GOULSON AVE	09/17/20	\$166,000	\$42,350	\$84,695	\$92,760	\$11,455	42.4	112.5	0.10	\$2,186	\$900,583	\$20.67		Land Table R33	13.53%
28-25-36-158-004	532 E GRANET AVE	07/14/20	\$179,900	\$46,370	\$92,749	\$98,555	\$11,404	42.2	111.5	0.10	\$2,333	\$966,225	\$22.18		Land Table R33	12.30%
28-25-36-285-006	1744 E MEYERS AVE	09/03/19	\$128,000	\$54,440	\$108,882	\$32,486	\$13,368	49.5	153.2	0.14	\$656	\$230,397	\$5.29		Land Table R33	12.28%
28-25-36-127-023	1003 E WOODRUFF AVE	10/26/20	\$158,000	\$46,990	\$93,983	\$75,472	\$11,455	42.4	112.5	0.10	\$1,779	\$732,738	\$16.82		Land Table R33	12.19%
28-25-36-157-041	39 E MEYERS AVE	03/26/20	\$137,000	\$64,710	\$129,426	\$23,255	\$15,681	58.1	111.5	0.14	\$400	\$164,929	\$3.79		Land Table R33	12.12%
28-25-36-154-021	551 E HARRY AVE	09/25/20	\$136,000	\$48,210	\$96,414	\$50,990	\$11,404	42.2	111.5	0.10	\$1,207	\$499,902	\$11.48		Land Table R33	11.83%
28-25-36-203-033	1233 E PEARL AVE	06/18/20	\$225,000	\$86,840	\$173,681	\$71,815	\$20,496	84.5	111.5	0.21	\$850	\$350,217	\$8.04		Land Table R33	11.80%
28-25-36-133-026	1025 E PEARL AVE	11/06/20	\$200,000	\$61,230	\$122,461	\$89,031	\$11,492	42.6	113.2	0.10	\$2,092	\$856,067	\$19.65		Land Table R33	9.38%
28-25-36-231-034	1726 E WOODRUFF AVE	12/23/20	\$211,000	\$72,250	\$144,495	\$78,819	\$12,314	45.6	112.5	0.11	\$1,728	\$710,081	\$16.30		Land Table R33	8.52%
28-25-36-281-021	1755 E GRANET AVE	10/23/20	\$144,000	\$66,930	\$133,861	\$21,542	\$11,403	42.2	111.5	0.10	\$510	\$211,196	\$4.85		Land Table R33	8.52%
28-25-36-103-024	438 E GOULSON AVE	06/23/20	\$285,900	\$101,990	\$203,978	\$98,121	\$16,199	62.6	112.5	0.15	\$1,568	\$645,533	\$14.82		Land Table R33	7.94%
28-25-36-276-033	1445 E JARVIS AVE	09/18/20	\$240,000	\$88,070	\$176,134	\$75,245	\$11,379	42.1	111.0	0.10	\$1,785	\$737,696	\$16.94		Land Table R33	6.46%

CITY OF HAZEL PARK
Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	1443	# of Sales	104
ECF Nbhhd	R34, CME	Sales Ratio	38.80%
Min ECF	0.825	(Land Resid.-Est. Land Value)/Est. LV	195.38%
Max ECF	0.825	Projected % Change	64.61%
Land Table LtoB	17.92%	Projected Land Table LtoB	22.27%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$198	\$583	\$300
MINIMUM	\$152	\$449	\$200
MAXIMUM	\$243	\$718	\$400



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmt#	Cur# Appraisal	Land Residual	Est# Land Value	Effe# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-36-358-016		09/06/19	\$8,000	\$3,780				31.1	107.5	0.07	\$257	\$108,108	\$2.48		Land Table R34	#DIV/0!
28-25-36-404-044	1317 E ELZA AVE	05/13/19	\$9,900	\$7,100				62.4	108.0	0.15	\$159	\$66,443	\$1.53		Land Table R34	#DIV/0!
28-25-36-452-028	1239 E HAYES AVE	06/20/19	\$16,250	\$5,050				41.6	108.0	0.10	\$391	\$164,141	\$3.77		Land Table R34	#DIV/0!
28-25-36-304-032	550 E MADGE AVE	11/25/20	\$54,000	\$14,640	\$29,288	\$38,552	\$13,840	60.7	102.5	0.14	\$635	\$273,418	\$6.28		Land Table R34	47.25%
28-25-36-432-007	1776 E ELZA AVE	04/19/19	\$85,000	\$39,810	\$79,622	\$38,123	\$32,745	156.8	384.0	0.71	\$243	\$54,075	\$1.24		Land Table R34	41.13%
28-25-36-309-040	356 E ELZA AVE	10/25/19	\$48,000	\$29,680	\$59,351	\$7,550	\$18,901	93.3	107.5	0.22	\$81	\$34,009	\$0.78		Land Table R34	31.85%
28-25-36-453-036	1107 E GEORGE AVE	11/02/20	\$59,000	\$32,610	\$65,219	\$14,363	\$20,582	104.3	108.0	0.25	\$138	\$57,683	\$1.32		Land Table R34	31.56%
28-25-36-431-026	1759 E ELZA AVE	01/27/20	\$112,500	\$45,740	\$91,473	\$49,097	\$28,070	134.4	282.2	0.52	\$365	\$94,782	\$2.18		Land Table R34	30.69%
28-25-36-426-005	1557 E MADGE AVE	04/14/20	\$75,000	\$19,510	\$39,019	\$46,134	\$10,153	41.8	109.1	0.10	\$1,104	\$461,340	\$10.59		Land Table R34	26.02%
28-25-36-377-002	21030 CALEDONIA	09/12/19	\$35,113	\$23,120	\$46,245	\$543	\$11,675	48.0	114.0	0.12	\$11	\$4,602	\$0.11		Land Table R34	25.25%
28-25-36-427-005	1564 E MADGE AVE	03/26/20	\$47,000	\$21,310	\$42,623	\$14,478	\$10,101	41.6	108.0	0.10	\$348	\$146,242	\$3.36		Land Table R34	23.70%
28-25-36-357-026	47 E MUIR AVE	10/03/19	\$39,000	\$24,500	\$49,007	\$928	\$10,935	45.0	100.0	0.10	\$21	\$9,010	\$0.21		Land Table R34	22.31%
28-25-36-310-033	21221 CALEDONIA AVE	07/07/20	\$71,000	\$35,240	\$70,486	\$16,187	\$15,673	69.5	125.8	0.18	\$233	\$90,430	\$2.08		Land Table R34	22.24%
28-25-36-353-045	316 E MILTON AVE	08/28/20	\$124,900	\$31,900	\$63,809	\$75,264	\$14,173	62.2	107.5	0.15	\$1,210	\$508,541	\$11.67		Land Table R34	22.21%
28-25-36-431-003	1722 E EVELYN AVE	03/11/20	\$37,000	\$22,380	\$44,752	\$2,186	\$9,938	40.9	104.5	0.10	\$53	\$22,771	\$0.52		Land Table R34	22.21%
28-25-36-431-003	1722 E EVELYN AVE	07/17/20	\$69,000	\$22,380	\$44,752	\$34,186	\$9,938	40.9	104.5	0.10	\$836	\$356,104	\$8.18		Land Table R34	22.21%
28-25-36-410-025	1419 E BERNHARD AVE	07/31/20	\$58,000	\$38,530	\$77,055	(\$2,005)	\$17,050	81.1	108.0	0.19	(\$25)	(\$10,389)	(\$0.24)		Land Table R34	22.13%
28-25-36-356-036	537 E GEORGE AVE	10/08/20	\$67,000	\$42,820	\$85,630	\$271	\$18,901	93.3	107.5	0.22	\$3	\$1,221	\$0.03		Land Table R34	22.07%
28-25-36-452-014	1308 E MILTON AVE	10/09/19	\$48,500	\$23,380	\$46,750	\$11,851	\$10,101	41.6	108.0	0.10	\$285	\$119,707	\$2.75		Land Table R34	21.61%
28-25-36-481-023	1771 E GEORGE AVE	09/04/20	\$79,000	\$23,380	\$46,767	\$42,334	\$10,101	41.6	108.0	0.10	\$1,018	\$427,616	\$9.82		Land Table R34	21.60%
28-25-36-331-008	1009 E MADGE AVE	06/04/19	\$123,100	\$34,540	\$69,079	\$68,688	\$14,667	68.7	86.2	0.15	\$1,000	\$470,466	\$10.80		Land Table R34	21.23%
28-25-36-355-008	50 E HAYES AVE	05/27/20	\$59,900	\$17,530	\$35,058	\$32,132	\$7,290	30.0	100.0	0.07	\$1,071	\$465,681	\$10.69		Land Table R34	20.79%
28-25-36-478-013	1512 E GEORGE AVE	06/18/19	\$75,000	\$33,100	\$66,201	\$22,432	\$13,633	58.6	108.0	0.14	\$383	\$160,229	\$3.68		Land Table R34	20.59%
28-25-36-478-013	1512 E GEORGE AVE	09/11/20	\$85,000	\$33,100	\$66,201	\$32,432	\$13,633	58.6	108.0	0.14	\$554	\$231,657	\$5.32		Land Table R34	20.59%
28-25-36-477-009	1466 E HAYES AVE	08/31/20	\$80,000	\$24,420	\$48,849	\$41,000	\$9,849	40.5	108.0	0.10	\$1,012	\$422,680	\$9.70		Land Table R34	20.16%
28-25-36-358-031	557 E MUIR AVE	08/05/19	\$79,000	\$35,500	\$71,008	\$22,165	\$14,173	62.2	107.5	0.15	\$356	\$149,764	\$3.44		Land Table R34	19.96%
28-25-36-331-011	1041 E MADGE AVE	09/30/20	\$70,000	\$23,510	\$47,022	\$32,268	\$9,290	38.2	86.7	0.08	\$844	\$393,512	\$9.03		Land Table R34	19.76%
28-25-36-352-026	575 E MILTON AVE	06/08/19	\$25,000	\$19,140	\$38,273	(\$5,715)	\$7,558	31.1	107.5	0.07	(\$184)	(\$77,230)	(\$1.77)		Land Table R34	19.75%
28-25-36-403-002	1116 E EVELYN AVE	07/08/19	\$87,000	\$25,850	\$51,700	\$45,401	\$10,101	41.6	108.0	0.10	\$1,092	\$458,596	\$10.53		Land Table R34	19.54%
28-25-36-307-027	349 E ELZA AVE	10/16/20	\$77,000	\$36,860	\$73,713	\$17,460	\$14,173	62.2	107.5	0.15	\$281	\$117,973	\$2.71		Land Table R34	19.23%
28-25-36-381-017	1033 E MILTON AVE	11/20/20	\$84,000	\$24,480	\$48,950	\$44,372	\$9,322	38.4	107.5	0.09	\$1,157	\$487,604	\$11.19		Land Table R34	19.04%
28-25-36-480-005	1736 E MILTON AVE	02/18/19	\$35,000	\$26,720	\$53,447	(\$8,346)	\$10,101	41.6	108.0	0.10	(\$201)	(\$84,303)	(\$1.94)		Land Table R34	18.90%
28-25-36-477-029	1421 E GEORGE AVE	04/16/20	\$68,700	\$26,440	\$52,883	\$25,666	\$9,849	40.5	108.0	0.10	\$633	\$264,598	\$6.07		Land Table R34	18.62%
28-25-36-453-017	1334 E HAYES AVE	10/22/20	\$72,000	\$34,900	\$69,799	\$14,828	\$12,627	52.0	108.0	0.12	\$285	\$119,581	\$2.75		Land Table R34	18.09%
28-25-36-304-027	21531 CALEDONIA AVE	10/02/20	\$122,000	\$30,910	\$61,817	\$71,327	\$11,144	45.9	131.4	0.12	\$1,555	\$589,479	\$13.53		Land Table R34	18.03%
28-25-36-432-025	1777 E MILTON AVE	04/24/19	\$68,000	\$28,320	\$56,632	\$21,469	\$10,101	41.6	108.0	0.10	\$516	\$216,859	\$4.98		Land Table R34	17.84%
28-25-36-377-004	21014 CALEDONIA AVE	07/12/19	\$83,000	\$33,270	\$66,530	\$28,145	\$11,675	48.0	114.0	0.12	\$586	\$238,517	\$5.48		Land Table R34	17.55%
28-25-36-402-006	1146 E MADGE AVE	09/11/20	\$105,000	\$28,810	\$57,616	\$57,485	\$10,101	41.6	108.0	0.10	\$1,383	\$580,657	\$13.33		Land Table R34	17.53%
28-25-36-405-013	1308 E ELZA	12/02/20	\$75,200	\$28,820	\$57,634	\$27,667	\$10,101	41.6	108.0	0.10	\$666	\$279,465	\$6.42		Land Table R34	17.53%
28-25-36-305-044	307 E MAXLOW AVE	07/15/20	\$170,000	\$60,890	\$121,776	\$69,489	\$21,265	108.9	107.5	0.26	\$638	\$268,297	\$6.16		Land Table R34	17.46%
28-25-36-351-057	45 E MILTON AVE	04/08/20	\$145,000	\$40,600	\$81,195	\$77,978	\$14,173	62.2	107.5	0.15	\$1,253	\$526,878	\$12.10		Land Table R34	17.46%
28-25-36-351-010	50 E BERNHARD AVE	10/22/20	\$87,000	\$22,000	\$44,001	\$50,557	\$7,558	31.1	107.5	0.07	\$1,625	\$683,203	\$15.68		Land Table R34	17.18%
28-25-36-478-018	1558 E GEORGE AVE	09/14/20	\$70,000	\$29,540	\$59,083	\$21,018	\$10,101	41.6	108.0	0.10	\$506	\$212,303	\$4.87		Land Table R34	17.10%
28-25-36-452-003	1124 E MILTON AVE	10/22/20	\$112,020	\$29,620	\$59,237	\$62,884	\$10,101	41.6	108.0	0.10	\$1,513	\$635,192	\$14.58		Land Table R34	17.05%
28-25-36-307-023	315 E ELZA AVE	11/26/19	\$80,000	\$37,050	\$74,103	\$18,494	\$12,597	51.8	107.5	0.12	\$357	\$150,358	\$3.45		Land Table R34	17.00%
28-25-36-307-023	315 E ELZA AVE	06/12/20	\$135,000	\$37,050	\$74,103	\$73,494	\$12,597	51.8	107.5	0.12	\$1,418	\$597,512	\$13.72		Land Table R34	17.00%
28-25-36-406-013	1513 E MADGE AVE	08/21/20	\$88,000	\$29,200	\$58,404	\$39,475	\$9,719	40.7	108.7	0.10	\$971	\$406,959	\$9.34		Land Table R34	16.91%
28-25-36-357-023	436 E GEORGE	10/25/19	\$61,000	\$47,220	\$94,441	(\$17,491)	\$15,950	75.0	100.0	0.17	(\$233)	(\$101,692)	(\$2.33)		Land Table R34	16.89%
28-25-36-352-013	616 E BERNHARD AVE	12/01/20	\$75,000	\$22,640	\$45,270	\$37,288	\$7,558	31.1	107.5	0.07	\$1,199	\$503,892	\$11.57		Land Table R34	16.70%
28-25-36-453-012	1244 E HAYES AVE	12/26/19	\$41,650	\$30,440	\$60,873	(\$9,122)	\$10,101	41.6	108.0	0.10	(\$219)	(\$92,141)	(\$2.12)		Land Table R34	16.59%
28-25-36-453-012	1244 E HAYES AVE	08/07/20	\$99,000	\$30,440	\$60,873	\$48,228	\$10,101	41.6	108.0	0.10	\$1,160	\$487,152	\$11.18		Land Table R34	16.59%
28-25-36-456-025	1505 E MILTON AVE	03/26/19	\$52,000	\$29,900	\$59,796	\$2,053	\$9,849	40.5	108.0	0.10	\$51	\$21,165	\$0.49		Land Table R34	16.47%
28-25-36-427-008	1612 E MADGE AVE	10/09/20	\$90,000	\$30,730	\$61,461	\$38,640	\$10,101	41.6	108.0	0.10	\$930	\$390,303	\$8.96		Land Table R34	16.43%
28-25-36-305-021	27 E MAXLOW AVE	06/23/20	\$72,000	\$23,310	\$46,627	\$32,931	\$7,558	31.1	107.5	0.07	\$1,059	\$445,014	\$10.22		Land Table R34	16.21%
28-25-36-426-007	1571 E MADGE AVE	06/25/20	\$96,000	\$31,350	\$62,705	\$43,456	\$10,161	41.8	109.3	0.10	\$1,039	\$434,560	\$9.98		Land Table R34	16.20%
28-25-36-427-007	1604 E MADGE AVE	07/07/20	\$115,000	\$31,250	\$62,505	\$62,596	\$10,101	41.6	108.0	0.10	\$1,506	\$632,283	\$14.52		Land Table R34	16.16%

CITY OF HAZEL PARK

Land Table R34

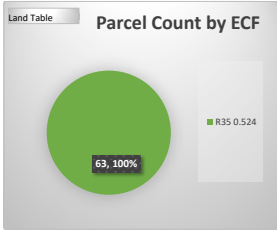
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-36-451-012	1300 E BERNHARD AVE	01/03/20	\$77,792	\$31,670	\$63,346	\$24,547	\$10,101	41.6	108.0	0.10	\$591	\$247,949	\$5.69		Land Table R34	15.95%
28-25-36-407-011	1482 E MADGE AVE	07/08/19	\$106,000	\$31,340	\$62,684	\$53,165	\$9,849	40.5	108.0	0.10	\$1,312	\$548,093	\$12.58		Land Table R34	15.71%
28-25-36-330-008	752 E ELZA AVE	04/26/19	\$80,500	\$32,190	\$64,374	\$26,204	\$10,078	41.5	107.5	0.10	\$632	\$264,687	\$6.08		Land Table R34	15.66%
28-25-36-480-015	1836 E MILTON AVE	01/02/19	\$76,000	\$38,900	\$77,806	\$10,316	\$12,122	49.9	108.0	0.12	\$207	\$86,689	\$1.99		Land Table R34	15.58%
28-25-36-307-022	305 E ELZA AVE	07/17/20	\$125,000	\$32,850	\$65,705	\$69,373	\$10,078	41.5	107.5	0.10	\$1,673	\$700,737	\$16.09		Land Table R34	15.34%
28-25-36-454-019	1133 E MILUR AVE	07/10/20	\$64,000	\$32,930	\$65,864	\$8,237	\$10,101	41.6	108.0	0.10	\$198	\$83,202	\$1.91		Land Table R34	15.34%
28-25-36-408-006	1444 E EVELYN AVE	06/06/19	\$50,000	\$32,320	\$64,649	(\$4,800)	\$9,849	40.5	108.0	0.10	(\$118)	(\$49,485)	(\$1.14)		Land Table R34	15.23%
28-25-36-332-018	1003 E EVELYN	11/01/19	\$75,000	\$30,660	\$61,322	\$23,000	\$9,322	38.4	107.5	0.09	\$600	\$252,747	\$5.80		Land Table R34	15.20%
28-25-36-454-010	1224 E GEORGE AVE	09/10/19	\$60,000	\$33,550	\$67,093	\$3,008	\$10,101	41.6	108.0	0.10	\$72	\$30,384	\$0.70		Land Table R34	15.06%
28-25-36-478-017	1550 E GEORGE	07/24/20	\$95,000	\$33,920	\$67,842	\$37,259	\$10,101	41.6	108.0	0.10	\$896	\$376,354	\$8.64		Land Table R34	14.89%
28-25-36-379-022	827 E MUIR AVE	02/05/19	\$55,000	\$32,280	\$64,550	\$24	\$9,574	39.4	107.5	0.09	\$1	\$255	\$0.01		Land Table R34	14.83%
28-25-36-407-017	1429 E EVELYN AVE	09/13/19	\$75,000	\$33,580	\$67,156	\$17,693	\$9,849	40.5	108.0	0.10	\$437	\$182,402	\$4.19		Land Table R34	14.67%
28-25-36-305-014	348 E EVELYN AVE	08/28/20	\$160,000	\$48,380	\$96,754	\$77,419	\$14,173	62.2	107.5	0.15	\$1,244	\$523,101	\$12.01		Land Table R34	14.65%
28-25-36-453-030	1301 E GEORGE AVE	12/04/20	\$115,000	\$34,600	\$68,192	\$55,909	\$10,101	41.6	108.0	0.10	\$1,345	\$564,737	\$12.96		Land Table R34	14.60%
28-25-36-428-003	1538 E EVELYN AVE	10/09/20	\$98,000	\$35,450	\$70,903	\$37,016	\$9,919	40.8	104.1	0.10	\$907	\$385,583	\$8.85		Land Table R34	13.99%
28-25-36-456-018	1437 E MILTON AVE	03/29/19	\$65,000	\$35,290	\$70,574	\$4,275	\$9,849	40.5	108.0	0.10	\$105	\$44,072	\$1.01		Land Table R34	13.96%
28-25-36-430-017	1723 E EVELYN AVE	06/25/20	\$94,000	\$36,240	\$72,489	\$33,612	\$10,101	41.6	108.0	0.10	\$760	\$319,313	\$7.33		Land Table R34	13.93%
28-25-36-384-019	1011 E MILUR AVE	12/10/20	\$131,100	\$33,630	\$67,257	\$73,165	\$9,322	38.4	107.5	0.09	\$1,907	\$804,011	\$18.46		Land Table R34	13.86%
28-25-36-478-059	1637 E MUIR AVE	10/06/20	\$125,000	\$36,790	\$73,572	\$61,529	\$10,101	41.6	108.0	0.10	\$1,480	\$621,505	\$14.27		Land Table R34	13.73%
28-25-36-333-010	966 E EVELYN AVE	05/29/20	\$63,000	\$34,000	\$68,002	\$4,320	\$9,322	38.4	107.5	0.09	\$113	\$47,473	\$1.09		Land Table R34	13.71%
28-25-36-428-002	1530 E EVELYN AVE	08/20/19	\$88,000	\$36,740	\$73,482	\$24,435	\$9,917	40.8	104.1	0.10	\$599	\$254,531	\$5.84		Land Table R34	13.50%
28-25-36-431-048	21440 MERRILL AVE	10/16/20	\$110,000	\$52,760	\$105,521	\$18,318	\$13,839	58.3	126.3	0.15	\$314	\$122,120	\$2.80		Land Table R34	13.11%
28-25-36-329-017	805 E ELZA AVE	03/08/19	\$66,523	\$38,570	\$77,149	(\$548)	\$10,078	41.5	107.5	0.10	(\$13)	(\$5,535)	(\$0.13)		Land Table R34	13.06%
28-25-36-480-014	1828 E MILTON AVE	07/10/19	\$85,000	\$38,720	\$77,448	\$17,653	\$10,101	41.6	108.0	0.10	\$425	\$178,313	\$4.09		Land Table R34	13.04%
28-25-36-308-016	527 E ELZA AVE	08/25/20	\$87,000	\$29,130	\$58,261	\$36,297	\$7,558	31.1	107.5	0.07	\$1,167	\$490,500	\$11.26		Land Table R34	12.97%
28-25-36-432-037	1722 E ELZA AVE	06/17/19	\$155,000	\$94,390	\$188,778	(\$9,333)	\$24,445	117.0	214.0	0.39	(\$80)	(\$23,748)	(\$0.55)		Land Table R34	12.95%
28-25-36-453-008	1210 E HAYES AVE	04/25/19	\$145,000	\$39,020	\$78,031	\$77,070	\$10,101	41.6	108.0	0.10	\$1,854	\$778,485	\$17.87		Land Table R34	12.94%
28-25-36-329-020	829 E ELZA AVE	12/29/20	\$109,000	\$39,260	\$78,515	\$40,563	\$10,078	41.5	107.5	0.10	\$978	\$409,727	\$9.41		Land Table R34	12.84%
28-25-36-351-046	439 E MILTON AVE	04/03/20	\$125,000	\$48,020	\$96,036	\$41,114	\$12,150	50.0	100.0	0.12	\$822	\$357,513	\$8.21		Land Table R34	12.65%
28-25-36-477-027	1405 E GEORGE AVE	03/29/19	\$65,000	\$38,970	\$77,941	(\$3,092)	\$9,849	40.5	108.0	0.10	(\$76)	(\$31,876)	(\$0.73)		Land Table R34	12.64%
28-25-36-377-001	21040 CALEDONIA AVE	08/31/20	\$127,000	\$41,380	\$82,755	\$54,623	\$10,378	42.7	114.0	0.11	\$1,279	\$520,219	\$11.94		Land Table R34	12.54%
28-25-36-379-001	20838 CALEDONIA AVE	10/08/20	\$173,000	\$45,240	\$90,486	\$92,892	\$10,378	42.7	114.0	0.11	\$2,175	\$884,686	\$20.31		Land Table R34	11.47%
28-25-36-403-003	1126 E EVELYN AVE	03/06/20	\$105,000	\$46,150	\$92,306	\$22,795	\$10,101	41.6	108.0	0.10	\$548	\$230,253	\$5.29		Land Table R34	10.94%
28-25-36-354-027	21041 CALEDONIA AVE	10/20/20	\$163,000	\$46,440	\$92,881	\$80,223	\$10,104	41.6	108.1	0.10	\$1,929	\$810,333	\$18.60		Land Table R34	10.88%
28-25-36-309-042	434 E ELZA AVE	04/21/20	\$135,000	\$67,440	\$134,882	\$14,291	\$14,173	62.2	107.5	0.15	\$230	\$96,561	\$2.22		Land Table R34	10.51%
28-25-36-453-014	1308 E HAYES AVE	05/01/20	\$190,000	\$50,820	\$101,643	\$98,458	\$10,101	41.6	108.0	0.10	\$2,369	\$994,525	\$22.83		Land Table R34	9.94%
28-25-36-354-002	508 E MILTON AVE	01/03/20	\$138,000	\$55,360	\$110,715	\$38,220	\$10,935	45.0	100.0	0.10	\$849	\$371,068	\$8.52		Land Table R34	9.88%
28-25-36-404-051	1328 E MAXLOW AVE	12/29/20	\$215,000	\$66,130	\$132,269	\$95,358	\$12,627	52.0	108.0	0.12	\$1,835	\$769,016	\$17.65		Land Table R34	9.55%
28-25-36-454-003	1124 E GEORGE AVE	03/02/20	\$120,000	\$56,190	\$112,372	\$17,729	\$10,101	41.6	108.0	0.10	\$426	\$179,081	\$4.11		Land Table R34	8.99%
28-25-36-451-033	1333 E MILTON AVE	10/18/19	\$175,000	\$76,820	\$153,640	\$33,987	\$12,627	52.0	108.0	0.12	\$654	\$274,089	\$6.29		Land Table R34	8.22%
28-25-36-355-054	423 E GEORGE AVE	08/05/20	\$157,000	\$62,390	\$124,782	\$41,938	\$9,720	40.0	100.0	0.09	\$1,048	\$455,848	\$10.46		Land Table R34	7.79%
28-25-36-451-016	1336 E BERNHARD AVE	05/29/20	\$240,000	\$89,070	\$178,145	\$74,482	\$12,627	52.0	108.0	0.12	\$1,433	\$600,661	\$13.79		Land Table R34	7.09%
28-25-36-330-004	21202 CALEDONIA AVE	10/08/20	\$264,900	\$96,310	\$192,622	\$85,251	\$12,973	53.4	114.0	0.13	\$1,597	\$650,771	\$14.94		Land Table R34	6.73%
28-25-36-481-021	1755 E GEORGE AVE	03/10/20	\$199,000	\$86,010	\$172,020	\$37,081	\$10,101	41.6	108.0	0.10	\$892	\$374,556	\$8.60		Land Table R34	5.87%
28-25-36-454-036	1215 E MUIR AVE	10/05/20	\$234,900	\$86,560	\$173,116	\$71,885	\$10,101	41.6	108.0	0.10	\$1,729	\$726,111	\$16.67		Land Table R34	5.83%
28-25-36-481-022	1761 E GEORGE AVE	06/19/20	\$220,000	\$86,750	\$173,505	\$56,596	\$10,101	41.6	108.0	0.10	\$1,361	\$571,677	\$13.12		Land Table R34	5.82%
28-25-36-481-018	1721 E GEORGE AVE	08/19/20	\$199,900	\$86,910	\$173,824	\$36,177	\$10,101	41.6	108.0	0.10	\$870	\$365,424	\$8.39		Land Table R34	5.81%
28-25-36-357-055	304 E GEORGE AVE	12/07/20	\$155,000	\$65,780	\$131,557	\$25,481	\$2,038	8.4	45.0	0.01	\$3,039	\$1,960,077	\$45.00		Land Table R34	1.55%

CITY OF HAZEL PARK

Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	3
ECF Nbhhd	R35	Sales Ratio	35.28%
Min ECF	0.524	(Land Resid.-Est. Land Value)/Est. LV	137.37%
Max ECF	0.524	Projected % Change	27.28%
Land Table LtoB	30.15%	Projected Land Table LtoB	35.69%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,284	\$93,247	\$50,000
MINIMUM	\$39,284	\$93,247	\$50,000
MAXIMUM	\$39,284	\$93,247	\$50,000



R35: Limited Sales data, specifically land sales in this unique cul-de-sac. All the land and homes in R35 were built much later and on much larger and more desirable lots. Using a much smaller move than recommended due to the increase to the L to B and also to allow the ECF to grow substantially.

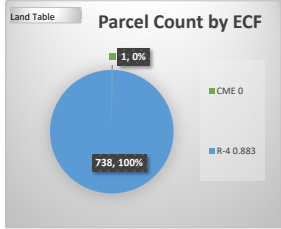
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-36-229-018	1636 E OTIS AVE	07/16/20	\$155,000	\$59,080	\$118,168	\$76,116	\$39,284	81.3	120.0	0.22	\$936	\$339,804	\$7.80		Land Table R35	33.24%
28-25-36-203-003	22625 MAPLE CT	10/30/20	\$215,000	\$63,640	\$127,285	\$126,999	\$39,284	79.9	128.9	0.24	\$1,590	\$538,131	\$12.35		Land Table R35	30.86%
28-25-36-202-019	22685 MAPLE CT	08/19/20	\$180,000	\$71,330	\$142,659	\$76,625	\$39,284	88.2	145.0	0.29	\$868	\$260,629	\$5.98		Land Table R35	27.54%

CITY OF HAZEL PARK

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	739	# of Sales	32
ECF Nbrhd	R-4, CME	Sales Ratio	38.54%
Min ECF	0.883	(Land Resid.-Est. Land Value)/Est. LV	15.64%
Max ECF	0.883	Projected % Change	49.25%
Land Table LtoB	20.94%	Projected Land Table LtoB	26.22%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$203,637	\$520,569	\$303,935
MINIMUM	\$168	\$429	\$250
MAXIMUM	\$337,600	\$863,029	\$503,881



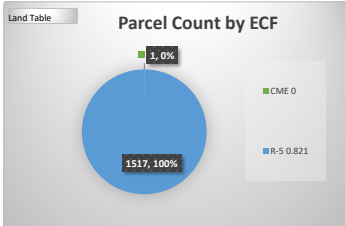
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-25-104-044	135 E SHEVLIN	03/06/19	\$27,500	\$8,740				52.2	109.0	0.13	\$527	\$220,000	\$5.05		Land Table R-4	#DIV/0!
28-25-25-152-049		03/29/19	\$10,500	\$7,900				47.2	144.1	0.13	\$223	\$80,769	\$1.85		Land Table R-4	#DIV/0!
28-25-25-104-034	94 E COY AVE	06/16/20	\$95,000	\$35,860	\$71,723	\$46,026	\$22,749	83.5	109.0	0.20	\$551	\$230,130	\$5.28		Land Table R-4	31.72%
28-25-25-153-005	62 ANDRESEN CT	08/03/20	\$80,000	\$29,290	\$58,571	\$39,900	\$18,471	55.1	190.0	0.17	\$724	\$229,310	\$5.26		Land Table R-4	31.54%
28-25-25-105-027	111 E MAPLEDALE AVE	06/20/19	\$66,000	\$31,350	\$62,699	\$22,542	\$19,241	62.6	109.0	0.15	\$360	\$150,280	\$3.45		Land Table R-4	30.69%
28-25-25-127-027	555 E BRICKLEY AVE	09/11/19	\$48,000	\$23,880	\$47,766	\$14,224	\$13,990	41.8	109.0	0.10	\$341	\$142,240	\$3.27		Land Table R-4	29.29%
28-25-25-102-027	125 E BRICKLEY AVE	10/18/19	\$40,000	\$24,970	\$49,948	\$4,042	\$13,990	41.8	109.0	0.10	\$97	\$40,420	\$0.93		Land Table R-4	28.01%
28-25-25-101-024	103 E MAHAN AVE	03/18/19	\$67,000	\$44,010	\$88,025	\$1,829	\$22,854	83.9	110.0	0.20	\$22	\$9,054	\$0.21		Land Table R-4	25.96%
28-25-25-132-007	952 E MAHAN AVE	06/23/20	\$85,000	\$27,000	\$54,000	\$44,989	\$13,989	41.8	109.0	0.10	\$1,077	\$449,890	\$10.33		Land Table R-4	25.91%
28-25-25-152-047	118 E GARFIELD AVE	09/17/19	\$157,000	\$50,400	\$100,793	\$82,039	\$25,832	77.1	140.7	0.21	\$1,064	\$390,662	\$8.97		Land Table R-4	25.63%
28-25-25-130-055	586 E SHEVLIN AVE	03/16/19	\$95,000	\$50,770	\$101,533	\$18,352	\$24,885	96.2	109.0	0.23	\$191	\$79,446	\$1.82		Land Table R-4	24.51%
28-25-25-127-004	528 E MAHAN AVE	10/21/20	\$84,900	\$29,330	\$58,665	\$40,225	\$13,990	41.8	109.0	0.10	\$963	\$402,250	\$9.23		Land Table R-4	23.85%
28-25-25-176-015	629 E GARFIELD AVE	07/24/19	\$79,900	\$37,010	\$74,023	\$23,474	\$17,597	53.5	106.3	0.13	\$439	\$184,835	\$4.24		Land Table R-4	23.77%
28-25-25-105-019	39 E MAPLEDALE AVE	11/23/20	\$70,000	\$30,550	\$61,095	\$22,895	\$13,990	41.8	109.0	0.10	\$548	\$228,950	\$5.26		Land Table R-4	22.90%
28-25-25-104-009	76 E COY AVE	04/15/19	\$71,000	\$30,610	\$61,218	\$23,772	\$13,990	41.8	109.0	0.10	\$569	\$237,720	\$5.46		Land Table R-4	22.85%
28-25-25-128-018	644 E BRICKLEY AVE	09/04/20	\$123,500	\$30,910	\$61,818	\$75,671	\$13,989	41.8	109.0	0.10	\$1,812	\$756,710	\$17.37		Land Table R-4	22.63%
28-25-25-130-004	528 E SHEVLIN AVE	06/14/19	\$70,185	\$32,300	\$64,592	\$19,583	\$13,990	41.8	109.0	0.10	\$469	\$195,830	\$4.50		Land Table R-4	21.66%
28-25-25-104-018	152 E COY AVE	06/18/19	\$109,000	\$48,200	\$96,406	\$31,932	\$19,338	63.2	109.0	0.15	\$505	\$210,079	\$4.82		Land Table R-4	20.06%
28-25-25-129-044	667 E SHEVLIN AVE	08/25/20	\$130,000	\$38,210	\$76,418	\$67,571	\$13,989	41.8	109.0	0.10	\$1,618	\$675,710	\$15.51		Land Table R-4	18.31%
28-25-25-103-037	155 E COY AVE	07/07/20	\$161,000	\$53,090	\$106,183	\$74,155	\$19,338	63.2	109.0	0.15	\$1,173	\$487,862	\$11.20		Land Table R-4	18.21%
28-25-25-135-009	966 E SHEVLIN AVE	09/23/20	\$100,000	\$37,890	\$75,773	\$37,752	\$13,525	40.4	101.9	0.09	\$935	\$401,617	\$9.22		Land Table R-4	17.85%
28-25-25-133-009	976 E BRICKLEY AVE	12/29/20	\$129,000	\$39,370	\$78,731	\$64,258	\$13,989	41.8	109.0	0.10	\$1,539	\$642,580	\$14.75		Land Table R-4	17.77%
28-25-25-178-018	943 E GARFIELD AVE	06/08/20	\$125,000	\$40,310	\$80,610	\$57,790	\$13,400	40.0	100.0	0.09	\$1,445	\$628,152	\$14.42		Land Table R-4	16.62%
28-25-25-178-024	993 E GARFIELD AVE	09/23/20	\$175,000	\$44,010	\$101,575	\$88,014	\$14,589	43.6	100.0	0.10	\$2,332	\$1,015,750	\$23.32		Land Table R-4	16.58%
28-25-25-176-011	700 E MAPLEDALE AVE	08/19/20	\$92,500	\$47,570	\$95,143	\$12,946	\$15,589	46.5	102.3	0.11	\$278	\$119,870	\$2.75		Land Table R-4	16.38%
28-25-25-133-008	968 E BRICKLEY AVE	12/09/20	\$115,000	\$43,080	\$86,152	\$42,837	\$13,989	41.8	109.0	0.10	\$1,026	\$428,370	\$9.83		Land Table R-4	16.24%
28-25-25-102-029	143 E BRICKLEY AVE	07/22/20	\$115,000	\$44,360	\$88,727	\$40,263	\$13,990	41.8	109.0	0.10	\$964	\$402,630	\$9.24		Land Table R-4	15.77%
28-25-25-134-008	976 E COY AVE	07/17/20	\$170,000	\$45,030	\$90,050	\$93,939	\$13,989	41.8	109.0	0.10	\$2,250	\$939,390	\$21.57		Land Table R-4	15.53%
28-25-25-128-052	576 E BRICKLEY AVE	06/14/19	\$127,500	\$53,610	\$107,229	\$36,709	\$16,438	49.1	109.0	0.12	\$748	\$311,093	\$7.14		Land Table R-4	15.33%
28-25-25-153-033	141 E ANNABELLE AVE	09/22/19	\$155,000	\$65,050	\$130,092	\$39,826	\$14,918	44.5	123.9	0.11	\$894	\$349,351	\$8.02		Land Table R-4	11.47%
28-25-25-103-036	145 E COY AVE	09/14/20	\$185,000	\$73,960	\$147,926	\$51,064	\$13,990	41.8	109.0	0.10	\$1,223	\$510,640	\$11.72		Land Table R-4	9.46%
28-25-25-102-014	134 E MAHAN AVE	11/20/19	\$179,900	\$88,510	\$177,010	\$16,880	\$13,990	41.8	109.0	0.10	\$404	\$168,800	\$3.88		Land Table R-4	7.90%

CITY OF HAZEL PARK

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	1518	# of Sales	88
ECF Nbhhd	R-5, CME	Sales Ratio	35.44%
Min ECF	0.821	(Land Resid.-Est. Land Value)/Est. LV	213.87%
Max ECF	0.821	Projected % Change	38.89%
Land Table LtoB	21.78%	Projected Land Table LtoB	24.95%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$243	\$763	\$338
MINIMUM	\$162	\$508	\$225
MAXIMUM	\$324	\$1,017	\$450



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-25-309-009	23394 BATTLELLE AVE	07/19/19	\$18,000	\$7,040			\$3.5	43.5	118.0	0.11	\$414	\$166,667	\$3.83		Land Table R-5	#DIV/0!
28-25-25-309-047		09/14/20	\$20,000	\$6,620			40.9	104.3	0.10	\$490	\$208,333	\$4.78			Land Table R-5	#DIV/0!
28-25-25-331-011		06/19/20	\$15,000	\$6,800			42.0	110.0	0.10	\$358	\$148,515	\$3.41			Land Table R-5	#DIV/0!
28-25-25-477-039	23105 DAVEY AVE	08/17/20	\$10,000	\$7,250			44.7	125.0	0.12	\$224	\$86,957	\$2.00			Land Table R-5	#DIV/0!
28-25-25-251-009	1209 E WOODWARD HEIGHTS BLVD	06/19/19	\$100,000	\$77,450	\$154,896	\$29,053	\$83,949	259.1	329.7	1.08	\$112	\$26,901	\$0.62		Land Table R-5	54.20%
28-25-25-435-012	23386 MELVILLE AVE	12/02/19	\$33,000	\$22,410	\$44,817	\$4,509	\$16,326	50.4	125.0	0.13	\$89	\$34,953	\$0.80		Land Table R-5	36.43%
28-25-25-376-031	23067 TAWAS	08/26/20	\$74,000	\$21,140	\$42,272	\$45,321	\$13,593	42.0	110.0	0.10	\$1,080	\$448,723	\$10.30		Land Table R-5	32.16%
28-25-25-328-018	23706 VASSAR AVE	12/18/20	\$106,900	\$27,650	\$55,300	\$68,919	\$17,319	54.7	109.0	0.13	\$1,260	\$526,099	\$12.08		Land Table R-5	31.32%
28-25-25-328-049	23738 VASSAR AVE	09/05/19	\$65,000	\$34,400	\$68,806	\$17,711	\$21,517	66.4	110.1	0.16	\$267	\$110,694	\$2.54		Land Table R-5	31.27%
28-25-25-378-028	23073 CAYUGA AVE	06/23/20	\$28,000	\$22,290	\$44,588	(\$3,057)	\$13,531	41.8	109.0	0.10	(\$73)	(\$30,570)	(\$0.70)		Land Table R-5	30.35%
28-25-25-378-028	23073 CAYUGA AVE	07/02/20	\$44,000	\$22,290	\$44,588	\$12,943	\$13,531	41.8	109.0	0.10	\$310	\$129,430	\$2.97		Land Table R-5	30.35%
28-25-25-305-014	23764 REYNOLDS AVE	12/01/20	\$84,900	\$22,480	\$44,969	\$53,524	\$13,593	42.0	110.0	0.10	\$1,276	\$529,941	\$12.17		Land Table R-5	30.23%
28-25-25-376-023	23131 TAWAS AVE	09/14/20	\$48,000	\$23,300	\$46,602	\$14,991	\$13,593	42.0	110.0	0.10	\$357	\$148,426	\$3.41		Land Table R-5	29.17%
28-25-25-479-011	23078 MELVILLE AVE	07/06/20	\$65,000	\$25,970	\$51,947	\$27,543	\$14,490	44.7	125.0	0.12	\$616	\$239,504	\$5.50		Land Table R-5	27.89%
28-25-25-432-024	23449 VANCE AVE	05/08/19	\$55,000	\$23,200	\$46,406	\$21,273	\$12,679	39.1	125.0	0.10	\$544	\$212,730	\$4.88		Land Table R-5	27.32%
28-25-25-429-032	23735 MELVILLE AVE	04/29/19	\$50,000	\$23,900	\$47,809	\$15,232	\$13,041	40.2	125.0	0.10	\$378	\$147,883	\$3.39		Land Table R-5	27.28%
28-25-25-478-031	23051 MELVILLE AVE	12/15/20	\$115,000	\$32,600	\$65,204	\$66,698	\$16,902	52.2	125.0	0.13	\$1,279	\$497,746	\$11.43		Land Table R-5	25.92%
28-25-25-404-008	23408 HOOVER AVE	10/07/20	\$108,000	\$27,520	\$55,039	\$67,099	\$14,138	43.6	119.0	0.11	\$1,538	\$615,587	\$14.13		Land Table R-5	25.69%
28-25-25-451-015	23044 HARDING AVE	04/29/19	\$60,000	\$27,610	\$55,217	\$18,921	\$14,138	43.6	119.0	0.11	\$434	\$173,587	\$3.99		Land Table R-5	25.60%
28-25-25-303-014	23776 EASTERLING AVE	09/23/20	\$172,500	\$45,360	\$90,721	\$104,656	\$22,877	86.9	118.0	0.22	\$1,204	\$482,286	\$11.07		Land Table R-5	25.22%
28-25-25-334-043	23364 CAYUGA AVE	04/22/19	\$105,000	\$44,500	\$88,896	\$38,091	\$21,987	83.5	109.0	0.20	\$456	\$190,455	\$4.37		Land Table R-5	24.73%
28-25-25-303-020	23704 EASTERLING AVE	05/07/20	\$63,000	\$31,080	\$62,164	\$16,202	\$15,366	47.4	118.0	0.12	\$342	\$137,305	\$3.15		Land Table R-5	24.72%
28-25-25-477-030	23059 DAVEY	12/21/20	\$85,000	\$34,220	\$68,433	\$33,469	\$16,902	52.2	125.0	0.13	\$642	\$249,769	\$5.73		Land Table R-5	24.70%
28-25-25-432-034	23377 VANCE AVE	11/06/19	\$60,000	\$33,020	\$66,041	\$10,224	\$16,265	50.2	125.0	0.13	\$204	\$79,256	\$1.82		Land Table R-5	24.63%
28-25-25-432-034	23377 VANCE AVE	06/12/20	\$117,500	\$33,020	\$66,041	\$67,724	\$16,265	50.2	125.0	0.13	\$1,349	\$524,992	\$12.05		Land Table R-5	24.63%
28-25-25-452-015	23028 HOOVER AVE	11/30/20	\$85,000	\$28,760	\$57,528	\$41,610	\$14,138	43.6	119.0	0.11	\$954	\$381,743	\$8.76		Land Table R-5	24.58%
28-25-25-430-020	23720 MELVILLE AVE	08/31/20	\$118,000	\$53,430	\$106,860	\$37,222	\$26,082	80.5	125.0	0.21	\$642	\$179,816	\$4.13		Land Table R-5	24.41%
28-25-25-332-012	23376 TAWAS AVE	11/02/20	\$80,000	\$28,340	\$56,688	\$36,890	\$13,578	41.9	109.8	0.10	\$880	\$365,248	\$8.38		Land Table R-5	23.95%
28-25-25-478-022	23119 MELVILLE AVE	02/13/20	\$66,500	\$30,490	\$60,987	\$14,490	\$14,900	44.7	125.0	0.12	\$447	\$173,939	\$3.99		Land Table R-5	23.76%
28-25-25-355-019	23163 REYNOLDS AVE	11/02/20	\$91,000	\$28,060	\$56,116	\$48,216	\$13,332	41.1	105.8	0.10	\$1,172	\$497,072	\$11.41		Land Table R-5	23.76%
28-25-25-435-002	23456 MELVILLE AVE	10/29/20	\$50,000	\$26,780	\$53,562	\$9,117	\$12,679	39.1	125.0	0.10	\$233	\$91,170	\$2.09		Land Table R-5	23.67%
28-25-25-434-034	23377 MELVILLE AVE	07/08/20	\$95,000	\$33,830	\$67,669	\$43,114	\$15,783	48.7	125.0	0.13	\$885	\$344,912	\$7.92		Land Table R-5	23.32%
28-25-25-301-037	23705 CARLSLE AVE	09/13/19	\$112,500	\$37,080	\$74,159	\$55,583	\$17,242	53.2	118.0	0.13	\$1,044	\$417,917	\$9.59		Land Table R-5	23.25%
28-25-25-428-032	23721 DAVEY AVE	05/16/19	\$65,000	\$31,190	\$62,387	\$17,103	\$14,490	44.7	125.0	0.12	\$382	\$148,722	\$3.41		Land Table R-5	23.23%
28-25-25-431-014	23361 CROSSLEY AVE	08/20/20	\$65,000	\$31,180	\$62,353	\$17,050	\$14,403	44.5	123.5	0.11	\$384	\$150,885	\$3.46		Land Table R-5	23.10%
28-25-25-477-024	23099 DAVEY AVE	08/17/20	\$95,000	\$32,040	\$64,071	\$45,419	\$14,490	44.7	125.0	0.12	\$1,016	\$394,948	\$9.07		Land Table R-5	22.62%
28-25-25-329-034	23737 COUZENS AVE	12/28/20	\$95,000	\$31,270	\$62,530	\$46,608	\$14,138	43.6	119.0	0.11	\$1,068	\$427,596	\$9.82		Land Table R-5	22.61%
28-25-25-401-030	23745 HOOVER AVE	11/03/20	\$88,000	\$30,160	\$60,329	\$41,264	\$13,593	42.0	110.0	0.10	\$984	\$408,554	\$9.38		Land Table R-5	22.53%
28-25-25-330-005	23816 COUZENS AVE	08/09/19	\$55,500	\$30,440	\$60,888	\$8,205	\$13,593	42.0	110.0	0.10	\$196	\$81,238	\$1.86		Land Table R-5	22.32%
28-25-25-356-033	23051 HAZELWOOD AVE	10/06/20	\$120,000	\$31,210	\$62,410	\$71,183	\$13,593	42.0	110.0	0.10	\$1,697	\$704,782	\$16.18		Land Table R-5	21.78%
28-25-25-376-028	23091 TAWAS AVE	10/16/19	\$50,900	\$31,340	\$62,679	\$14,138	\$13,593	42.0	110.0	0.10	\$43	\$17,960	\$0.41		Land Table R-5	21.69%
28-25-25-376-036	23029 TAWAS AVE	05/04/20	\$82,500	\$27,500	\$54,991	\$39,402	\$11,893	36.7	110.0	0.09	\$1,073	\$447,750	\$10.28		Land Table R-5	21.63%
28-25-25-434-010	23400 DAVEY AVE	06/08/20	\$82,000	\$29,550	\$59,102	\$35,577	\$12,679	39.1	125.0	0.10	\$909	\$355,770	\$8.17		Land Table R-5	21.45%
28-25-25-428-019	23831 DAVEY AVE	07/10/20	\$137,000	\$41,270	\$82,539	\$72,084	\$17,623	54.4	125.0	0.14	\$1,325	\$514,886	\$11.82		Land Table R-5	21.35%
28-25-25-477-001	23162 VANCE AVE	12/03/20	\$111,000	\$34,300	\$68,598	\$56,892	\$14,490	44.7	125.0	0.12	\$1,272	\$494,713	\$11.36		Land Table R-5	21.12%
28-25-25-305-010	23796 REYNOLDS AVE	10/29/20	\$110,000	\$32,260	\$64,514	\$59,079	\$13,593	42.0	110.0	0.10	\$1,408	\$584,941	\$13.43		Land Table R-5	21.07%
28-25-25-307-013	23368 CARLSLE AVE	09/18/20	\$127,000	\$33,420	\$66,849	\$74,229	\$14,078	43.5	118.0	0.11	\$1,708	\$687,306	\$15.78		Land Table R-5	21.06%
28-25-25-403-031	23391 HOOVER AVE	04/08/20	\$114,500	\$32,610	\$65,221	\$62,872	\$13,593	42.0	110.0	0.10	\$1,499	\$622,495	\$14.29		Land Table R-5	20.84%
28-25-25-307-037	23347 EASTERLING AVE	10/30/20	\$126,000	\$33,950	\$67,907	\$72,171	\$14,078	43.5	118.0	0.11	\$1,661	\$668,250	\$15.34		Land Table R-5	20.73%
28-25-25-377-001	23160 TAWAS AVE	07/24/19	\$90,000	\$37,630	\$75,259	\$30,327	\$15,586	48.1	110.8	0.12	\$630	\$261,440	\$6.00		Land Table R-5	20.71%
28-25-25-309-040	23305 REYNOLDS AVE	02/26/19	\$65,000	\$35,000	\$70,005	\$9,413	\$14,418	44.5	105.5	0.11	\$212	\$89,648	\$2.06		Land Table R-5	20.60%
28-25-25-433-035	23345 DAVEY AVE	04/23/20	\$110,000	\$35,300	\$70,592	\$53,898	\$14,490	44.7	125.0	0.12	\$1,205	\$468,678	\$10.76		Land Table R-5	20.53%
28-25-25-432-014	23360 CROSSLEY AVE	10/05/20	\$140,000	\$35,330	\$70,653	\$83,837	\$14,490	44.7	125.0	0.12	\$1,875	\$729,017	\$16.74		Land Table R-5	20.51%
28-25-25-477-026	23083 DAVEY AVE	07/20/20	\$139,700	\$35,600	\$71,193	\$82,997	\$14,490	44.7	125.0	0.12	\$1,856	\$721,713	\$16.57		Land Table R-5	20.35%
28-25-25-451-025	23101 HOOVER AVE	11/04/20	\$97,000	\$34,840	\$69,671	\$41,467	\$14,138	43.6	119.0	0.11	\$950	\$380,431	\$8.73		Land Table R-5	20.29%
28-25-25-380-004	23132 COUZENS AVE	09/10/20	\$134,900	\$35,000	\$70,004	\$79,034	\$14,138	43.6	119.0	0.11	\$1,811	\$725,083	\$16.65		Land Table R-5	20.20%
28-25-25-304-011	23784 BATTLELLE AVE	11/02/20	\$135,000	\$34,310	\$68,611	\$80,230	\$13,841	42.7	114.1	0.11	\$1,878	\$764,095	\$17.54		Land Table R-5	20.17%

CITY OF HAZEL PARK

Land Table R-5

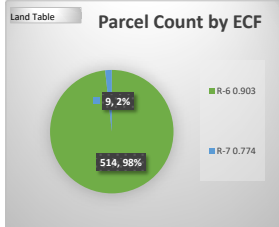
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-25-329-036	23721 COUZENS AVE	08/26/20	\$124,900	\$36,050	\$72,099	\$66,939	\$14,138	43.6	119.0	0.11	\$1,534	\$614,119	\$14.10		Land Table R-5	19.61%
28-25-25-380-003	23140 COUZENS AVE	07/09/19	\$135,000	\$36,150	\$72,300	\$76,838	\$14,138	43.6	119.0	0.11	\$1,761	\$704,936	\$16.18		Land Table R-5	19.55%
28-25-25-429-014	23736 DAVEY AVE	12/02/20	\$139,900	\$37,270	\$74,533	\$79,857	\$14,490	44.7	125.0	0.12	\$1,786	\$694,409	\$15.94		Land Table R-5	19.44%
28-25-25-451-033	23037 HOOVER AVE	10/23/20	\$115,000	\$36,640	\$73,279	\$55,859	\$14,138	43.6	119.0	0.11	\$1,280	\$512,468	\$11.76		Land Table R-5	19.29%
28-25-25-403-003	23448 HARDING AVE	11/25/20	\$135,000	\$35,340	\$70,689	\$77,904	\$13,593	42.0	110.0	0.10	\$1,857	\$771,327	\$17.71		Land Table R-5	19.23%
28-25-25-432-002	23456 CROSSLEY AVE	12/30/20	\$140,000	\$37,730	\$75,450	\$79,040	\$14,490	44.7	125.0	0.12	\$1,767	\$687,304	\$15.78		Land Table R-5	19.20%
28-25-25-428-002	23828 VANCE AVE	07/31/20	\$131,000	\$46,050	\$92,105	\$56,583	\$17,688	54.6	125.0	0.14	\$1,036	\$404,164	\$9.28		Land Table R-5	19.20%
28-25-25-453-043	23113 CROSSLEY AVE	10/19/20	\$139,900	\$39,030	\$78,062	\$76,420	\$14,582	45.0	126.6	0.12	\$1,698	\$658,793	\$15.12		Land Table R-5	18.68%
28-25-25-334-020	23304 CAYUGA AVE	11/24/20	\$105,000	\$40,200	\$80,404	\$39,253	\$14,657	45.2	109.0	0.11	\$868	\$363,454	\$8.34		Land Table R-5	18.23%
28-25-25-304-027	23803 REYNOLDS AVE	04/15/20	\$145,000	\$36,640	\$73,280	\$84,900	\$13,180	40.7	103.4	0.10	\$2,087	\$893,684	\$20.52		Land Table R-5	17.99%
28-25-25-435-015	23360 MELVILLE AVE	11/20/20	\$126,500	\$40,420	\$80,837	\$60,153	\$14,490	44.7	125.0	0.12	\$1,345	\$523,070	\$12.01		Land Table R-5	17.92%
28-25-25-432-021	23304 CROSSLEY AVE	04/17/20	\$155,000	\$40,480	\$80,967	\$88,523	\$14,490	44.7	125.0	0.12	\$1,979	\$769,765	\$17.67		Land Table R-5	17.90%
28-25-25-335-043	23320 COUZENS AVE	04/18/19	\$171,000	\$66,230	\$132,458	\$61,516	\$22,974	87.3	119.0	0.22	\$705	\$280,895	\$6.45		Land Table R-5	17.34%
28-25-25-434-014	23368 DAVEY AVE	11/12/20	\$170,000	\$42,600	\$85,201	\$99,289	\$14,490	44.7	125.0	0.12	\$2,220	\$863,383	\$19.82		Land Table R-5	17.01%
28-25-25-426-007	23789 CROSSLEY AVE	05/28/20	\$124,001	\$42,230	\$84,468	\$53,724	\$14,191	43.8	119.9	0.11	\$1,227	\$488,400	\$11.21		Land Table R-5	16.80%
28-25-25-377-015	23048 TAWAS AVE	04/17/20	\$159,000	\$44,850	\$89,704	\$83,016	\$13,720	42.3	112.1	0.10	\$1,960	\$805,981	\$18.50		Land Table R-5	15.29%
28-25-25-310-009	23400 REYNOLDS AVE	07/13/20	\$125,000	\$44,890	\$89,778	\$48,815	\$13,593	42.0	110.0	0.10	\$1,164	\$483,317	\$11.10		Land Table R-5	15.14%
28-25-25-305-005	23834 REYNOLDS AVE	10/20/20	\$208,000	\$59,890	\$119,783	\$105,208	\$16,991	52.4	110.0	0.13	\$2,006	\$834,984	\$19.17		Land Table R-5	14.18%
28-25-25-333-021	23401 CAYUGA AVE	09/16/19	\$75,000	\$51,110	\$102,224	(\$13,693)	\$13,531	41.8	109.0	0.10	(\$328)	(\$136,930)	(\$3.14)		Land Table R-5	13.24%
28-25-25-428-006	23798 VANCE AVE	07/09/19	\$164,900	\$49,690	\$99,378	\$78,563	\$13,041	40.2	125.0	0.10	\$1,952	\$762,748	\$17.51		Land Table R-5	13.12%
28-25-25-478-019	23147 MELVILLE AVE	07/12/19	\$167,000	\$55,650	\$111,302	\$70,188	\$14,490	44.7	125.0	0.12	\$1,569	\$610,330	\$14.01		Land Table R-5	13.02%
28-25-25-333-033	23312 VASSAR AVE	12/16/20	\$219,900	\$89,940	\$179,876	\$62,575	\$22,551	87.0	109.0	0.21	\$719	\$299,402	\$6.87		Land Table R-5	12.54%
28-25-25-307-030	23403 EASTERLING AVE	04/02/20	\$177,500	\$58,390	\$116,784	\$74,794	\$14,078	43.5	118.0	0.11	\$1,721	\$692,537	\$15.90		Land Table R-5	12.05%
28-25-25-306-018	23457 CARLISLE AVE	05/22/19	\$148,000	\$65,160	\$130,312	\$31,766	\$14,078	43.5	118.0	0.11	\$731	\$294,130	\$6.75		Land Table R-5	10.80%
28-25-25-334-013	23360 CAYUGA AVE	11/16/20	\$190,000	\$67,530	\$135,069	\$68,462	\$13,531	41.8	109.0	0.10	\$1,639	\$684,620	\$15.72		Land Table R-5	10.02%
28-25-25-304-035	23741 REYNOLDS AVE	12/13/19	\$150,000	\$73,650	\$147,296	\$15,926	\$13,222	40.8	104.1	0.10	\$390	\$165,896	\$3.81		Land Table R-5	8.98%
28-25-25-334-017	23328 CAYUGA AVE	12/30/19	\$185,000	\$76,540	\$153,072	\$45,459	\$13,531	41.8	109.0	0.10	\$1,089	\$454,590	\$10.44		Land Table R-5	8.84%
28-25-25-477-041	23033 DAVEY AVE	12/07/20	\$234,900	\$97,240	\$194,482	\$57,072	\$16,654	51.4	121.4	0.13	\$1,110	\$439,015	\$10.08		Land Table R-5	8.56%
28-25-25-477-040	23041 DAVEY AVE	12/04/20	\$239,900	\$97,930	\$195,854	\$60,700	\$16,654	51.4	121.4	0.13	\$1,181	\$466,923	\$10.72		Land Table R-5	8.50%
28-25-25-355-027	23099 REYNOLDS AVE	11/02/20	\$229,000	\$85,280	\$170,560	\$71,847	\$13,407	41.4	107.0	0.10	\$1,736	\$733,133	\$16.83		Land Table R-5	7.86%
28-25-25-328-004	23818 VASSAR AVE	12/07/20	\$234,900	\$96,350	\$192,695	\$55,736	\$13,531	41.8	109.0	0.10	\$1,335	\$557,360	\$12.80		Land Table R-5	7.02%

CITY OF HAZEL PARK

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	523	# of Sales	26
ECF Nbhhd	R-6, R-7	Sales Ratio	38.75%
Min ECF	0.774	(Land Resid.-Est. Land Value)/Est. LV	176.48%
Max ECF	0.903	Projected % Change	45.77%
Land Table LtoB	19.74%	Projected Land Table LtoB	22.17%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$258	\$712	\$375
MINIMUM	\$172	\$476	\$250
MAXIMUM	\$343	\$948	\$500



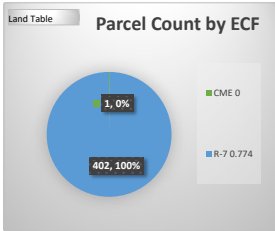
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efc# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-26-204-014	750 W SHEVLIN AVE	05/14/19	\$25,000	\$7,870				45.9	103.9	0.11	\$545	\$233,645	\$5.36		Land Table R-6	#DIV/0!
28-25-26-284-001	173 W MOREHOUSE AVE	12/20/19	\$58,000	\$29,210	\$58,415	\$16,438	\$16,853	49.1	107.0	0.12	\$335	\$140,496	\$3.23		Land Table R-6	28.85%
28-25-26-278-012	420 W MOREHOUSE	07/13/20	\$68,000	\$26,170	\$52,334	\$29,858	\$14,192	41.4	107.0	0.10	\$722	\$304,673	\$6.99		Land Table R-6	27.12%
28-25-26-203-035	676 W COY AVE	06/14/19	\$158,000	\$45,950	\$91,896	\$88,846	\$22,742	81.5	103.9	0.19	\$1,089	\$465,162	\$10.68		Land Table R-6	24.75%
28-25-26-234-031	84 W SHEVLIN AVE	12/17/20	\$60,500	\$28,820	\$57,648	\$16,844	\$13,992	40.8	104.0	0.10	\$413	\$175,458	\$4.03		Land Table R-6	24.27%
28-25-26-281-016	55 W MAPLEDALE AVE	09/16/19	\$65,000	\$31,450	\$62,909	\$16,280	\$14,189	41.4	107.3	0.10	\$394	\$166,122	\$3.81		Land Table R-6	22.55%
28-25-26-282-031	84 W BROWNING AVE	09/10/20	\$95,000	\$31,560	\$63,122	\$46,103	\$14,225	41.5	107.5	0.10	\$1,112	\$465,687	\$10.69		Land Table R-6	22.54%
28-25-26-283-033	44 W MOREHOUSE AVE	10/23/20	\$110,000	\$33,680	\$67,365	\$57,496	\$14,861	43.3	117.3	0.11	\$1,327	\$532,370	\$12.22		Land Table R-6	22.06%
28-25-26-233-016	31 W BRICKLEY AVE	06/08/20	\$120,000	\$32,230	\$64,453	\$69,539	\$13,992	40.8	104.0	0.10	\$1,705	\$724,365	\$16.63		Land Table R-6	21.71%
28-25-26-234-054	47 W COY AVE	06/21/19	\$105,000	\$47,770	\$95,542	\$29,579	\$20,121	81.6	104.0	0.19	\$363	\$154,864	\$3.56		Land Table R-6	21.06%
28-25-26-281-023	140 W GARFIELD AVE	08/27/20	\$112,000	\$33,000	\$65,992	\$59,708	\$13,700	39.9	99.7	0.09	\$1,495	\$649,000	\$14.90		Land Table R-6	20.76%
28-25-26-277-026	24306 N CHRYSLER DR	01/28/19	\$124,000	\$64,960	\$129,917	\$20,495	\$26,412	102.6	105.2	0.24	\$200	\$84,690	\$1.94		Land Table R-6	20.33%
28-25-26-253-024	564 W BROWNING AVE	11/23/20	\$60,000	\$44,310	\$88,627	(\$10,845)	\$17,782	51.8	107.5	0.12	(\$209)	(\$88,171)	(\$2.02)		Land Table R-6	20.06%
28-25-26-232-019	31 W MAHAN AVE	05/29/20	\$63,000	\$35,180	\$70,352	\$6,640	\$13,992	40.8	104.0	0.10	\$163	\$69,167	\$1.59		Land Table R-6	19.89%
28-25-26-235-011	95 W SHEVLIN AVE	11/18/20	\$130,000	\$38,520	\$77,047	\$67,621	\$14,668	42.8	114.3	0.11	\$1,581	\$644,010	\$14.78		Land Table R-6	19.04%
28-25-26-233-032	54 W COY AVE	06/26/20	\$113,000	\$37,140	\$74,274	\$52,718	\$13,992	40.8	104.0	0.10	\$1,292	\$549,146	\$12.61		Land Table R-6	18.84%
28-25-26-235-026	128 W MAPLEDALE AVE	04/15/20	\$159,900	\$47,810	\$95,613	\$81,989	\$17,702	51.6	118.6	0.13	\$1,589	\$635,574	\$14.59		Land Table R-6	18.51%
28-25-26-204-015	740 W SHEVLIN AVE	04/07/20	\$170,000	\$42,710	\$85,427	\$100,307	\$15,734	45.9	103.9	0.11	\$2,187	\$937,449	\$21.52		Land Table R-6	18.42%
28-25-26-203-015	720 W COY AVE	12/18/20	\$148,000	\$45,320	\$90,646	\$73,088	\$15,734	45.9	103.9	0.11	\$1,593	\$683,065	\$15.68		Land Table R-6	17.36%
28-25-26-282-006	133 W GARFIELD AVE	05/09/19	\$86,900	\$43,220	\$86,449	\$14,712	\$14,261	41.6	107.5	0.10	\$354	\$148,606	\$3.41		Land Table R-6	16.50%
28-25-26-235-027	118 W MAPLEDALE AVE	08/03/20	\$154,000	\$54,650	\$109,296	\$61,223	\$16,519	48.2	118.3	0.12	\$1,271	\$510,192	\$11.71		Land Table R-6	15.11%
28-25-26-281-019	31 W MAPLEDALE AVE	07/30/20	\$126,500	\$53,330	\$106,663	\$34,187	\$14,350	41.8	109.4	0.10	\$817	\$341,870	\$7.85		Land Table R-6	13.45%
28-25-26-282-005	141 W GARFIELD AVE	08/28/20	\$189,000	\$75,360	\$150,721	\$52,540	\$14,261	41.6	107.5	0.10	\$1,264	\$530,707	\$12.18		Land Table R-6	9.46%
28-25-26-284-015	53 W MOREHOUSE AVE	11/18/20	\$175,000	\$79,290	\$158,584	\$30,608	\$14,192	41.4	107.0	0.10	\$740	\$312,327	\$7.17		Land Table R-6	8.95%
28-25-26-235-014	71 W SHEVLIN AVE	02/21/20	\$224,000	\$105,910	\$211,819	\$26,594	\$14,413	42.0	110.4	0.10	\$633	\$263,307	\$6.04		Land Table R-6	6.80%
28-25-26-282-028	108 W BROWNING AVE	08/28/20	\$255,000	\$106,940	\$213,879	\$55,346	\$14,225	41.5	107.5	0.10	\$1,335	\$559,051	\$12.83		Land Table R-6	6.65%

CITY OF HAZEL PARK

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	403	# of Sales	20
ECF Nbhhd	R-7, CME	Sales Ratio	35.61%
Min ECF	0.774	(Land Resid.-Est. Land Value)/Est. LV	201.91%
Max ECF	0.774	Projected % Change	35.54%
Land Table LtoB	22.88%	Projected Land Table LtoB	25.33%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$249	\$752	\$338
MINIMUM	\$166	\$501	\$225
MAXIMUM	\$332	\$1,002	\$450



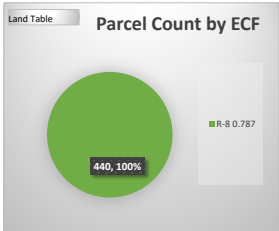
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-26-459-039	23115 POWELL AVE	10/06/20	\$75,000	\$29,600	\$59,207	\$37,800	\$22,007	81.6	104.0	0.19	\$463	\$197,906	\$4.54		Land Table R-7	37.17%
28-25-26-435-017	56 ORCHARD AVE	03/02/20	\$45,000	\$23,700	\$47,400	\$11,638	\$14,038	42.3	111.7	0.10	\$275	\$112,990	\$2.59		Land Table R-7	29.62%
28-25-26-460-029	23131 BERDENO AVE	07/14/20	\$145,100	\$44,000	\$87,997	\$80,743	\$23,640	87.6	120.0	0.22	\$921	\$367,014	\$8.43		Land Table R-7	26.86%
28-25-26-460-001	475 BRECKENRIDGE AVE	11/24/20	\$167,500	\$42,410	\$84,815	\$104,207	\$21,522	77.8	107.6	0.19	\$1,340	\$563,281	\$12.93		Land Table R-7	25.38%
28-25-26-434-019	46 W SONOMA AVE	06/25/20	\$108,500	\$29,060	\$58,116	\$64,185	\$13,801	41.6	108.0	0.10	\$1,544	\$648,333	\$14.88		Land Table R-7	23.75%
28-25-26-414-057	435 W SONOMA AVE	07/02/20	\$115,000	\$29,730	\$59,452	\$69,406	\$13,858	41.7	108.9	0.10	\$1,663	\$694,060	\$15.93		Land Table R-7	23.31%
28-25-26-426-029	336 HAMATA AVE	08/25/20	\$120,000	\$30,150	\$60,295	\$73,506	\$13,801	41.6	108.0	0.10	\$1,768	\$742,485	\$17.05		Land Table R-7	22.89%
28-25-26-411-010	537 HAMATA AVE	09/15/20	\$100,000	\$30,950	\$61,895	\$51,906	\$13,801	41.6	108.0	0.10	\$1,249	\$524,303	\$12.04		Land Table R-7	22.30%
28-25-26-453-021	23345 STAUBER AVE	08/09/19	\$75,000	\$30,460	\$60,912	\$27,631	\$13,543	40.8	104.0	0.10	\$677	\$287,823	\$6.61		Land Table R-7	22.23%
28-25-26-477-009	23068 BERDENO AVE	05/01/20	\$100,000	\$35,140	\$70,289	\$45,119	\$15,408	46.4	134.6	0.12	\$972	\$363,863	\$8.35		Land Table R-7	21.92%
28-25-26-460-030	23058 POWELL AVE	11/08/19	\$60,000	\$45,150	\$90,304	(\$10,806)	\$19,498	66.4	104.3	0.16	(\$163)	(\$69,269)	(\$1.59)		Land Table R-7	21.59%
28-25-26-458-008	23084 PILGRIM AVE	12/06/19	\$120,000	\$31,600	\$63,190	\$70,353	\$13,543	40.8	104.0	0.10	\$1,725	\$732,844	\$16.82		Land Table R-7	21.43%
28-25-26-455-008	23328 POWELL AVE	08/25/20	\$106,000	\$32,610	\$65,229	\$54,666	\$13,895	41.9	109.5	0.10	\$1,306	\$541,248	\$12.43		Land Table R-7	21.30%
28-25-26-432-005	79 HAMATA AVE	06/19/20	\$45,000	\$33,470	\$66,935	(\$8,134)	\$13,801	41.6	108.0	0.10	(\$196)	(\$82,162)	(\$1.89)		Land Table R-7	20.62%
28-25-26-453-031	23320 PILGRIM AVE	10/20/20	\$108,000	\$35,640	\$71,283	\$50,260	\$13,543	40.8	104.0	0.10	\$1,232	\$523,542	\$12.02		Land Table R-7	19.00%
28-25-26-453-023	23327 STAUBER AVE	07/27/20	\$166,000	\$62,870	\$125,733	\$62,274	\$22,007	81.6	104.0	0.19	\$763	\$326,042	\$7.48		Land Table R-7	17.50%
28-25-26-433-017	70 MANATEE AVE	09/26/19	\$65,000	\$42,200	\$84,394	(\$5,593)	\$13,801	41.6	108.0	0.10	(\$135)	(\$56,495)	(\$1.30)		Land Table R-7	16.35%
28-25-26-459-029	23035 POWELL AVE	01/10/20	\$90,000	\$44,790	\$89,587	\$14,214	\$13,801	41.6	108.0	0.10	\$342	\$143,576	\$3.30		Land Table R-7	15.41%
28-25-26-427-007	361 HAMATA AVE	04/01/19	\$245,000	\$90,680	\$181,369	\$84,332	\$20,701	72.7	108.0	0.17	\$1,159	\$484,667	\$11.13		Land Table R-7	11.41%
28-25-26-433-002	103 CHESTNUT AVE	11/03/20	\$215,000	\$64,450	\$128,895	\$99,906	\$13,801	41.6	108.0	0.10	\$2,403	\$1,009,152	\$23.17		Land Table R-7	10.71%

CITY OF HAZEL PARK

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	440	# of Sales	19
ECF Nbhhd	R-8	Sales Ratio	34.51%
Min ECF	0.787	(Land Resid.-Est. Land Value)/Est. LV	224.32%
Max ECF	0.787	Projected % Change	47.54%
Land Table LtoB	22.09%	Projected Land Table LtoB	26.89%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$236	\$764	\$338
MINIMUM	\$166	\$538	\$225
MAXIMUM	\$305	\$989	\$450



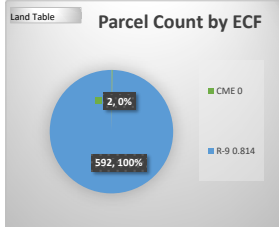
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-35-282-029	40 W MEYERS AVE	09/17/20	\$30,000	\$8,050				52.8	111.5	0.13	\$568	\$234,375	\$5.38		Land Table R-8	#DIV/0!
28-25-35-282-030		12/30/20	\$18,250	\$8,050				52.8	111.5	0.13	\$346	\$142,578	\$3.27		Land Table R-8	#DIV/0!
28-25-35-252-016	367 W PEARL AVE	10/31/19	\$97,900	\$26,970	\$53,938	\$60,065	\$16,103	52.8	111.5	0.13	\$1,138	\$469,258	\$10.77		Land Table R-8	29.85%
28-25-35-282-006	121 W GRANET AVE	04/07/20	\$93,000	\$27,260	\$54,513	\$54,590	\$16,103	52.8	111.5	0.13	\$1,034	\$426,484	\$9.79		Land Table R-8	29.54%
28-25-35-277-005	327 W JARVIS AVE	07/08/19	\$50,000	\$27,710	\$55,417	\$10,686	\$16,103	52.8	111.5	0.13	\$202	\$83,484	\$1.92		Land Table R-8	29.06%
28-25-35-208-023	454 W ROBERT AVE	08/28/20	\$83,500	\$22,420	\$44,836	\$51,604	\$12,940	42.4	112.5	0.10	\$1,216	\$501,010	\$11.50		Land Table R-8	28.86%
28-25-35-210-040	430 W PEARL AVE	06/06/19	\$120,000	\$50,270	\$100,538	\$47,835	\$28,373	126.7	111.5	0.31	\$378	\$155,814	\$3.58		Land Table R-8	28.22%
28-25-35-283-005	131 W MEYERS AVE	06/28/19	\$114,500	\$31,120	\$62,237	\$68,968	\$16,705	54.8	120.0	0.14	\$1,259	\$499,768	\$11.47		Land Table R-8	26.84%
28-25-35-233-027	58 W PEARL AVE	11/05/20	\$85,000	\$31,210	\$62,415	\$38,688	\$16,103	52.8	111.5	0.13	\$733	\$302,250	\$6.94		Land Table R-8	25.80%
28-25-35-254-044	376 W MEYERS AVE	08/20/20	\$108,000	\$27,950	\$55,896	\$66,490	\$14,386	47.2	111.5	0.11	\$1,410	\$583,246	\$13.39		Land Table R-8	25.74%
28-25-35-276-025	78 W JARVIS AVE	12/23/20	\$118,000	\$34,130	\$68,251	\$65,852	\$16,103	52.8	111.5	0.13	\$1,247	\$514,469	\$11.81		Land Table R-8	23.59%
28-25-35-283-009	91 W MEYERS AVE	10/30/19	\$65,000	\$39,310	\$78,610	\$3,258	\$16,868	55.3	122.3	0.14	\$59	\$23,271	\$0.53		Land Table R-8	21.46%
28-25-35-276-027	58 W JARVIS AVE	01/29/20	\$67,255	\$41,850	\$83,697	(\$339)	\$16,103	52.8	111.5	0.13	(\$6)	(\$2,648)	(\$0.06)		Land Table R-8	19.24%
28-25-35-276-027	58 W JARVIS AVE	09/30/20	\$165,000	\$41,850	\$83,697	\$97,406	\$16,103	52.8	111.5	0.13	\$1,845	\$760,984	\$17.47		Land Table R-8	19.24%
28-25-35-252-023	464 W JARVIS AVE	11/18/20	\$110,000	\$37,210	\$74,414	\$48,028	\$12,442	40.8	104.0	0.10	\$1,177	\$500,292	\$11.49		Land Table R-8	16.72%
28-25-35-279-001	367 W HARRY AVE	06/06/19	\$185,000	\$50,540	\$101,070	\$100,033	\$16,103	52.8	111.5	0.13	\$1,895	\$781,508	\$17.94		Land Table R-8	15.93%
28-25-35-210-044	464 W PEARL AVE	07/24/20	\$141,000	\$42,890	\$85,789	\$68,093	\$12,882	42.2	111.5	0.10	\$1,612	\$667,578	\$15.33		Land Table R-8	15.02%
28-25-35-276-007	109 W PEARL AVE	11/15/19	\$80,000	\$55,620	\$111,236	(\$15,133)	\$16,103	52.8	111.5	0.13	(\$287)	(\$118,227)	(\$2.71)		Land Table R-8	14.48%
28-25-35-252-028	424 W JARVIS AVE	11/24/20	\$289,900	\$93,220	\$186,439	\$115,903	\$12,442	40.8	104.0	0.10	\$2,841	\$1,207,323	\$27.72		Land Table R-8	6.67%

CITY OF HAZEL PARK

Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	594	# of Sales	37
ECF Nbnhd	R-9, CME	Sales Ratio	36.47%
Min ECF	0.814	(Land Resid.-Est. Land Value)/Est. LV	225.35%
Max ECF	0.814	Projected % Change	60.71%
Land Table LtoB	21.40%	Projected Land Table LtoB	24.01%
CVT LtoB	20.46%	CVT Sales LtoB	16.04%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$210	\$683	\$338
MINIMUM	\$140	\$455	\$225
MAXIMUM	\$280	\$911	\$450



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effe# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
28-25-35-430-004	W ELZA	06/03/19	\$5,000	\$2,100				30.0	100.0	0.07	\$167	\$72,464	\$1.66		Land Table R-9	#DIV/0!
28-25-35-478-005	137 W HAYES AVE	04/02/20	\$21,300	\$7,260				51.8	107.5	0.12	\$411	\$173,171	\$3.98		Land Table R-9	#DIV/0!
28-25-35-478-050	161 W HAYES AVE	11/15/19	\$23,500	\$8,260				68.0	100.0	0.16	\$346	\$150,641	\$3.46		Land Table R-9	#DIV/0!
28-25-35-476-059	101 W BERNHARD AVE	06/18/20	\$68,000	\$19,770	\$39,531	\$40,081	\$11,612	41.5	107.5	0.10	\$966	\$404,859	\$9.29		Land Table R-9	29.37%
28-25-35-479-067	106 W MUIR AVE	11/18/20	\$68,000	\$27,280	\$54,556	\$28,844	\$15,400	60.0	100.0	0.14	\$481	\$209,014	\$4.80		Land Table R-9	28.23%
28-25-35-458-053	327 W GEORGE AVE	08/01/19	\$80,000	\$32,740	\$65,476	\$30,491	\$15,967	62.2	107.5	0.15	\$490	\$206,020	\$4.73		Land Table R-9	24.39%
28-25-35-427-043	89 W MADGE AVE	03/11/20	\$73,000	\$32,220	\$64,442	\$24,149	\$15,591	60.7	102.5	0.14	\$398	\$171,270	\$3.93		Land Table R-9	24.19%
28-25-35-456-003	449 W HAYES AVE	07/23/20	\$39,500	\$27,620	\$55,235	(\$2,381)	\$13,354	47.7	107.5	0.11	(\$50)	(\$20,886)	(\$0.48)		Land Table R-9	24.18%
28-25-35-456-023	470 W GEORGE AVE	08/01/19	\$95,000	\$39,350	\$78,708	\$34,436	\$18,144	77.8	107.5	0.19	\$443	\$186,141	\$4.27		Land Table R-9	23.05%
28-25-35-427-035	62 W EVELYN AVE	10/08/20	\$39,000	\$19,900	\$39,809	\$7,900	\$8,709	31.1	107.5	0.07	\$254	\$106,757	\$2.45		Land Table R-9	21.88%
28-25-35-430-042	46 W BERNHARD AVE	01/09/20	\$87,000	\$37,070	\$74,137	\$28,830	\$15,967	62.2	107.5	0.15	\$463	\$194,797	\$4.47		Land Table R-9	21.54%
28-25-35-454-004	445 W MILTON AVE	06/30/20	\$62,100	\$20,510	\$41,025	\$29,784	\$8,709	31.1	107.5	0.07	\$958	\$402,486	\$9.24		Land Table R-9	21.23%
28-25-35-428-020	162 W MAXLOW	10/29/20	\$98,000	\$29,880	\$59,765	\$50,718	\$12,483	44.6	107.5	0.11	\$1,138	\$478,472	\$10.98		Land Table R-9	20.89%
28-25-35-479-035	104 W MUIR AVE	10/20/20	\$70,000	\$21,150	\$42,295	\$36,105	\$8,400	30.0	100.0	0.07	\$1,204	\$523,261	\$12.01		Land Table R-9	19.86%
28-25-35-458-008	411 W GEORGE AVE	07/23/20	\$103,645	\$33,030	\$66,068	\$50,641	\$13,064	46.7	107.5	0.11	\$1,085	\$456,225	\$10.47		Land Table R-9	19.77%
28-25-35-404-010	387 W MADGE AVE	08/26/20	\$119,000	\$33,060	\$66,127	\$65,630	\$12,757	45.6	102.5	0.11	\$1,441	\$619,151	\$14.21		Land Table R-9	19.29%
28-25-35-476-001	173 W BERNHARD AVE	07/02/20	\$165,500	\$45,490	\$90,970	\$91,658	\$17,128	70.5	107.5	0.17	\$1,300	\$545,583	\$12.52		Land Table R-9	18.83%
28-25-35-454-006	433 W MILTON AVE	11/06/20	\$134,900	\$39,430	\$78,862	\$70,554	\$14,516	51.8	107.5	0.12	\$1,361	\$573,610	\$13.17		Land Table R-9	18.41%
28-25-35-477-005	143 W MILTON AVE	12/04/20	\$62,000	\$22,880	\$45,761	\$24,639	\$8,400	30.0	100.0	0.07	\$821	\$357,087	\$8.20		Land Table R-9	18.36%
28-25-35-479-003	155 W GEORGE AVE	06/21/19	\$43,000	\$22,950	\$45,903	\$5,497	\$8,400	30.0	100.0	0.07	\$183	\$79,667	\$1.83		Land Table R-9	18.30%
28-25-35-476-034	80 W MILTON AVE	09/12/19	\$73,500	\$30,380	\$60,757	\$23,630	\$10,887	38.9	100.5	0.09	\$608	\$254,086	\$5.83		Land Table R-9	17.92%
28-25-35-452-065	327 W BERNHARD AVE	09/20/19	\$120,000	\$35,540	\$71,077	\$61,523	\$12,600	45.0	107.0	0.10	\$1,367	\$597,311	\$13.71		Land Table R-9	17.73%
28-25-35-458-009	403 W GEORGE AVE	03/21/19	\$85,000	\$37,490	\$74,971	\$23,093	\$13,064	46.7	107.5	0.11	\$495	\$208,045	\$4.78		Land Table R-9	17.43%
28-25-35-476-029	110 W MILTON AVE	10/30/19	\$56,000	\$26,710	\$53,428	\$11,281	\$8,709	31.1	107.5	0.07	\$363	\$152,446	\$3.50		Land Table R-9	16.30%
28-25-35-430-006	137 W ELZA AVE	07/21/20	\$92,500	\$27,270	\$54,546	\$46,354	\$8,400	30.0	100.0	0.07	\$1,545	\$671,797	\$15.42		Land Table R-9	15.40%
28-25-35-427-001	171 W MADGE AVE	04/29/19	\$60,606	\$36,380	\$72,755	(\$1,377)	\$10,772	38.5	102.5	0.09	(\$36)	(\$15,472)	(\$0.36)		Land Table R-9	14.81%
28-25-35-430-005	145 W ELZA AVE	06/03/19	\$115,000	\$30,530	\$61,063	\$62,337	\$8,400	30.0	100.0	0.07	\$2,078	\$903,435	\$20.74		Land Table R-9	13.76%
28-25-35-476-030	104 W MILTON AVE	10/14/19	\$119,700	\$32,190	\$64,375	\$64,034	\$8,709	31.1	107.5	0.07	\$2,059	\$865,324	\$19.87		Land Table R-9	13.53%
28-25-35-408-056	363 W MAXLOW AVE	06/15/20	\$130,000	\$46,570	\$93,147	\$49,191	\$12,338	44.1	107.5	0.11	\$1,116	\$468,486	\$10.75		Land Table R-9	13.25%
28-25-35-404-032	400 W EVELYN AVE	09/25/20	\$129,900	\$44,200	\$88,397	\$53,115	\$11,612	41.5	107.5	0.10	\$1,281	\$536,515	\$12.32		Land Table R-9	13.14%
28-25-35-456-022	305 W HAYES AVE	03/22/19	\$123,600	\$62,370	\$124,737	\$14,830	\$15,967	62.2	107.5	0.15	\$238	\$100,203	\$2.30		Land Table R-9	12.80%
28-25-35-428-043	65 W EVELYN AVE	11/20/20	\$179,000	\$65,690	\$131,389	\$63,578	\$15,967	62.2	107.5	0.15	\$1,022	\$429,581	\$9.86		Land Table R-9	12.15%
28-25-35-458-046	326 W MUIR AVE	06/05/19	\$64,500	\$40,230	\$80,453	(\$7,244)	\$8,709	31.1	107.5	0.07	(\$233)	(\$97,892)	(\$2.25)		Land Table R-9	10.82%
28-25-35-479-045	38 W MUIR AVE	12/11/20	\$115,000	\$39,790	\$79,570	\$43,830	\$8,400	30.0	100.0	0.07	\$1,461	\$635,217	\$14.58		Land Table R-9	10.56%
28-25-35-404-009	403 W MADGE AVE	07/24/20	\$212,000	\$67,930	\$135,865	\$90,309	\$14,174	50.6	102.5	0.12	\$1,784	\$765,331	\$17.57		Land Table R-9	10.43%
28-25-35-404-020	317 W MADGE AVE	10/23/20	\$175,000	\$63,730	\$127,450	\$60,307	\$12,757	45.6	102.5	0.11	\$1,324	\$568,934	\$13.06		Land Table R-9	10.01%
28-25-35-430-058	71 W ELZA AVE	06/02/20	\$155,000	\$54,410	\$108,811	\$55,479	\$9,290	33.2	107.5	0.08	\$1,672	\$702,266	\$16.12		Land Table R-9	8.54%