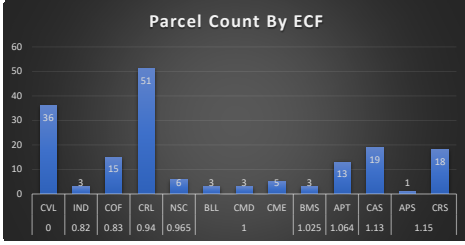


CITY OF HAZEL PARK
LAND FOR 2022: CMN

BSA DATABASE		SALES DATA	
Parcel Count	176	# of Sales	20
ECF Nhbhd	CRS, CRL, CAS, APT, COF, CVL, IND, CME, NSC, BMS, CMD, APS, BLL	Sales Ratio	45.66%
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	35.17%
Max ECF	1.150	Projected % Change	21.43%
Land Table LtoB	6.62%	Current Land Table LtoB	26.63%
CVT LtoB	9.58%	Projected Land Table LtoB	27.90%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$3.40	\$4.59	\$4.12
MEDIAN	\$3.00	\$4.05	\$3.64
MINIMUM	\$0.14	\$0.19	\$0.17
MAXIMUM	\$10.08	\$13.63	\$12.24



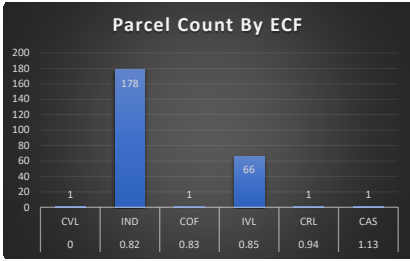
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
28-25-25-101-001	24940 JOHN R RD	1/11/2019	\$250,000	\$102,700	\$205,395	\$86,469	\$41,864	0.28	\$308,818	\$7.09	CRS	28-25-25-101-034	COMMERCIAL NORTH	40.85%
28-25-25-103-001	24728 JOHN R RD	11/9/2018	\$400,000	\$144,320	\$288,638	\$156,171	\$44,807	0.35	\$446,202	\$10.24	APT	28-25-25-103-006	COMMERCIAL NORTH	8.86%
28-25-25-105-002	24500 JOHN R RD	4/24/2020	\$175,000	\$79,390	\$158,785	\$29,115	\$12,900	0.07	\$434,552	\$9.98	CRL		COMMERCIAL NORTH	8.12%
28-25-25-379-034	1003 E 9 MILE RD	7/20/2020	\$135,000	\$59,880	\$119,769	\$39,271	\$24,040	0.15	\$268,979	\$6.17	CRL		COMMERCIAL NORTH	20.07%
28-25-26-276-036		4/17/2019	\$70,000	\$50,030	\$100,056	\$33,441	\$63,497	0.68	\$49,323	\$1.13	CAS		COMMERCIAL NORTH	63.46%
28-25-26-477-022	23053 S CHRYSLER DR	9/24/2020	\$255,000	\$84,060	\$173,124	\$123,524	\$46,747	0.22	\$561,472	\$12.89	CRS	28-25-26-477-023, 28-25-26-477-025	COMMERCIAL NORTH	27.81%
28-25-35-233-031	22241 JOHN R	1/17/2019	\$450,000	\$219,950	\$439,893	\$51,133	\$41,032	0.26	\$198,189	\$4.55	CMD	28-25-35-233-032	COMMERCIAL SOUTH	8.39%
28-25-36-127-005	940 E 9 MILE RD	8/12/2019	\$95,000	\$39,180	\$78,364	\$33,147	\$16,511	0.10	\$331,470	\$7.18	CRL		COMMERCIAL SOUTH	21.07%
28-25-36-155-004	21820 JOHN R	10/30/2020	\$15,000	\$5,680	\$11,366	\$15,000	\$8,416	0.09	\$163,043	\$3.74	CVL		COMMERCIAL SOUTH	74.05%
28-25-36-283-032	21721 DEQUINDRE RD	7/30/2020	\$75,000	\$34,270	\$68,535	\$18,723	\$12,258	0.07	\$279,448	\$6.42	CRL		COMMERCIAL SOUTH	17.89%
28-25-36-351-004	21114 JOHN R RD	3/6/2019	\$80,000	\$53,780	\$107,447	\$2,550	\$29,997	0.21	\$12,142	\$0.28	CRL	28-25-36-351-005	COMMERCIAL SOUTH	25.57%
28-25-36-480-031	21039 DEQUINDRE RD	12/17/2019	\$180,000	\$58,080	\$116,160	\$78,107	\$14,267	0.09	\$877,607	\$20.15	CRL		COMMERCIAL SOUTH	12.28%
44-25-11-376-002	1401 W GIRARD AVE	10/25/2019	\$510,000	\$234,330	\$468,650	\$272,421	\$231,071	1.04	\$261,943	\$6.01	COF		Land Table 200	49.31%
44-25-12-102-045	30460 JOHN R RD	2/5/2019	\$1,250,000	\$604,580	\$1,209,161	\$310,119	\$269,280	1.21	\$255,874	\$5.87	CRS		Land Table 200	22.27%
44-25-12-377-032	737 E 12 MILE RD	10/30/2019	\$155,000	\$74,270	\$148,533	\$85,007	\$78,540	0.35	\$240,133	\$5.51	COF		Land Table 200	52.88%
44-25-13-226-052	28707 DEQUINDRE RD	8/8/2019	\$168,000	\$83,190	\$166,375	\$37,580	\$35,955	0.16	\$231,975	\$5.33	CRL		Land Table 200	21.61%
44-25-13-279-044	28037 DEQUINDRE RD	11/30/2020	\$500,000	\$213,260	\$426,528	\$178,032	\$104,560	0.47	\$377,987	\$8.68	CMD		Land Table 200	24.51%
44-25-13-481-021	1849 E 11 MILE RD	11/28/2018	\$350,000	\$221,250	\$442,501	\$82,675	\$175,176	0.41	\$200,667	\$4.61	CAS		Land Table 200	39.59%
44-25-14-280-021	28107 JOHN R RD	5/14/2019	\$300,000	\$145,150	\$290,302	\$81,098	\$71,400	0.32	\$252,642	\$5.80	CMD		Land Table 200	24.60%
44-25-24-178-056	26281 WOLVERINE ST	2/1/2019	\$380,000	\$137,680	\$275,368	\$192,294	\$87,662	0.71	\$270,456	\$6.21	APT		Land Table 200	31.83%

CITY OF HAZEL PARK

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	248	# of Sales	21
ECF Nbhhd	IND, IVL, CRL, COF, CVL, CAS	Sales Ratio	45.89%
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	37.57%
Max ECF	1.130	Projected % Change	18.25%
Land Table LtoB	14.13%	Current Land Table LtoB	23.82%
CVT LtoB	9.58%	Projected Land Table LtoB	26.30%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$2.55	\$3.51	\$3.02
MEDIAN	\$2.47	\$3.40	\$2.92
MINIMUM	\$1.16	\$1.60	\$1.37
MAXIMUM	\$3.89	\$5.35	\$4.60

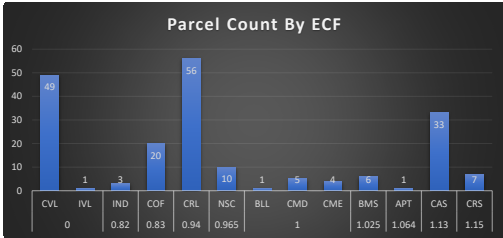


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
28-25-25-131-002	914 E TEN MILE	8/7/2020	\$258,500	\$92,370	\$184,744	\$104,420	\$30,664	0.29	\$366,386	\$8.41	IND		Land Table IND	16.60%
28-25-25-131-003	926 E TEN MILE	7/9/2020	\$245,000	\$92,750	\$185,493	\$90,171	\$30,664	0.29	\$316,389	\$7.26	IND		Land Table IND	16.53%
28-25-25-131-005	950 E TEN MILE	11/19/2020	\$565,000	\$182,710	\$365,424	\$260,904	\$61,328	0.29	\$457,726	\$10.51	IND	28-25-25-131-004	Land Table IND	16.78%
28-25-25-430-001	23891 DEQUINDRE RD	1/23/2019	\$350,000	\$140,540	\$281,072	\$126,244	\$57,316	0.61	\$206,281	\$4.74	IND		Land Table IND	20.39%
28-25-25-430-017	23731 DEQUINDRE RD	4/18/2019	\$155,000	\$44,230	\$88,466	\$85,277	\$18,743	0.12	\$687,718	\$15.79	IND		Land Table IND	21.19%
28-25-25-430-023	23881 DEQUINDRE RD	9/11/2020	\$138,000	\$50,420	\$100,840	\$60,083	\$22,923	0.23	\$263,522	\$6.05	IND		Land Table IND	22.73%
28-25-35-202-041	535 W 9 MILE RD	8/27/2019	\$100,000	\$52,920	\$105,843	\$1,689	\$7,532	0.07	\$24,129	\$0.55	IND		Land Table IND	7.12%
28-25-36-226-034	1638 E 9 MILE RD	1/25/2019	\$145,000	\$38,120	\$76,234	\$79,633	\$10,867	0.10	\$788,446	\$18.10	IND		Land Table IND	14.25%
28-25-36-231-027	22813 DEQUINDRE RD	4/10/2019	\$120,000	\$45,730	\$91,450	\$42,106	\$13,556	0.08	\$526,325	\$12.08	IND		Land Table IND	14.82%
28-25-36-283-038	21707 DEQUINDRE RD	4/30/2019	\$95,000	\$35,050	\$70,101	\$42,742	\$17,843	0.14	\$311,985	\$7.16	IND		Land Table IND	25.45%
28-25-36-351-047	JOHN R	12/20/2018	\$45,000					0.21	\$217,391	\$4.99	CVL		Land Table IND	100.00%
28-25-36-480-032	21029 DEQUINDRE RD	10/7/2020	\$200,000	\$59,340	\$118,687	\$98,242	\$16,929	0.11	\$877,161	\$20.14	IND		Land Table IND	14.26%
44-25-01-202-022	32601 INDUSTRIAL DR	10/28/2020	\$1,455,000	\$673,760	\$1,347,523	\$459,749	\$352,272	2.47	\$186,435	\$4.28	IND		IND Land Table 300	26.14%
44-25-01-226-045	32301 DEQUINDRE RD	3/15/2019	\$550,000	\$311,420	\$622,844	\$203,444	\$276,288	2.11	\$96,237	\$2.21	IND		IND Land Table 300	44.36%
44-25-01-327-017	31601 RESEARCH PARK DR	6/1/2020	\$1,725,000	\$836,380	\$1,672,751	\$370,862	\$318,613	2.23	\$166,306	\$3.82	IND		IND Land Table 300	19.05%
44-25-02-101-036	32275 STEPHENSON HWY	4/10/2019	\$301,000	\$164,880	\$329,766	\$109,978	\$138,744	0.97	\$113,263	\$2.60	CRS		IND Land Table 300	42.07%
44-25-11-426-005	190 AJAX DR	11/14/2019	\$955,000	\$411,890	\$823,780	\$328,387	\$197,167	1.38	\$237,962	\$5.46	IND		IND Land Table 300	23.93%
44-25-11-426-013	500 AJAX DR	3/4/2020	\$420,000	\$169,080	\$338,154	\$168,110	\$86,264	0.60	\$278,328	\$6.39	IND		IND Land Table 300	25.51%
44-25-12-301-014	29866 JOHN R RD	10/17/2019	\$550,000	\$319,010	\$638,018	\$154,869	\$242,887	1.70	\$91,099	\$2.09	IND		IND Land Table 300	38.07%
44-25-24-426-027	1540 E LINCOLN AVE	4/17/2019	\$865,000	\$441,820	\$883,649	\$128,951	\$147,600	1.03	\$124,832	\$2.87	IND		IND Land Table 300	16.70%
44-25-24-427-001	1666 E LINCOLN AVE	9/26/2019	\$850,000	\$446,400	\$892,794	\$104,806	\$147,600	1.03	\$101,458	\$2.33	IND		IND Land Table 300	16.53%

CITY OF HAZEL PARK
LAND FOR 2022: CMS

BSA DATABASE		SALES DATA	
Parcel Count	196	# of Sales	21
ECF Nhd	CRL, CVL, CAS, CRS, BMS, CMD, COF, NSC, CME, IND, APT, IVL, BLL	Sales Ratio	45.66%
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	35.89%
Max ECF	1.150	Projected % Change	20.00%
Land Table LtoB	13.00%	Current Land Table LtoB	26.65%
CVT LtoB	9.58%	Projected Land Table LtoB	29.11%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$2.54	\$3.46	\$3.05
MEDIAN	\$2.37	\$3.21	\$2.84
MINIMUM	\$1.25	\$1.70	\$1.50
MAXIMUM	\$4.20	\$5.71	\$5.04



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
28-25-25-101-001	24940 JOHN R RD	1/11/2019	\$250,000	\$102,700	\$205,395	\$86,469	\$41,864	0.28	\$308,818	\$7.09	CRS	28-25-25-101-034	COMMERCIAL NORTH	40.85%
28-25-25-103-001	24728 JOHN R RD	11/9/2018	\$400,000	\$144,320	\$288,638	\$156,171	\$44,807	0.35	\$446,202	\$10.24	APT	28-25-25-103-006	COMMERCIAL NORTH	8.86%
28-25-25-105-002	24500 JOHN R RD	4/24/2020	\$175,000	\$79,390	\$158,785	\$29,115	\$12,900	0.07	\$434,552	\$9.98	CRS		COMMERCIAL NORTH	8.12%
28-25-25-379-034	1003 E 9 MILE RD	7/20/2020	\$135,000	\$59,880	\$119,769	\$39,271	\$24,040	0.15	\$268,979	\$6.17	CRS		COMMERCIAL NORTH	20.07%
28-25-26-276-036		4/17/2019	\$70,000	\$50,030	\$100,056	\$33,441	\$63,497	0.68	\$49,323	\$1.13	CAS		COMMERCIAL NORTH	63.46%
28-25-26-477-022	23053 S CHRYSLER DR	9/24/2020	\$255,000	\$84,060	\$168,124	\$133,623	\$46,747	0.22	\$596,531	\$13.69	CRS	28-25-26-477-023, 28-25-26-477-025	COMMERCIAL NORTH	27.81%
28-25-35-233-031	22241 JOHN R	1/17/2019	\$450,000	\$219,950	\$439,893	\$51,133	\$41,032	0.26	\$198,189	\$4.55	CMD	28-25-35-233-032	COMMERCIAL SOUTH	8.39%
28-25-36-127-005	940 E 9 MILE RD	8/12/2019	\$95,000	\$39,180	\$78,364	\$33,147	\$16,511	0.21	\$160,908	\$3.69	CRS		COMMERCIAL SOUTH	21.07%
28-25-36-155-004	21820 JOHN R	10/30/2020	\$15,000	\$5,680	\$11,366	\$15,000	\$8,416	0.09	\$163,043	\$3.74	CVL		COMMERCIAL SOUTH	74.05%
28-25-36-283-032	21721 DEQUINDRE RD	7/30/2020	\$75,000	\$34,270	\$68,535	\$18,723	\$12,258	0.07	\$279,448	\$6.42	CRS		COMMERCIAL SOUTH	17.89%
28-25-36-351-003	21122 JOHN R	4/5/2019	\$12,200					0.08	\$152,500	\$3.50	CRS		COMMERCIAL SOUTH	100.00%
28-25-36-351-004	21114 JOHN R RD	3/6/2019	\$80,000	\$53,780	\$107,447	\$2,550	\$29,997	0.21	\$12,142	\$0.28	CRS	28-25-36-351-005	COMMERCIAL SOUTH	25.57%
28-25-36-480-031	21039 DEQUINDRE RD	12/17/2019	\$180,000	\$58,080	\$116,160	\$78,107	\$14,267	0.09	\$877,607	\$20.15	CRS		COMMERCIAL SOUTH	12.28%
44-25-11-376-002	1401 W GIRARD AVE	5/10/2019	\$510,000	\$234,330	\$468,650	\$272,421	\$231,071	1.04	\$261,943	\$6.01	COF		Land Table 200	49.31%
44-25-12-102-045	30460 JOHN R RD	2/5/2019	\$1,250,000	\$604,580	\$1,209,161	\$310,119	\$269,280	1.21	\$255,874	\$5.87	CRS		Land Table 200	22.27%
44-25-12-377-032	737 E 12 MILE RD	10/30/2019	\$155,000	\$74,270	\$148,533	\$85,007	\$78,540	0.35	\$240,133	\$5.51	COF		Land Table 200	52.88%
44-25-13-226-052	28707 DEQUINDRE RD	8/8/2019	\$168,000	\$83,190	\$166,375	\$37,580	\$35,955	0.16	\$231,975	\$5.33	CRS		Land Table 200	21.61%
44-25-13-279-044	28037 DEQUINDRE RD	11/30/2020	\$500,000	\$213,260	\$426,528	\$178,032	\$104,560	0.47	\$377,987	\$8.68	CMD		Land Table 200	24.51%
44-25-13-481-021	1849 E 11 MILE RD	11/28/2018	\$350,000	\$221,250	\$442,501	\$82,675	\$175,176	0.41	\$200,667	\$4.61	CAS		Land Table 200	39.59%
44-25-14-280-021	28107 JOHN R RD	5/14/2019	\$300,000	\$145,150	\$290,302	\$81,098	\$71,400	0.32	\$252,642	\$5.80	CMD		Land Table 200	24.60%
44-25-24-178-056	26281 WOLVERINE ST	2/1/2019	\$380,000	\$137,680	\$275,368	\$192,294	\$87,662	0.71	\$270,456	\$6.21	APT		Land Table 200	31.83%