

CVT: CITY OF HAZEL PARK
YEAR: 2025
LAND TYPE: COMMERCIAL SOUTH

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$3.53	\$4.30	\$3.71
MED	\$3.28	\$4.00	\$3.45
MIN	\$1.73	\$2.11	\$1.82
MAX	\$5.82	\$7.09	\$6.11

COM SOUTH (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
18.37%	5.0%	17.69%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
28	28-25-35-480-010	140 W EIGHT MILE	5/22/2024	\$190,000	\$64,430	\$25,560	0.161	\$81,299	63.09%	\$504,963	\$27.09	28-25-35-480-009	0	0	0	0
28	28-25-36-303-053	21502 JOHN R RD	2/16/2023	\$503,000	\$250,970	\$61,098	0.482	\$27,470	5.47%	\$56,992	\$23.96	0	0	0	0	0
28	28-25-36-305-052	21412 JOHN R RD	6/28/2022	\$169,500	\$59,340	\$36,569	0.230	\$83,920	70.71%	\$364,870	\$16.92	0	0	0	0	0
28	28-25-36-360-025	637 E EIGHT MILE	8/19/2024	\$320,000	\$136,830	\$67,573	0.425	\$114,131	41.71%	\$268,544	\$17.29	28-25-36-360-022	28-25-36-360-023	0	0	0
24	24-25-26-106-002	3250 HILTON RD	7/17/2024	\$250,000	\$98,910	\$53,141	0.083	\$91,045	46.02%	\$1,096,928	\$69.15	0	0	0	0	0
24	24-25-26-111-036	3150 HILTON RD	11/30/2023	\$170,000	\$64,740	\$29,487	0.041	\$64,158	49.55%	\$1,564,829	\$95.19	0	0	0	0	0
24	24-25-26-154-002	2840 HILTON RD	12/29/2023	\$312,000	\$154,720	\$88,488	0.185	\$64,780	20.93%	\$350,162	\$38.72	0	0	0	0	0
24	24-25-26-382-034	1411 E 9 MILE RD	2/9/2024	\$385,000	\$197,740	\$113,036	0.101	\$91,361	23.10%	\$904,564	\$87.51	0	0	0	0	0
24	24-25-26-385-029	1737 E 9 MILE RD	2/22/2024	\$525,000	\$192,660	\$158,043	0.152	\$289,496	75.13%	\$1,904,579	\$79.29	0	0	0	0	0
24	24-25-27-181-006	23600 WOODWARD AVE	2/27/2023	\$800,000	\$233,620	\$294,583	0.246	\$617,604	132.18%	\$2,510,585	\$74.66	0	0	0	0	0
24	24-25-27-280-026	3055 HILTON RD	7/28/2023	\$540,000	\$260,730	\$160,325	0.288	\$145,669	27.93%	\$505,795	\$43.04	0	0	0	0	0
24	24-25-27-303-050	23337 WOODWARD AVE	9/16/2024	\$395,000	\$183,260	\$143,590	0.090	\$177,037	48.30%	\$1,967,078	\$100.76	24-25-27-303-049	0	0	0	0
24	24-25-27-327-005	23426 WOODWARD AVE	4/25/2022	\$205,000	\$92,750	\$86,483	0.057	\$100,041	53.93%	\$1,755,105	\$82.56	0	0	0	0	0
24	24-25-27-327-006	23422 WOODWARD AVE	12/18/2023	\$135,000	\$96,480	\$112,257	0.074	\$49,534	25.67%	\$669,378	\$41.88	0	0	0	0	0
24	24-25-27-379-003	23140 WOODWARD AVE	5/9/2023	\$840,000	\$347,170	\$247,386	0.172	\$366,823	52.83%	\$2,132,692	\$112.11	0	0	0	0	0
24	24-25-27-381-025	177 VESTER ST	8/25/2023	\$700,000	\$305,130	\$108,553	0.151	\$193,579	31.72%	\$1,281,980	\$106.42	0	0	0	0	0
24	24-25-27-454-001	200 VESTER ST	8/20/2024	\$530,000	\$195,480	\$75,093	0.188	-\$87,261	-22.32%	-\$464,154	\$64.72	0	0	0	0	0
24	24-25-34-101-010	611 W 9 MILE RD	6/7/2024	\$860,000	\$331,720	\$296,540	0.265	\$493,279	74.35%	\$1,861,430	\$74.50	0	0	0	0	0
24	24-25-34-126-006	221 W 9 MILE RD	5/31/2024	\$757,500	\$299,930	\$171,235	0.143	\$328,938	54.84%	\$2,300,266	\$121.61	0	0	0	0	0
24	24-25-34-126-016	141 W 9 MILE RD	10/24/2023	\$650,000	\$423,620	\$185,612	0.155	-\$33,010	-3.90%	-\$212,968	\$96.27	0	0	0	0	0
24	24-25-34-127-013	22726 WOODWARD AVE	5/2/2022	\$350,000	\$177,120	\$117,234	0.070	\$111,276	31.41%	\$1,589,657	\$114.78	0	0	0	0	0
24	24-25-34-178-022	334 W MARSHALL ST	5/11/2022	\$425,000	\$198,550	\$171,763	0.430	-\$200,590	-50.51%	-\$466,488	\$22.69	0	0	0	0	0
24	24-25-34-251-011	22041 WOODWARD AVE	9/6/2023	\$980,000	\$337,930	\$276,077	0.289	\$556,560	82.35%	\$1,925,813	\$77.85	0	0	0	0	0
24	24-25-34-279-001	21950 WOODWARD AVE	1/18/2024	\$232,500	\$169,120	\$241,137	0.275	\$125,034	36.97%	\$454,669	\$19.41	0	0	0	0	0
44	44-25-02-377-005	31015 STEPHENSON HWY	8/13/2024	\$695,000	\$310,640	\$322,027	0.461	\$423,742	68.20%	\$919,180	\$34.61	0	0	0	0	0
44	44-25-12-102-001	30600 JOHN R RD	4/15/2022	\$350,000	\$147,170	\$55,308	0.152	\$128,559	43.68%	\$845,783	\$52.86	0	0	0	0	0
44	44-25-12-376-018	649 E 12 MILE RD	7/5/2022	\$173,000	\$85,160	\$73,744	0.202	\$73,724	43.29%	\$364,970	\$19.66	44-25-12-376-019	0	0	0	0
44	44-25-12-478-194	1611 E 12 MILE RD	8/18/2023	\$500,000	\$312,630	\$209,500	0.574	\$113,844	18.21%	\$198,334	\$20.00	0	0	0	0	0
44	44-25-13-104-008	520 E 12 MILE RD	8/15/2023	\$705,000	\$341,490	\$207,405	0.568	\$127,566	18.68%	\$224,588	\$28.49	0	0	0	0	0
44	44-25-13-226-004	1454 E 12 MILE RD # 1460	4/1/2022	\$486,000	\$207,300	\$123,890	0.339	\$201,266	48.54%	\$593,705	\$32.91	0	0	0	0	0
44	44-25-13-351-005	27360 JOHN R RD	4/10/2024	\$500,000	\$258,940	\$110,616	0.303	\$100,524	19.41%	\$331,762	\$37.88	0	0	0	0	0
44	44-25-23-229-001	41 W 11 MILE RD	5/17/2022	\$475,000	\$196,940	\$150,463	0.412	\$247,614	62.87%	\$601,005	\$26.47	0	0	0	0	0
44	44-25-23-282-015	26153 JOHN R RD	4/2/2024	\$165,000	\$95,620	\$67,040	0.184	\$40,852	21.36%	\$222,022	\$20.59	0	0	0	0	0
44	44-25-23-426-008	395 W LINCOLN AVE	5/31/2023	\$385,000	\$121,810	\$71,062	0.195	\$196,912	80.83%	\$1,009,805	\$45.33	0	0	0	0	0
44	44-25-23-433-026	25713 JOHN R RD	6/2/2022	\$575,000	\$252,230	\$335,535	0.919	\$343,926	68.18%	\$374,239	\$14.36	44-25-24-304-037	0	0	0	0
44	44-25-23-481-022	25431 JOHN R RD	3/19/2024	\$310,000	\$111,620	\$63,235	0.173	\$162,723	72.89%	\$940,595	\$41.14	0	0	0	0	0
44	44-25-24-101-004	26750 JOHN R RD	11/9/2023	\$750,000	\$212,860	\$192,740	0.528	\$538,058	126.39%	\$1,019,049	\$32.61	44-25-24-101-005	0	0	0	0
44	44-25-24-106-008	26312 JOHN R RD	8/3/2022	\$200,000	\$103,710	\$104,750	0.287	\$106,570	51.38%	\$371,324	\$16.00	0	0	0	0	0
44	44-25-24-251-006	26201 DEQUINDRE RD	10/5/2023	\$310,000	\$148,690	\$97,208	0.266	\$122,521	41.20%	\$460,605	\$26.75	0	0	0	0	0
44	44-25-24-326-039	1052 E LINCOLN AVE	5/31/2023	\$530,000	\$264,720	\$132,027	0.362	\$164,723	31.11%	\$455,036	\$33.61	0	0	0	0	0

CVT: CITY OF HAZEL PARK

YEAR: 2025

LAND TYPE: COMMERCIAL NORTH

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$4.77	\$6.01	\$4.77
MED	\$4.20	\$5.30	\$4.20
MIN	\$0.20	\$0.25	\$0.20
MAX	\$14.13	\$17.82	\$14.13

COM NORTH (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
20.99%	0.0%	6.83%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
28	28-25-25-380-041	1065 E 9 MILE RD	11/1/2023	\$650,000	\$275,760	\$119,929	0.632	\$172,592	31.29%	\$273,089	\$6.27	28-25-25-380-033	0	0	0	0
28	28-25-25-452-040	1221 E 9 MILE RD	8/18/2023	\$500,000	\$227,680	\$89,061	0.515	\$136,839	30.05%	\$265,707	\$6.10	0	0	0	0	0
28	28-25-26-479-085	23001 JOHN R RD	5/1/2024	\$8,580,000	\$4,051,520	\$1,100,463	9.048	\$1,013,937	12.51%	\$112,062	\$2.57	28-25-26-479-084	0	0	0	0
24	24-25-26-106-002	3250 HILTON RD	7/17/2024	\$250,000	\$98,910	\$53,141	0.083	\$91,045	46.02%	\$1,096,928	\$25.18	0	0	0	0	0
24	24-25-26-111-036	3150 HILTON RD	11/30/2023	\$170,000	\$64,740	\$29,487	0.041	\$64,158	49.55%	\$1,564,829	\$35.92	0	0	0	0	0
24	24-25-26-154-002	2840 HILTON RD	12/29/2023	\$312,000	\$154,720	\$88,488	0.185	\$64,780	20.93%	\$350,162	\$8.04	0	0	0	0	0
24	24-25-26-382-034	1411 E 9 MILE RD	2/9/2024	\$385,000	\$197,740	\$113,036	0.101	\$91,361	23.10%	\$904,564	\$20.77	0	0	0	0	0
24	24-25-26-385-029	1737 E 9 MILE RD	2/22/2024	\$525,000	\$192,660	\$158,043	0.152	\$289,496	75.13%	\$1,904,579	\$43.72	0	0	0	0	0
24	24-25-27-280-026	3055 HILTON RD	7/28/2023	\$540,000	\$260,730	\$160,325	0.288	\$145,669	27.93%	\$505,795	\$11.61	0	0	0	0	0
24	24-25-27-303-050	23337 WOODWARD AVE	9/16/2024	\$395,000	\$183,260	\$143,590	0.090	\$177,037	48.30%	\$1,967,078	\$45.16	24-25-27-303-049	0	0	0	0
24	24-25-27-327-005	23426 WOODWARD AVE	4/25/2022	\$205,000	\$92,750	\$86,483	0.057	\$100,041	53.93%	\$1,755,105	\$40.29	0	0	0	0	0
24	24-25-27-379-003	23140 WOODWARD AVE	5/9/2023	\$840,000	\$347,170	\$247,386	0.172	\$366,823	52.83%	\$2,132,692	\$48.96	0	0	0	0	0
24	24-25-27-381-025	177 VESTER ST	8/25/2023	\$700,000	\$305,130	\$108,553	0.151	\$193,579	31.72%	\$1,281,980	\$29.43	0	0	0	0	0
24	24-25-27-382-003	22840 WOODWARD AVE	8/14/2024	\$1,900,000	\$1,027,460	\$284,029	0.178	-\$50,547	-2.46%	-\$283,972	-\$6.52	0	0	0	0	0
24	24-25-34-101-010	611 W 9 MILE RD	6/7/2024	\$860,000	\$331,720	\$296,540	0.265	\$493,279	74.35%	\$1,861,430	\$42.73	0	0	0	0	0
24	24-25-34-126-006	221 W 9 MILE RD	5/31/2024	\$757,500	\$299,930	\$171,235	0.143	\$328,938	54.84%	\$2,300,266	\$52.81	0	0	0	0	0
24	24-25-34-126-016	141 W 9 MILE RD	10/24/2023	\$650,000	\$423,620	\$185,612	0.155	-\$33,010	-3.90%	-\$212,968	-\$4.89	0	0	0	0	0
24	24-25-34-127-013	22726 WOODWARD AVE	5/2/2022	\$350,000	\$177,120	\$117,234	0.070	\$111,276	31.41%	\$1,589,657	\$36.49	0	0	0	0	0
24	24-25-34-427-001	21800 WOODWARD AVE	12/12/2022	\$8,105,000	\$3,049,630	\$1,682,853	3.365	\$3,147,389	51.60%	\$935,331	\$21.47	24-25-34-427-003	24-25-34-427-071	24-25-34-427-035	24-25-34-427-066	0
44	44-25-23-481-022	25431 JOHN R RD	3/19/2024	\$310,000	\$111,620	\$63,235	0.173	\$162,723	72.89%	\$940,595	\$21.59	0	0	0	0	0
44	44-25-12-102-045	30460 JOHN R RD	2/3/2023	\$1,870,000	\$696,630	\$442,464	1.212	\$982,143	70.49%	\$810,349	\$18.60	0	0	0	0	0
44	44-25-12-151-009	30100 JOHN R RD	11/8/2023	\$1,150,000	\$451,300	\$230,450	0.631	\$498,924	55.28%	\$790,688	\$18.15	44-25-12-151-016	0	0	0	0
44	44-25-23-229-001	41 W 11 MILE RD	5/17/2022	\$475,000	\$196,940	\$150,463	0.412	\$247,614	62.87%	\$601,005	\$13.80	0	0	0	0	0
44	44-25-12-102-001	30600 JOHN R RD	4/15/2022	\$350,000	\$147,170	\$55,308	0.152	\$128,559	43.68%	\$845,783	\$19.42	0	0	0	0	0
44	44-25-13-226-004	1454 E 12 MILE RD # 1460	4/1/2022	\$486,000	\$207,300	\$123,890	0.339	\$201,266	48.54%	\$593,705	\$13.63	0	0	0	0	0
44	44-25-23-433-026	25713 JOHN R RD	6/2/2022	\$575,000	\$252,230	\$335,535	0.919	\$343,926	68.18%	\$374,239	\$8.59	44-25-24-304-037	0	0	0	0
44	44-25-02-377-005	31015 STEPHENSON HWY	8/13/2024	\$695,000	\$310,640	\$322,027	0.461	\$423,742	68.20%	\$919,180	\$21.10	0	0	0	0	0
44	44-25-12-101-057	30728 JOHN R RD	4/25/2023	\$625,000	\$292,670	\$363,888	1.047	\$363,188	62.05%	\$346,884	\$7.96	0	0	0	0	0
44	44-25-24-251-006	26201 DEQUINDRE RD	10/5/2023	\$310,000	\$148,690	\$97,208	0.266	\$122,521	41.20%	\$460,605	\$10.57	0	0	0	0	0
44	44-25-13-104-008	520 E 12 MILE RD	8/15/2023	\$705,000	\$341,490	\$207,405	0.568	\$127,566	18.68%	\$224,588	\$5.16	0	0	0	0	0
44	44-25-11-201-032	876 HORACE BROWN DR	4/1/2022	\$2,540,000	\$1,238,050	\$741,151	2.030	\$423,020	17.08%	\$208,384	\$4.78	0	0	0	0	0
44	44-25-12-376-018	649 E 12 MILE RD	7/5/2022	\$173,000	\$85,160	\$73,744	0.202	\$73,724	43.29%	\$364,970	\$8.38	44-25-12-376-019	0	0	0	0
44	44-25-24-326-039	1052 E LINCOLN AVE	5/31/2023	\$530,000	\$264,720	\$132,027	0.362	\$164,723	31.11%	\$455,036	\$10.45	0	0	0	0	0
44	44-25-01-301-002	31660 JOHN R RD	9/7/2022	\$750,000	\$385,770	\$368,720	1.010	\$368,425	47.75%	\$364,777	\$8.37	0	0	0	0	0
44	44-25-13-351-005	27360 JOHN R RD	4/10/2024	\$500,000	\$258,940	\$110,616	0.303	\$100,524	19.41%	\$331,762	\$7.62	0	0	0	0	0
44	44-25-24-106-008	26312 JOHN R RD	8/3/2022	\$200,000	\$103,710	\$104,750	0.287	\$106,570	51.38%	\$371,324	\$8.52	0	0	0	0	0
44	44-25-23-282-015	26153 JOHN R RD	4/2/2024	\$165,000	\$95,620	\$67,040	0.184	\$40,852	21.36%	\$222,022	\$5.10	0	0	0	0	0
44	44-25-12-478-194	1611 E 12 MILE RD	8/18/2023	\$500,000	\$312,630	\$209,500	0.574	\$113,844	18.21%	\$198,334	\$4.55	0	0	0	0	0

CVT: CITY OF HAZEL PARK

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$3.17	\$4.62	\$3.49
MED	\$3.07	\$4.47	\$3.38
MIN	\$1.44	\$2.10	\$1.58
MAX	\$4.83	\$7.04	\$5.31

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
15.04%	10.0%	16.50%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
28	28-25-25-276-013	1775 OAK GROVE AVE	1/11/2024	\$130,000	\$62,120	\$23,790	0.205	\$23,938	19.27%	\$116,771	2.68	0	0	0	0	0
28	28-25-25-453-049	1451 E NINE MILE	9/29/2022	\$1,050,000	\$454,650	\$125,777	1.343	\$206,020	22.66%	\$153,403	3.52	0	0	0	0	0
28	28-25-25-477-033	1651 E 9 MILE RD	11/8/2023	\$181,000	\$103,510	\$33,432	0.250	-\$5,785	-2.79%	-\$23,140	-0.53	0	0	0	0	0
28	28-25-36-357-001	20848 JOHN R	4/22/2024	\$135,000	\$75,340	\$25,909	0.138	\$13,272	8.81%	\$96,174	2.21	0	0	0	0	0
24	24-25-26-153-060	2900 HILTON RD	12/29/2023	\$377,000	\$188,020	\$135,348	0.257	\$90,250	24.00%	\$351,167	8.06	0	0	0	0	0
24	24-25-27-434-014	910 E DRAYTON ST	11/8/2023	\$1,200,000	\$422,260	\$199,561	0.663	\$451,394	53.45%	\$680,836	15.63	0	0	0	0	0
24	24-25-27-436-010	2305 GOODRICH ST	11/2/2023	\$400,000	\$191,580	\$136,086	0.362	\$105,880	27.63%	\$292,486	6.71	0	0	0	0	0
24	24-25-27-436-015	2335 GOODRICH ST	9/27/2022	\$1,000,000	\$501,410	\$271,898	1.205	\$152,779	15.23%	\$126,788	2.91	0	0	0	0	0
24	24-25-33-435-045	455 LIVERNOIS ST	5/9/2022	\$555,000	\$261,440	\$230,067	0.612	\$210,881	40.33%	\$344,577	7.91	0	0	0	0	0
24	24-25-35-101-005	924 E 9 MILE RD	8/31/2023	\$350,000	\$168,760	\$148,514	0.282	\$129,867	38.48%	\$460,521	10.57	0	0	0	0	0
24	24-25-35-105-001	1100 E SARATOGA AVE	12/12/2022	\$3,073,765	\$1,587,220	\$1,186,918	4.989	\$745,293	23.48%	\$149,387	3.43	24-25-35-105-002	24-25-35-105-008	24-25-35-105-009	0	0
44	44-25-01-126-025	845 E MANDOLINE AVE	9/26/2023	\$1,050,000	\$470,360	\$197,820	0.865	\$226,213	24.05%	\$261,518	6.00	0	0	0	0	0
44	44-25-01-157-023	32050 TOWNLEY AVE # 32060	4/17/2023	\$1,300,000	\$475,950	\$252,000	1.102	\$525,694	55.23%	\$477,036	10.95	0	0	0	0	0
44	44-25-01-182-025	759 E WHITCOMB AVE	8/31/2022	\$534,750	\$202,400	\$122,010	0.534	\$221,504	54.72%	\$414,801	9.52	0	0	0	0	0
44	44-25-01-182-034	747 E WHITCOMB AVE	10/31/2022	\$2,820,000	\$1,014,860	\$513,450	2.245	\$1,139,917	56.16%	\$507,758	11.66	44-25-01-182-028	44-25-01-182-011	0	0	0
44	44-25-01-183-020	32039 MILTON AVE	11/10/2023	\$630,500	\$237,780	\$135,240	0.591	\$254,537	53.52%	\$430,689	9.89	0	0	0	0	0
44	44-25-01-226-021	32371 DEQUINDRE RD	6/28/2024	\$1,080,000	\$457,500	\$319,200	1.396	\$420,240	45.93%	\$301,032	6.91	0	0	0	0	0
44	44-25-01-226-046	1700 E 14 MILE RD	3/18/2024	\$1,295,000	\$414,400	\$324,740	1.420	\$735,584	88.75%	\$518,017	11.89	0	0	0	0	0
44	44-25-01-326-021	31700 RESEARCH PARK DR	10/27/2023	\$2,500,000	\$852,180	\$542,560	2.372	\$1,213,701	71.21%	\$511,678	11.75	0	0	0	0	0
44	44-25-01-327-010	31801 RESEARCH PARK DR	3/7/2023	\$725,000	\$260,740	\$129,938	0.568	\$291,025	55.81%	\$512,368	11.76	0	0	0	0	0
44	44-25-01-426-028	31691 DEQUINDRE RD	3/28/2024	\$1,995,000	\$644,040	\$511,889	2.238	\$1,136,614	88.24%	\$507,870	11.66	0	0	0	0	0
44	44-25-01-427-021	31771 SHERMAN AVE	8/1/2023	\$1,176,800	\$422,190	\$225,225	0.985	\$495,499	58.68%	\$503,045	11.55	0	0	0	0	0
44	44-25-02-101-032	32401 STEPHENSON HWY	6/1/2023	\$1,250,000	\$435,690	\$306,600	1.341	\$623,757	71.58%	\$465,143	10.68	0	0	0	0	0
44	44-25-02-326-001	31725 STEPHENSON HWY	8/4/2023	\$850,000	\$305,850	\$198,914	0.870	\$392,221	64.12%	\$450,829	10.35	0	0	0	0	0
44	44-25-02-327-003	31435 STEPHENSON HWY	5/27/2022	\$1,800,000	\$784,370	\$321,090	1.404	\$448,638	28.60%	\$319,543	7.34	0	0	0	0	0
44	44-25-02-327-005	31465 STEPHENSON HWY	10/27/2023	\$2,800,000	\$1,411,410	\$624,431	2.730	\$363,641	12.88%	\$133,202	3.06	44-25-02-327-004	0	0	0	0
44	44-25-02-376-001	31301 STEPHENSON HWY	11/1/2023	\$650,000	\$276,540	\$218,925	0.957	\$280,287	50.68%	\$292,881	6.72	0	0	0	0	0
44	44-25-02-377-003	31051 STEPHENSON HWY	10/14/2022	\$1,750,000	\$736,060	\$404,974	1.771	\$587,978	39.94%	\$332,003	7.62	44-25-02-377-002	0	0	0	0
44	44-25-11-126-007	30475 STEPHENSON HWY # 30495	4/18/2022	\$1,250,000	\$483,290	\$208,320	0.911	\$410,061	42.42%	\$450,122	10.33	0	0	0	0	0
44	44-25-11-283-002	201 W GIRARD AVE	10/25/2022	\$650,000	\$283,410	\$199,080	0.871	\$251,098	44.30%	\$288,287	6.62	0	0	0	0	0
44	44-25-11-426-012	540 AJAX DR	6/6/2023	\$500,000	\$284,390	\$143,325	0.627	\$27,938	4.91%	\$44,558	1.02	0	0	0	0	0
44	44-25-13-454-021	1439 E 11 MILE RD	7/15/2022	\$700,000	\$289,580	\$160,079	0.700	\$246,635	42.58%	\$352,336	8.09	44-25-13-454-020	0	0	0	0
44	44-25-24-201-001	1104 E 11 MILE RD	11/2/2022	\$340,000	\$134,880	\$101,767	0.476	\$154,316	57.20%	\$324,193	7.44	44-25-24-201-006	0	0	0	0
44	44-25-24-206-038	1340 E 11 MILE RD	6/29/2023	\$525,000	\$244,860	\$91,823	0.402	\$85,040	17.37%	\$211,542	4.86	0	0	0	0	0
44	44-25-24-251-016	1751 E LINCOLN AVE # 1761	9/20/2024	\$2,500,000	\$932,800	\$480,249	2.100	\$1,114,653	59.75%	\$530,787	12.19	0	0	0	0	0
44	44-25-24-251-019	26040 PINEHURST DR	6/13/2022	\$1,000,000	\$471,340	\$229,688	1.004	\$211,483	22.43%	\$210,640	4.84	0	0	0	0	0
44	44-25-24-301-001	25914 JOHN R RD	1/29/2024	\$700,000	\$401,450	\$124,740	0.545	-\$50,796	-6.33%	-\$93,204	-2.14	0	0	0	0	0
44	44-25-24-304-005	25600 JOHN R RD # 25606	4/8/2022	\$235,500	\$96,470	\$25,200	0.110	\$49,266	25.53%	\$447,873	10.28	0	0	0	0	0
44	44-25-24-305-004	25504 JOHN R RD	3/14/2024	\$165,000	\$75,840	\$23,100	0.101	\$36,488	24.06%	\$361,267	8.29	0	0	0	0	0
44	44-25-24-352-002	25330 JOHN R RD	7/19/2023	\$225,000	\$90,680	\$42,525	0.186	\$70,918	39.10%	\$381,280	8.75	0	0	0	0	0
44	44-25-24-455-037	1129 E 10 MILE RD	4/1/2023	\$150,000	\$75,010	\$30,240	0.132	\$14,759	9.84%	\$111,811	2.57	0	0	0	0	0

CVT: CITY OF HAZEL PARK
YEAR: 2025
LAND TYPE: VACANT

VACANT LAND SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	2	\$52,500	\$28,490	54.27%	0.277	12,066	\$189,531	\$4.35
CMN	1	\$31,000	\$21,360	68.90%	0.185	8,059	\$167,568	\$3.85
CMS	1	\$21,500	\$7,130	33.16%	0.092	4,008	\$233,696	\$5.36
IND	0	\$0	\$0	0.00%	0.000	0	\$0	\$0

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED			OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
									LAND VALUE / 2024 TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF					
28	28-25-26-411-037	23801 S CHRYSLER DR	1/10/2024	\$31,000	\$21,360	\$42,711	0.185	\$31,000	72.57%	\$167,568	\$3.85	0	0	0	0	0
28	28-25-36-155-004	21820 JOHN R	5/29/2024	\$21,500	\$7,130	\$11,662	0.092	\$18,962	132.97%	\$233,696	\$5.36	0	0	0	0	0