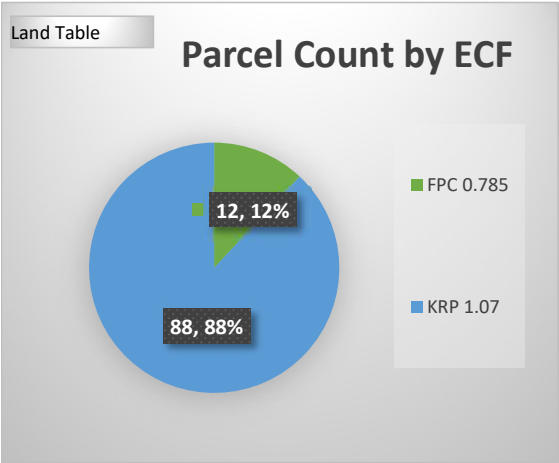


CITY OF HAZEL PARK

Land Table FPC

BSA DATABASE		SALES DATA	
Parcel Count	100	# of Sales	3
ECF Nbhd	KRP, FPC	Sales Ratio	42.15%
Min ECF	0.785	(Land Resid.-Est. Land Value)/Est. LV	180.06%
Max ECF	1.070	Projected % Change	20.00%
Land Table LtoB	24.97%	Projected Land Table LtoB	29.96%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$25,000	\$70,014	\$30,000
MINIMUM	\$25,000	\$70,014	\$30,000
MAXIMUM	\$25,000	\$70,014	\$30,000

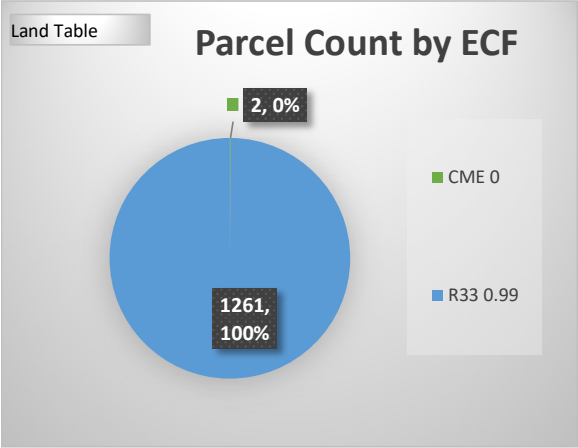
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-25-158-002	324 JEFF KEETON DR	12/22/23	\$272,450	\$201,631	\$95,819	\$25,000	1.00	\$95,819		Land Table FPC	12.40%
28-25-25-158-011	348 JEFF KEETON DR	05/30/23	\$285,335	\$262,808	\$47,527	\$25,000	1.00	\$47,527		Land Table FPC	9.51%
28-25-25-158-023	24029 BATTELLE AVE	07/25/22	\$302,055	\$260,359	\$66,696	\$25,000	1.00	\$66,696		Land Table FPC	9.60%

CITY OF HAZEL PARK

Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	1263	# of Sales	143
ECF Nbhd	R33, CME	Sales Ratio	37.06%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	194.16%
Max ECF	0.990	Projected % Change	0.00%
Land Table LtoB	21.09%	Projected Land Table LtoB	21.09%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$345	\$1,015	\$345
MINIMUM	\$230	\$677	\$230
MAXIMUM	\$460	\$1,353	\$460

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-101-021	305 E WOODRUFF AVE	09/22/23	\$210,000	\$152,203	\$77,313	\$19,516	0.10	\$750,612		Land Table R33	12.82%
28-25-36-101-025	405 E WOODRUFF AVE	05/17/22	\$12,000				0.09	\$133,333		Land Table R33	#DIV/0!
28-25-36-101-026	405 E WOODRUFF AVE	05/17/22	\$188,000	\$113,839	\$93,677	\$19,516	0.10	\$909,485		Land Table R33	17.14%
28-25-36-101-028	419 E WOODRUFF AVE	03/20/23	\$110,000	\$122,082	\$7,434	\$19,516	0.10	\$72,175		Land Table R33	15.99%
28-25-36-102-014	312 E WOODRUFF AVE	01/24/22	\$147,500	\$109,829	\$57,187	\$19,516	0.10	\$555,214		Land Table R33	17.77%
28-25-36-102-036	405 E GOULSON AVE	06/12/23	\$220,000	\$118,581	\$120,935	\$19,516	0.10	\$1,174,126		Land Table R33	16.46%
28-25-36-102-039	429 E GOULSON AVE	08/15/23	\$220,000	\$135,116	\$104,400	\$19,516	0.10	\$1,013,592		Land Table R33	14.44%
28-25-36-103-035	345 E OTIS AVE	10/28/22	\$110,000	\$125,783	\$3,733	\$19,516	0.10	\$36,243		Land Table R33	15.52%
28-25-36-103-039	421 E OTIS AVE	01/14/22	\$127,500	\$87,381	\$59,635	\$19,516	0.10	\$578,981		Land Table R33	22.33%
28-25-36-126-022	613 E WOODRUFF AVE	01/25/22	\$124,000	\$90,292	\$53,906	\$20,198	0.11	\$485,640		Land Table R33	22.37%
28-25-36-127-018	947 E WOODRUFF AVE	05/04/23	\$158,750	\$101,157	\$77,108	\$19,515	0.10	\$748,621		Land Table R33	19.29%
28-25-36-127-028	1045 E WOODRUFF AVE	06/30/22	\$159,300	\$106,073	\$79,602	\$26,375	0.15	\$530,680		Land Table R33	24.86%
28-25-36-128-029	538 E WOODRUFF AVE	07/20/23	\$155,000	\$136,348	\$38,168	\$19,516	0.10	\$370,563		Land Table R33	14.31%
28-25-36-129-006	954 E WOODRUFF AVE	07/14/23	\$110,000	\$118,473	\$11,042	\$19,515	0.10	\$107,204		Land Table R33	16.47%
28-25-36-129-012	1012 E WOODRUFF AVE	07/07/22	\$220,000	\$134,341	\$105,174	\$19,515	0.10	\$1,021,107		Land Table R33	14.53%
28-25-36-129-020	978 E WOODRUFF AVE	01/25/22	\$90,000	\$107,406	\$9,428	\$26,834	0.16	\$60,826		Land Table R33	24.98%
28-25-36-129-023	1036 E WOODRUFF AVE	07/13/22	\$140,000	\$150,094	\$16,176	\$26,270	0.15	\$108,564		Land Table R33	17.50%
28-25-36-130-011	620 E OTIS AVE	11/02/23	\$224,500	\$119,950	\$124,066	\$19,516	0.10	\$1,204,524		Land Table R33	16.27%
28-25-36-130-016	660 E OTIS AVE	09/21/22	\$150,000	\$121,299	\$48,216	\$19,515	0.10	\$468,117		Land Table R33	16.09%
28-25-36-130-021	728 E OTIS AVE	08/31/23	\$200,000	\$185,266	\$46,446	\$31,712	0.21	\$224,377		Land Table R33	17.12%
28-25-36-130-038	637 E ROBERT AVE	10/06/23	\$186,000	\$134,367	\$71,148	\$19,515	0.10	\$690,757		Land Table R33	14.52%
28-25-36-130-048	745 E ROBERT AVE	09/21/22	\$175,000	\$121,036	\$73,479	\$19,515	0.10	\$713,388		Land Table R33	16.12%
28-25-36-130-063	604 E OTIS AVE	10/13/22	\$201,100	\$137,839	\$90,096	\$26,835	0.16	\$581,265		Land Table R33	19.47%
28-25-36-131-001	904 E OTIS AVE	11/20/23	\$114,500	\$81,811	\$55,863	\$23,174	0.12	\$454,171		Land Table R33	28.33%
28-25-36-131-012	1004 E OTIS AVE	11/07/22	\$180,000	\$116,187	\$83,328	\$19,515	0.10	\$809,010		Land Table R33	16.80%
28-25-36-131-017	1046 E OTIS AVE	03/01/22	\$177,500	\$122,686	\$80,623	\$25,809	0.14	\$559,882		Land Table R33	21.04%
28-25-36-132-038	823 E PEARL AVE	12/28/23	\$145,000	\$121,085	\$48,939	\$25,024	0.14	\$359,846		Land Table R33	20.67%

CITY OF HAZEL PARK

Land Table R33

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-132-049	744 E ROBERT AVE	05/30/23	\$222,000	\$144,655	\$104,120	\$26,775	0.15	\$676,104		Land Table R33	18.51%
28-25-36-133-011	1008 E ROBERT AVE	06/02/23	\$213,000	\$147,209	\$97,434	\$31,643	0.21	\$472,981		Land Table R33	21.50%
28-25-36-133-013	1044 E ROBERT AVE	06/09/23	\$173,200	\$97,189	\$101,535	\$25,524	0.14	\$720,106		Land Table R33	26.26%
28-25-36-133-017	E PEARL	11/30/23	\$19,000				0.16	\$122,581		Land Table R33	#DIV/0!
28-25-36-151-024	45 E JARVIS AVE	07/11/22	\$128,600	\$124,703	\$23,326	\$19,429	0.10	\$228,686		Land Table R33	15.58%
28-25-36-151-026	305 E JARVIS AVE	01/06/23	\$180,000	\$121,892	\$77,537	\$19,429	0.10	\$760,167		Land Table R33	15.94%
28-25-36-151-027	313 E JARVIS AVE	08/31/23	\$170,000	\$108,569	\$80,860	\$19,429	0.10	\$792,745		Land Table R33	17.90%
28-25-36-151-034	413 E JARVIS AVE	03/21/22	\$80,000	\$95,875	\$3,554	\$19,429	0.10	\$34,843		Land Table R33	20.26%
28-25-36-154-010	612 E JARVIS AVE	11/28/23	\$215,000	\$140,048	\$94,380	\$19,428	0.10	\$925,294		Land Table R33	13.87%
28-25-36-154-011	620 E JARVIS AVE	01/27/23	\$120,000	\$83,635	\$55,793	\$19,428	0.10	\$546,990		Land Table R33	23.23%
28-25-36-154-029	653 E HARRY AVE	08/23/22	\$179,900	\$170,044	\$35,187	\$25,331	0.14	\$253,144		Land Table R33	14.90%
28-25-36-155-012	308 E HARRY AVE	06/21/23	\$85,000	\$131,210	(\$26,781)	\$19,429	0.10	(\$262,559)		Land Table R33	14.81%
28-25-36-156-010	612 E HARRY AVE	07/17/23	\$147,000	\$100,182	\$66,246	\$19,428	0.10	\$649,471		Land Table R33	19.39%
28-25-36-156-030	510 E HARRY AVE	03/31/22	\$177,000	\$107,266	\$100,660	\$30,926	0.20	\$508,384		Land Table R33	28.83%
28-25-36-157-030	343 E MEYERS AVE	11/29/22	\$135,000	\$105,040	\$49,389	\$19,429	0.10	\$484,206		Land Table R33	18.50%
28-25-36-158-004	532 E GRANET AVE	04/17/23	\$235,000	\$133,790	\$120,638	\$19,428	0.10	\$1,182,725		Land Table R33	14.52%
28-25-36-158-008	620 E GRANET AVE	10/30/23	\$190,000	\$94,724	\$114,704	\$19,428	0.10	\$1,124,549		Land Table R33	20.51%
28-25-36-178-005	919 E JARVIS AVE	12/15/23	\$190,000	\$142,352	\$67,487	\$19,839	0.10	\$655,214		Land Table R33	13.94%
28-25-36-178-010	960 E PEARL AVE	10/03/23	\$53,676	\$77,197	(\$4,092)	\$19,429	0.10	(\$40,118)		Land Table R33	25.17%
28-25-36-178-017	1036 E PEARL AVE	04/10/23	\$128,900	\$73,909	\$74,420	\$19,429	0.10	\$729,608		Land Table R33	26.29%
28-25-36-178-022	953 E JARVIS AVE	03/03/22	\$144,000	\$105,424	\$58,005	\$19,429	0.10	\$568,676		Land Table R33	18.43%
28-25-36-178-024	969 E JARVIS AVE	08/01/22	\$269,000	\$213,688	\$74,741	\$19,429	0.10	\$732,755		Land Table R33	9.09%
28-25-36-178-030	1029 E JARVIS AVE	06/27/22	\$177,000	\$111,126	\$85,303	\$19,429	0.10	\$836,304		Land Table R33	17.48%
28-25-36-183-006	968 E HARRY AVE	09/22/22	\$109,000	\$103,065	\$25,363	\$19,428	0.10	\$248,657		Land Table R33	18.85%
28-25-36-183-012	1028 E HARRY AVE	05/12/22	\$180,000	\$116,545	\$82,883	\$19,428	0.10	\$812,578		Land Table R33	16.67%
28-25-36-183-013	1036 E HARRY AVE	09/15/23	\$159,900	\$109,749	\$69,579	\$19,428	0.10	\$682,147		Land Table R33	17.70%
28-25-36-183-014	1044 E HARRY AVE	07/19/23	\$133,000	\$92,421	\$60,007	\$19,428	0.10	\$588,304		Land Table R33	21.02%
28-25-36-183-023	1005 E GRANET AVE	02/23/23	\$99,000	\$101,622	\$16,806	\$19,428	0.10	\$164,765		Land Table R33	19.12%
28-25-36-183-026	1029 E GRANET AVE	06/09/22	\$244,000	\$158,348	\$105,080	\$19,428	0.10	\$1,030,196		Land Table R33	12.27%
28-25-36-183-028	1045 E GRANET AVE	05/18/23	\$250,000	\$149,980	\$119,448	\$19,428	0.10	\$1,171,059		Land Table R33	12.95%
28-25-36-185-010	1012 E GRANET AVE	12/21/23	\$199,900	\$112,288	\$107,040	\$19,428	0.10	\$1,049,412		Land Table R33	17.30%
28-25-36-185-033	955 E MEYERS AVE	09/30/22	\$268,000	\$221,976	\$79,052	\$33,028	0.22	\$359,327		Land Table R33	14.88%
28-25-36-187-010	1020 E MEYERS AVE	12/08/23	\$142,500	\$191,119	(\$26,650)	\$21,969	0.13	(\$203,435)		Land Table R33	11.49%
28-25-36-201-020	1221 E GOULSON AVE	04/22/22	\$173,500	\$113,345	\$79,670	\$19,515	0.10	\$773,495		Land Table R33	17.22%
28-25-36-201-026	1313 E GOULSON AVE	02/04/22	\$175,000	\$118,201	\$76,314	\$19,515	0.10	\$740,913		Land Table R33	16.51%
28-25-36-202-003	1120 E GOULSON AVE	05/16/22	\$185,000	\$120,238	\$84,277	\$19,515	0.10	\$818,223		Land Table R33	16.23%
28-25-36-202-013	1304 E GOULSON AVE	09/28/22	\$97,000	\$81,840	\$36,798	\$21,638	0.12	\$319,983		Land Table R33	26.44%
28-25-36-202-031	1112 E GOULSON AVE	03/20/23	\$166,000	\$111,883	\$74,608	\$20,491	0.11	\$690,815		Land Table R33	18.31%
28-25-36-203-018	1119 E PEARL AVE	12/29/22	\$173,000	\$121,230	\$71,199	\$19,429	0.10	\$698,029		Land Table R33	16.03%
28-25-36-203-025	1221 E PEARL AVE	03/08/23	\$98,000	\$68,728	\$48,701	\$19,429	0.10	\$477,461		Land Table R33	28.27%
28-25-36-226-017	1413 E WOODRUFF AVE	06/12/23	\$309,900	\$274,148	\$55,267	\$19,515	0.10	\$536,573		Land Table R33	7.12%
28-25-36-226-028	1421 E WOODRUFF AVE	08/14/23	\$150,000	\$86,491	\$83,024	\$19,515	0.10	\$806,058		Land Table R33	22.56%
28-25-36-227-003	1420 E WOODRUFF AVE	09/26/22	\$78,000	\$80,649	\$16,866	\$19,515	0.10	\$163,748		Land Table R33	24.20%
28-25-36-227-006	1436 E WOODRUFF AVE	07/29/22	\$102,500	\$70,531	\$51,484	\$19,515	0.10	\$499,845		Land Table R33	27.67%
28-25-36-227-014	1512 E WOODRUFF AVE	06/27/23	\$182,000	\$107,247	\$94,268	\$19,515	0.10	\$915,223		Land Table R33	18.20%
28-25-36-227-043	1529 E GOULSON AVE	04/10/23	\$155,000	\$110,165	\$64,350	\$19,515	0.10	\$624,757		Land Table R33	17.71%
28-25-36-227-056	1574 E WOODRUFF AVE	08/29/23	\$217,000	\$124,744	\$130,717	\$38,461	0.28	\$470,205		Land Table R33	30.83%
28-25-36-228-004	1428 E GOULSON AVE	08/12/22	\$150,000	\$100,083	\$69,432	\$19,515	0.10	\$674,097		Land Table R33	19.50%
28-25-36-228-016	1528 E GOULSON AVE	10/19/22	\$122,350	\$80,942	\$60,923	\$19,515	0.10	\$591,485		Land Table R33	24.11%
28-25-36-228-023	1612 E GOULSON AVE	06/06/23	\$285,000	\$261,187	\$51,250	\$27,437	0.20	\$251,225		Land Table R33	10.50%
28-25-36-228-049	1560 E GOULSON AVE	02/17/22	\$167,000	\$118,533	\$74,538	\$26,071	0.17	\$430,855		Land Table R33	21.99%
28-25-36-229-037	1571 E PEARL AVE	12/29/22	\$109,900	\$85,237	\$51,378	\$26,715	0.15	\$333,623		Land Table R33	31.34%
28-25-36-231-014	1745 E GOULSON AVE	01/14/22	\$129,900	\$95,423	\$53,993	\$19,516	0.10	\$524,204		Land Table R33	20.45%
28-25-36-231-022	1837 E GOULSON AVE	01/01/22	\$90,000	\$93,487	\$16,029	\$19,516	0.10	\$155,621		Land Table R33	20.88%
28-25-36-231-034	1726 E WOODRUFF AVE	03/07/23	\$250,000	\$202,924	\$68,056	\$20,980	0.11	\$613,117		Land Table R33	10.34%

CITY OF HAZEL PARK

Land Table R33

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-231-037	1742 E WOODRUFF AVE	05/04/22	\$240,000	\$192,520	\$66,996	\$19,516	0.10	\$650,447		Land Table R33	10.14%
28-25-36-232-003	1720 E GOULSON AVE	04/01/22	\$150,000	\$93,399	\$74,166	\$17,565	0.09	\$797,484		Land Table R33	18.81%
28-25-36-232-009	1760 E GOULSON AVE	04/06/23	\$200,000	\$142,405	\$98,714	\$41,119	0.36	\$276,510		Land Table R33	28.87%
28-25-36-232-026	1769 E OTIS AVE	11/21/22	\$218,000	\$180,934	\$55,809	\$18,743	0.10	\$587,463		Land Table R33	10.36%
28-25-36-233-001	1704 E OTIS AVE	11/22/22	\$115,000	\$80,370	\$56,653	\$22,023	0.11	\$505,830		Land Table R33	27.40%
28-25-36-233-006	1744 E OTIS AVE	06/13/22	\$85,000	\$90,037	\$13,706	\$18,743	0.10	\$144,274		Land Table R33	20.82%
28-25-36-251-035	1108 E PEARL AVE	02/04/22	\$150,000	\$105,998	\$76,326	\$32,324	0.21	\$360,028		Land Table R33	30.49%
28-25-36-252-026	1221 E HARRY	08/30/23	\$120,000	\$100,601	\$39,929	\$20,530	0.11	\$350,254		Land Table R33	20.41%
28-25-36-252-034	1339 E HARRY AVE	01/24/22	\$157,000	\$138,614	\$45,301	\$26,915	0.16	\$288,541		Land Table R33	19.42%
28-25-36-252-038	1243 E HARRY AVE	03/23/23	\$165,000	\$145,173	\$53,213	\$33,386	0.23	\$232,371		Land Table R33	23.00%
28-25-36-253-006	1146 E HARRY AVE	08/21/23	\$150,000	\$99,470	\$69,958	\$19,428	0.10	\$685,863		Land Table R33	19.53%
28-25-36-254-001	1106 E GRANET AVE	05/31/23	\$177,000	\$93,678	\$108,579	\$25,257	0.14	\$786,804		Land Table R33	26.96%
28-25-36-254-010	1228 E GRANET AVE	08/16/23	\$140,000	\$90,476	\$68,952	\$19,428	0.10	\$676,000		Land Table R33	21.47%
28-25-36-254-012	1244 E GRANET AVE	09/29/22	\$21,000				0.10	\$205,882		Land Table R33	#DIV/0!
28-25-36-254-029	1245 E MEYERS AVE	01/04/22	\$259,000	\$252,908	\$29,468	\$23,376	0.13	\$233,873		Land Table R33	9.24%
28-25-36-254-030	1305 E MEYERS AVE	05/18/22	\$200,000	\$125,089	\$94,339	\$19,428	0.10	\$924,892		Land Table R33	15.53%
28-25-36-254-042	1237 E MEYERS AVE	03/30/22	\$165,000	\$103,070	\$81,358	\$19,428	0.10	\$797,627		Land Table R33	18.85%
28-25-36-255-001	1104 E MEYERS AVE	11/22/23	\$190,000	\$126,091	\$92,453	\$28,544	0.18	\$522,333		Land Table R33	22.64%
28-25-36-255-014	1312 E MEYERS AVE	03/31/23	\$140,000	\$99,268	\$62,902	\$22,170	0.13	\$472,947		Land Table R33	22.33%
28-25-36-276-013	1510 E PEARL AVE	09/05/23	\$151,000	\$97,803	\$72,495	\$19,298	0.10	\$717,772		Land Table R33	19.73%
28-25-36-276-014	1518 E PEARL AVE	04/05/22	\$112,900	\$80,320	\$51,878	\$19,298	0.10	\$513,644		Land Table R33	24.03%
28-25-36-277-005	1738 E PEARL AVE	08/29/23	\$117,000	\$77,819	\$58,479	\$19,298	0.10	\$579,000		Land Table R33	24.80%
28-25-36-277-010	1804 E PEARL AVE	07/27/22	\$125,000	\$80,486	\$63,812	\$19,298	0.10	\$631,802		Land Table R33	23.98%
28-25-36-277-016	1705 E JARVIS AVE	01/23/23	\$140,000	\$111,660	\$51,118	\$22,778	0.12	\$425,983		Land Table R33	20.40%
28-25-36-277-018	1721 E JARVIS AVE	03/18/22	\$140,000	\$92,640	\$66,746	\$19,386	0.10	\$654,373		Land Table R33	20.93%
28-25-36-278-001	1400 E JARVIS AVE	02/08/22	\$125,100	\$93,715	\$50,010	\$18,625	0.09	\$537,742		Land Table R33	19.87%
28-25-36-278-017	1552 E JARVIS AVE	05/20/22	\$75,000	\$99,848	(\$6,590)	\$18,258	0.09	(\$73,222)		Land Table R33	18.29%
28-25-36-278-022	1612 E JARVIS AVE	08/04/23	\$130,000	\$97,315	\$50,914	\$18,229	0.09	\$565,711		Land Table R33	18.73%
28-25-36-278-025	1636 E JARVIS AVE	04/24/23	\$139,000	\$78,656	\$78,556	\$18,212	0.09	\$872,844		Land Table R33	23.15%
28-25-36-278-038	1511 E HARRY AVE	10/28/22	\$170,000	\$124,992	\$65,633	\$20,625	0.12	\$570,722		Land Table R33	16.50%
28-25-36-279-003	1720 E JARVIS AVE	10/05/22	\$137,500	\$98,383	\$57,299	\$18,182	0.09	\$636,656		Land Table R33	18.48%
28-25-36-279-004	1728 E JARVIS AVE	03/09/23	\$120,000	\$83,883	\$54,293	\$18,176	0.09	\$603,256		Land Table R33	21.67%
28-25-36-279-017	1715 E HARRY	01/25/22	\$59,000	\$60,037	\$19,664	\$20,701	0.12	\$169,517		Land Table R33	34.48%
28-25-36-279-042	1836 E JARVIS AVE	02/24/23	\$143,000	\$100,927	\$60,188	\$18,115	0.09	\$676,270		Land Table R33	17.95%
28-25-36-279-043	1844 E JARVIS AVE	08/03/23	\$293,500	\$272,408	\$39,207	\$18,115	0.09	\$440,528		Land Table R33	6.65%
28-25-36-279-044	1755 E HARRY AVE	12/29/22	\$120,000	\$124,076	\$29,594	\$33,670	0.23	\$127,013		Land Table R33	27.14%
28-25-36-280-004	1432 E HARRY AVE	01/03/23	\$162,500	\$108,351	\$73,576	\$19,427	0.10	\$721,333		Land Table R33	17.93%
28-25-36-280-006	1448 E HARRY AVE	05/30/23	\$140,000	\$85,106	\$74,321	\$19,427	0.10	\$728,637		Land Table R33	22.83%
28-25-36-280-007	1456 E HARRY AVE	06/26/23	\$295,000	\$259,066	\$55,361	\$19,427	0.10	\$542,755		Land Table R33	7.50%
28-25-36-280-013	1520 E HARRY AVE	12/07/23	\$195,000	\$92,709	\$121,718	\$19,427	0.10	\$1,193,314		Land Table R33	20.95%
28-25-36-280-038	1505 E GRANET AVE	08/05/22	\$75,000	\$78,232	\$16,195	\$19,427	0.10	\$158,775		Land Table R33	24.83%
28-25-36-281-007	1754 E HARRY AVE	05/15/23	\$121,000	\$77,969	\$62,458	\$19,427	0.10	\$612,333		Land Table R33	24.92%
28-25-36-281-016	1705 E GRANET AVE	07/07/23	\$250,000	\$154,397	\$118,429	\$22,826	0.12	\$986,908		Land Table R33	14.78%
28-25-36-281-019	1735 E GRANET AVE	05/19/23	\$262,500	\$141,008	\$148,204	\$26,712	0.15	\$962,364		Land Table R33	18.94%
28-25-36-281-022	1759 E GRANET AVE	04/11/23	\$252,500	\$178,790	\$100,422	\$26,712	0.15	\$652,091		Land Table R33	14.94%
28-25-36-282-004	1430 E GRANET AVE	01/06/23	\$162,500	\$126,311	\$55,616	\$19,427	0.10	\$545,255		Land Table R33	15.38%
28-25-36-282-020	1576 E GRANET AVE	02/06/23	\$150,000	\$101,428	\$67,999	\$19,427	0.10	\$666,657		Land Table R33	19.15%
28-25-36-282-022	1612 E GRANET AVE	07/18/23	\$137,000	\$71,591	\$84,836	\$19,427	0.10	\$831,725		Land Table R33	27.14%
28-25-36-282-026	E GRANET	10/24/22	\$60,000				0.14	\$92,308	036, 28-25-36-101-041, 28-25-36-101-042, 28-25-36-101-043, 28-25-36-101-044, 28-25-36-101-045, 28-25-36-101-046, 28-25-36-101-047, 28-25-36-101-048, 28-25-36-101-049, 28-25-36-101-050, 28-25-36-101-051, 28-25-36-101-052, 28-25-36-101-053, 28-25-36-101-054, 28-25-36-101-055, 28-25-36-101-056, 28-25-36-101-057, 28-25-36-101-058, 28-25-36-101-059, 28-25-36-101-060, 28-25-36-101-061, 28-25-36-101-062, 28-25-36-101-063, 28-25-36-101-064, 28-25-36-101-065, 28-25-36-101-066, 28-25-36-101-067, 28-25-36-101-068, 28-25-36-101-069, 28-25-36-101-070, 28-25-36-101-071, 28-25-36-101-072, 28-25-36-101-073, 28-25-36-101-074, 28-25-36-101-075, 28-25-36-101-076, 28-25-36-101-077, 28-25-36-101-078, 28-25-36-101-079, 28-25-36-101-080, 28-25-36-101-081, 28-25-36-101-082, 28-25-36-101-083, 28-25-36-101-084, 28-25-36-101-085, 28-25-36-101-086, 28-25-36-101-087, 28-25-36-101-088, 28-25-36-101-089, 28-25-36-101-090, 28-25-36-101-091, 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CITY OF HAZEL PARK

Land Table R33

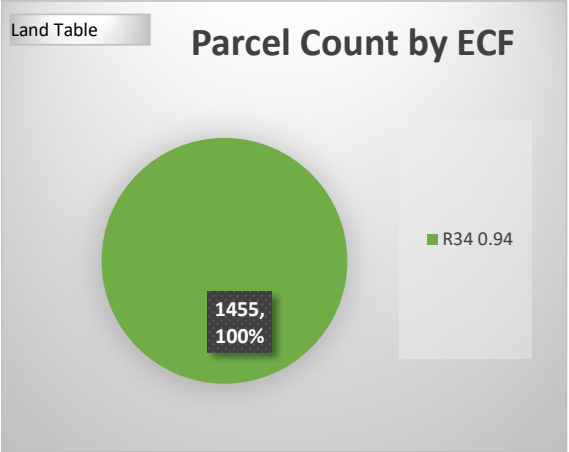
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-284-022	1612 E MEYERS AVE	12/29/23	\$131,000	\$78,677	\$74,917	\$22,594	0.14	\$542,877		Land Table R33	28.72%
28-25-36-284-029	1416 E MEYERS AVE	09/18/23	\$260,000	\$205,196	\$77,083	\$22,279	0.14	\$570,985		Land Table R33	10.86%
28-25-36-284-030	1424 E MEYERS AVE	07/21/23	\$260,000	\$228,696	\$53,599	\$22,295	0.14	\$397,030		Land Table R33	9.75%
28-25-36-285-005	1736 E MEYERS AVE	01/17/23	\$115,000	\$88,582	\$49,184	\$22,766	0.14	\$348,823		Land Table R33	25.70%
28-25-36-285-012	1820 E MEYERS AVE	06/09/22	\$133,500	\$94,432	\$61,937	\$22,869	0.14	\$436,176		Land Table R33	24.22%
28-25-36-285-013	1828 E MEYERS AVE	04/06/22	\$93,000	\$85,570	\$30,315	\$22,885	0.14	\$213,486		Land Table R33	26.74%

CITY OF HAZEL PARK

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	1455	# of Sales	158
ECF Nbhd	R34	Sales Ratio	38.18%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	170.19%
Max ECF	0.940	Projected % Change	0.00%
Land Table LtoB	22.20%	Projected Land Table LtoB	22.20%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$345	\$932	\$345
MINIMUM	\$230	\$621	\$230
MAXIMUM	\$460	\$1,243	\$460

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-301-030	335 E MADGE AVE	06/15/23	\$149,000	\$95,971	\$69,561	\$16,532	0.08	\$880,519		Land Table R34	17.23%
28-25-36-302-017	623 E MADGE AVE	05/22/23	\$225,000	\$136,727	\$118,362	\$30,089	0.18	\$664,955		Land Table R34	22.01%
28-25-36-303-045	334 E MADGE AVE	09/11/23	\$200,000	\$138,437	\$90,670	\$29,107	0.18	\$515,170		Land Table R34	21.03%
28-25-36-303-046	420 E MADGE AVE	02/17/23	\$95,000	\$93,297	\$31,974	\$30,271	0.19	\$170,074		Land Table R34	32.45%
28-25-36-304-016	511 E EVELYN	09/25/23	\$55,000	\$68,944	\$6,756	\$20,700	0.10	\$65,592		Land Table R34	30.02%
28-25-36-304-022	561 E EVELYN AVE	11/30/23	\$220,000	\$133,082	\$111,361	\$24,443	0.13	\$856,623		Land Table R34	18.37%
28-25-36-305-019	428 E EVELYN AVE	01/19/23	\$42,500	\$53,256	\$3,552	\$14,308	0.07	\$48,000		Land Table R34	26.87%
28-25-36-305-042	404 E EVELYN AVE	09/06/23	\$80,000	\$71,908	\$34,324	\$26,232	0.15	\$231,919		Land Table R34	36.48%
28-25-36-306-015	525 E MAXLOW AVE	04/14/23	\$310,000	\$256,393	\$67,915	\$14,308	0.07	\$917,770		Land Table R34	5.58%
28-25-36-307-032	433 E ELZA AVE	01/18/22	\$280,000	\$258,614	\$35,694	\$14,308	0.07	\$482,351		Land Table R34	5.53%
28-25-36-307-037	417 E ELZA AVE	07/17/23	\$337,500	\$301,134	\$62,598	\$26,232	0.15	\$422,959		Land Table R34	8.71%
28-25-36-308-001	E MAXLOW	08/24/23	\$15,500				0.07	\$104,730	28-25-36-308-002	Land Table R34	#DIV/0!
28-25-36-308-028	21325 CALEDONIA AVE	10/03/23	\$199,900	\$134,353	\$99,327	\$33,780	0.24	\$422,668		Land Table R34	25.14%
28-25-36-309-007	50 E ELZA AVE	08/31/22	\$130,000	\$93,144	\$58,318	\$21,462	0.11	\$525,387		Land Table R34	23.04%
28-25-36-309-050	33 E BERNHARD AVE	08/08/22	\$245,000	\$254,009	\$24,377	\$33,386	0.22	\$109,806		Land Table R34	13.14%
28-25-36-310-029	617 E BERNHARD AVE	03/29/22	\$79,500	\$56,231	\$37,577	\$14,308	0.07	\$507,797		Land Table R34	25.45%
28-25-36-310-046	505 E BERNHARD AVE	08/10/22	\$327,500	\$274,944	\$76,073	\$23,517	0.12	\$633,942		Land Table R34	8.55%
28-25-36-310-047	517 E BERNHARD AVE	08/16/22	\$329,900	\$262,650	\$86,451	\$19,201	0.10	\$864,510		Land Table R34	7.31%
28-25-36-326-007	805 E MADGE AVE	09/16/22	\$130,000	\$102,881	\$43,943	\$16,824	0.08	\$570,688		Land Table R34	16.35%
28-25-36-326-014	829 E MADGE AVE	12/16/22	\$145,000	\$95,410	\$71,764	\$22,174	0.11	\$677,019		Land Table R34	23.24%
28-25-36-327-008	744 E MADGE AVE	11/10/23	\$150,000	\$97,647	\$70,982	\$18,629	0.09	\$755,128		Land Table R34	19.08%
28-25-36-327-015	735 E EVELYN AVE	12/11/23	\$167,000	\$116,779	\$69,299	\$19,078	0.10	\$699,990		Land Table R34	16.34%
28-25-36-328-004	21412 CALEDONIA AVE	09/27/22	\$169,900	\$109,841	\$82,161	\$22,102	0.12	\$696,280		Land Table R34	20.12%
28-25-36-328-006	726 E EVELYN AVE	02/10/22	\$85,000	\$102,755	\$1,323	\$19,078	0.10	\$13,364		Land Table R34	18.57%
28-25-36-328-008	744 E EVELYN AVE	06/24/22	\$170,000	\$118,308	\$70,770	\$19,078	0.10	\$714,848		Land Table R34	16.13%
28-25-36-328-017	743 E MAXLOW AVE	04/19/22	\$100,000	\$70,234	\$48,844	\$19,078	0.10	\$493,374		Land Table R34	27.16%
28-25-36-328-025	21428 CALEDONIA AVE	11/03/23	\$117,000	\$106,944	\$43,208	\$33,152	0.22	\$194,631		Land Table R34	31.00%

CITY OF HAZEL PARK

Land Table R34

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-329-014	737 E ELZA AVE	09/26/22	\$121,000	\$95,208	\$44,870	\$19,078	0.10	\$453,232		Land Table R34	20.04%
28-25-36-329-020	829 E ELZA AVE	07/11/23	\$145,000	\$114,557	\$49,521	\$19,078	0.10	\$500,212		Land Table R34	16.65%
28-25-36-330-004	21202 CALEDONIA AVE	04/21/23	\$309,900	\$278,249	\$56,208	\$24,557	0.13	\$429,069		Land Table R34	8.83%
28-25-36-330-019	821 E BERNHARD AVE	06/12/23	\$140,000	\$92,934	\$66,144	\$19,078	0.10	\$668,121		Land Table R34	20.53%
28-25-36-330-025	836 E ELZA AVE	04/28/23	\$240,000	\$175,885	\$92,684	\$28,569	0.17	\$538,860		Land Table R34	16.24%
28-25-36-332-023	1041 E EVELYN AVE	02/09/23	\$169,900	\$111,833	\$77,593	\$19,526	0.10	\$768,248		Land Table R34	17.46%
28-25-36-335-015	1013 E BERNHARD AVE	12/16/22	\$199,000	\$122,527	\$106,043	\$29,570	0.18	\$579,470		Land Table R34	24.13%
28-25-36-335-018	1041 E BERNHARD AVE	09/22/23	\$174,900	\$109,226	\$84,995	\$19,321	0.10	\$849,950		Land Table R34	17.69%
28-25-36-351-027	35 E MILTON AVE	12/21/23	\$178,000	\$90,899	\$100,901	\$13,800	0.07	\$1,462,333		Land Table R34	15.18%
28-25-36-351-038	341 E MILTON AVE	12/16/22	\$105,000	\$74,883	\$44,425	\$14,308	0.07	\$600,338		Land Table R34	19.11%
28-25-36-351-049	322 E BERNHARD AVE	07/14/22	\$157,500	\$97,529	\$86,203	\$26,232	0.15	\$582,453		Land Table R34	26.90%
28-25-36-352-020	533 E MILTON AVE	01/20/23	\$65,000	\$68,693	\$17,769	\$21,462	0.11	\$160,081		Land Table R34	31.24%
28-25-36-352-035	551 E MILTON AVE	05/12/23	\$140,000	\$83,563	\$86,246	\$29,809	0.19	\$466,195		Land Table R34	35.67%
28-25-36-353-031	329 E HAYES AVE	01/13/23	\$60,000	\$66,978	\$7,330	\$14,308	0.07	\$99,054		Land Table R34	21.36%
28-25-36-354-018	541 E HAYES AVE	03/30/23	\$299,900	\$262,685	\$51,015	\$13,800	0.07	\$739,348		Land Table R34	5.25%
28-25-36-354-028	21031 CALEDONIA	06/03/22	\$188,000	\$119,961	\$88,571	\$20,532	0.11	\$835,575		Land Table R34	17.12%
28-25-36-355-046	422 E HAYES	02/07/22	\$83,500	\$80,783	\$28,017	\$25,300	0.14	\$203,022		Land Table R34	31.32%
28-25-36-355-048	45 E GEORGE AVE	06/30/23	\$154,000	\$139,810	\$39,490	\$25,300	0.14	\$286,159		Land Table R34	18.10%
28-25-36-355-049	57 E GEORGE AVE	03/18/22	\$138,900	\$109,508	\$54,692	\$25,300	0.14	\$396,319		Land Table R34	23.10%
28-25-36-355-055	346 E HAYES AVE	06/16/22	\$210,000	\$200,438	\$30,262	\$20,700	0.10	\$293,806		Land Table R34	10.33%
28-25-36-356-017	515 E GEORGE AVE	05/24/23	\$16,000				0.07	\$231,884		Land Table R34	#DIV/0!
28-25-36-356-018	521 E GEORGE AVE	05/05/23	\$145,000	\$63,741	\$95,059	\$13,800	0.07	\$1,377,667		Land Table R34	21.65%
28-25-36-356-027	623 E GEORGE AVE	11/17/23	\$200,000	\$137,760	\$82,042	\$19,802	0.10	\$804,333		Land Table R34	14.37%
28-25-36-356-040	544 E HAYES AVE	09/16/22	\$80,000	\$58,839	\$42,623	\$21,462	0.11	\$383,991		Land Table R34	36.48%
28-25-36-357-049	323 E MUIR AVE	09/02/22	\$156,000	\$148,217	\$33,083	\$25,300	0.14	\$239,732		Land Table R34	17.07%
28-25-36-357-056	316 E GEORGE AVE	12/27/22	\$90,000	\$81,780	\$23,170	\$14,950	0.08	\$308,933		Land Table R34	18.28%
28-25-36-358-001	506 E GEORGE	11/15/22	\$64,200	\$93,149	(\$5,102)	\$23,847	0.12	(\$41,480)		Land Table R34	25.60%
28-25-36-358-002	522 E GEORGE AVE	05/11/23	\$85,000	\$91,992	\$19,240	\$26,232	0.15	\$130,000		Land Table R34	28.52%
28-25-36-358-021	611 E MUIR AVE	07/28/23	\$200,000	\$113,120	\$108,342	\$21,462	0.11	\$976,054		Land Table R34	18.97%
28-25-36-359-010	310 E MUIR AVE	04/20/23	\$80,000	\$70,730	\$21,918	\$12,648	0.06	\$377,897		Land Table R34	17.88%
28-25-36-360-003	520 E MUIR AVE	12/15/23	\$175,000	\$131,139	\$68,354	\$24,493	0.15	\$471,407		Land Table R34	18.68%
28-25-36-376-004	21104 CALEDONIA AVE	07/17/23	\$213,000	\$155,055	\$77,591	\$19,646	0.11	\$738,962		Land Table R34	12.67%
28-25-36-376-008	800 E BERNHARD AVE	11/15/23	\$145,900	\$119,582	\$57,319	\$31,001	0.20	\$290,959		Land Table R34	25.92%
28-25-36-376-009	810 E BERNHARD AVE	01/25/22	\$95,200	\$78,977	\$35,301	\$19,078	0.10	\$356,576		Land Table R34	24.16%
28-25-36-376-010	820 E BERNHARD AVE	03/28/22	\$180,000	\$111,573	\$87,505	\$19,078	0.10	\$883,889		Land Table R34	17.10%
28-25-36-377-010	804 E MILTON AVE	07/07/23	\$164,000	\$98,432	\$84,646	\$19,078	0.10	\$855,010		Land Table R34	19.38%
28-25-36-377-016	729 E HAYES AVE	02/05/23	\$147,500	\$93,353	\$73,225	\$19,078	0.10	\$739,646		Land Table R34	20.44%
28-25-36-378-003	20920 CALEDONIA AVE	04/12/23	\$154,000	\$117,594	\$58,508	\$22,102	0.12	\$495,831		Land Table R34	18.80%
28-25-36-378-008	804 E HAYES AVE	10/03/23	\$185,000	\$94,799	\$109,279	\$19,078	0.10	\$1,103,828		Land Table R34	20.12%
28-25-36-379-018	751 E MUIR AVE	06/22/22	\$269,200	\$210,376	\$77,902	\$19,078	0.10	\$786,889		Land Table R34	9.07%
28-25-36-379-019	805 E MUIR AVE	08/03/22	\$110,000	\$111,392	\$17,209	\$18,601	0.10	\$179,260		Land Table R34	16.70%
28-25-36-379-023	835 E MUIR AVE	09/22/22	\$150,000	\$102,064	\$66,060	\$18,124	0.09	\$702,766		Land Table R34	17.76%
28-25-36-380-002	20740 CALEDONIA	06/28/23	\$105,000	\$111,852	\$10,338	\$17,190	0.09	\$112,370		Land Table R34	15.37%
28-25-36-380-005	728 E MUIR AVE	11/16/22	\$158,000	\$99,392	\$80,379	\$21,771	0.13	\$623,093		Land Table R34	21.90%
28-25-36-381-007	1026 E BERNHARD AVE	04/18/22	\$175,000	\$121,375	\$71,272	\$17,647	0.09	\$783,209		Land Table R34	14.54%
28-25-36-382-010	1026 E MILTON AVE	05/21/22	\$225,000	\$145,804	\$108,766	\$29,570	0.18	\$594,350		Land Table R34	20.28%
28-25-36-382-015	963 E HAYES	01/18/22	\$118,000	\$100,145	\$35,502	\$17,647	0.09	\$390,132		Land Table R34	17.62%
28-25-36-382-017	1011 E HAYES AVE	07/29/22	\$100,000	\$85,742	\$31,905	\$17,647	0.09	\$350,604		Land Table R34	20.58%
28-25-36-383-019	1011 E GEORGE AVE	03/23/23	\$299,900	\$260,506	\$57,041	\$17,647	0.09	\$626,824		Land Table R34	6.77%
28-25-36-383-021	1027 E GEORGE AVE	03/14/22	\$131,000	\$104,664	\$43,983	\$17,647	0.09	\$483,330		Land Table R34	16.86%
28-25-36-384-010	1018 E GEORGE AVE	06/08/23	\$148,000	\$82,768	\$82,879	\$17,647	0.09	\$910,758		Land Table R34	21.32%
28-25-36-384-027	1019 E MUIR AVE	11/06/23	\$200,000	\$100,846	\$117,755	\$18,601	0.10	\$1,226,615		Land Table R34	18.44%
28-25-36-385-013	1026 E MUIR AVE	10/11/23	\$85,000	\$84,230	\$34,515	\$33,745	0.24	\$145,021		Land Table R34	40.06%
28-25-36-401-004	1141 E MADGE AVE	03/23/23	\$100,000	\$82,685	\$36,292	\$18,977	0.10	\$370,327		Land Table R34	22.95%
28-25-36-401-005	1143 E MADGE AVE	06/30/23	\$92,500	\$77,927	\$33,557	\$18,984	0.10	\$342,418		Land Table R34	24.36%

CITY OF HAZEL PARK

Land Table R34

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-401-016	1217 E MADGE AVE	04/26/23	\$168,000	\$103,795	\$95,102	\$30,897	0.20	\$485,214		Land Table R34	29.77%
28-25-36-402-023	1237 E EVELYN AVE	10/02/23	\$109,515	\$75,410	\$53,227	\$19,122	0.10	\$537,646		Land Table R34	25.36%
28-25-36-402-034	1335 E EVELYN AVE	01/20/22	\$170,000	\$125,188	\$71,105	\$26,293	0.15	\$477,215		Land Table R34	21.00%
28-25-36-403-003	1126 E EVELYN AVE	11/29/23	\$250,000	\$130,280	\$138,842	\$19,122	0.10	\$1,402,444		Land Table R34	14.68%
28-25-36-403-006	1148 E EVELYN AVE	08/15/23	\$112,000	\$90,444	\$40,678	\$19,122	0.10	\$410,889		Land Table R34	21.14%
28-25-36-403-009	1216 E EVELYN AVE	09/01/22	\$190,000	\$119,979	\$89,143	\$19,122	0.10	\$900,434		Land Table R34	15.94%
28-25-36-403-011	1236 E EVELYN AVE	06/01/23	\$50,000	\$57,362	\$11,760	\$19,122	0.10	\$118,788		Land Table R34	33.34%
28-25-36-403-025	1219 E MAXLOW	07/14/23	\$99,000	\$95,211	\$22,911	\$19,122	0.10	\$231,424		Land Table R34	20.08%
28-25-36-404-001	1106 E MAXLOW AVE	06/17/22	\$329,900	\$271,989	\$82,552	\$24,641	0.13	\$625,394		Land Table R34	9.06%
28-25-36-404-010	1226 E MAXLOW AVE	10/11/22	\$117,500	\$85,705	\$50,917	\$19,122	0.10	\$514,313		Land Table R34	22.31%
28-25-36-404-044	1317 E ELZA AVE	08/25/23	\$20,000				0.15	\$134,228		Land Table R34	#DIV/0!
28-25-36-404-048	1203 E ELZA AVE	07/13/22	\$132,500	\$89,885	\$68,908	\$26,293	0.15	\$462,470		Land Table R34	29.25%
28-25-36-404-052	1334 E MAXLOW AVE	05/09/23	\$81,500	\$101,884	\$3,518	\$23,902	0.12	\$28,371		Land Table R34	23.46%
28-25-36-405-004	1140 E ELZA AVE	11/17/23	\$72,500	\$64,107	\$27,515	\$19,122	0.10	\$277,929		Land Table R34	29.83%
28-25-36-405-005	1148 E ELZA AVE	01/12/23	\$102,000	\$68,373	\$52,749	\$19,122	0.10	\$532,818		Land Table R34	27.97%
28-25-36-405-006	1202 E ELZA AVE	05/23/23	\$140,000	\$96,295	\$62,827	\$19,122	0.10	\$634,616		Land Table R34	19.86%
28-25-36-406-006	1445 E MADGE AVE	03/15/22	\$130,000	\$90,672	\$57,980	\$18,652	0.10	\$5,798,000		Land Table R34	20.57%
28-25-36-407-001	1404 E MADGE AVE	01/11/23	\$132,000	\$89,890	\$60,754	\$18,644	0.10	\$626,330		Land Table R34	20.74%
28-25-36-407-002	1410 E MADGE AVE	09/19/23	\$73,000	\$77,313	\$14,331	\$18,644	0.10	\$147,742		Land Table R34	24.11%
28-25-36-408-026	1513 E MAXLOW AVE	11/28/22	\$135,000	\$93,406	\$60,238	\$18,644	0.10	\$621,010		Land Table R34	19.96%
28-25-36-409-012	1504 E MAXLOW AVE	05/11/22	\$140,500	\$90,606	\$68,538	\$18,644	0.10	\$706,577		Land Table R34	20.58%
28-25-36-409-027	1421 E ELZA AVE	03/04/22	\$76,100	\$80,363	\$26,332	\$30,595	0.19	\$136,435		Land Table R34	38.07%
28-25-36-410-002	1418 E ELZA	03/04/22	\$21,000				0.10	\$216,495		Land Table R34	#DIV/0!
28-25-36-410-005	1450 E ELZA AVE	11/20/23	\$180,000	\$102,538	\$96,106	\$18,644	0.10	\$990,784		Land Table R34	18.18%
28-25-36-426-012	1635 E MADGE AVE	06/02/23	\$129,000	\$82,878	\$65,391	\$19,269	0.10	\$647,436		Land Table R34	23.25%
28-25-36-427-018	1565 E EVELYN AVE	06/03/22	\$52,000	\$80,135	(\$9,013)	\$19,122	0.10	(\$91,040)		Land Table R34	23.86%
28-25-36-427-021	1613 E EVELYN AVE	06/27/23	\$100,000	\$91,608	\$27,514	\$19,122	0.10	\$277,919		Land Table R34	20.87%
28-25-36-428-006	1562 E EVELYN AVE	09/18/23	\$161,355	\$89,235	\$91,279	\$19,159	0.10	\$912,790		Land Table R34	21.47%
28-25-36-428-011	1523 E MAXLOW AVE	01/03/22	\$150,000	\$98,134	\$75,957	\$24,091	0.13	\$602,833		Land Table R34	24.55%
28-25-36-430-025	1805 E EVELYN AVE	06/02/23	\$94,000	\$77,474	\$35,648	\$19,122	0.10	\$360,081		Land Table R34	24.68%
28-25-36-431-026	1759 E ELZA AVE	05/15/23	\$161,500	\$138,810	\$72,918	\$50,228	0.52	\$140,768		Land Table R34	36.18%
28-25-36-451-011	1242 E BERNHARD AVE	01/21/22	\$150,000	\$103,924	\$65,198	\$19,122	0.10	\$658,566		Land Table R34	18.40%
28-25-36-451-012	1300 E BERNHARD AVE	11/28/23	\$168,000	\$91,102	\$96,020	\$19,122	0.10	\$969,899		Land Table R34	20.99%
28-25-36-451-014	1316 E BERNHARD AVE	12/07/22	\$275,000	\$255,286	\$41,226	\$21,512	0.11	\$368,089		Land Table R34	8.43%
28-25-36-451-016	1336 E BERNHARD AVE	12/22/22	\$280,000	\$253,529	\$50,373	\$23,902	0.12	\$406,234		Land Table R34	9.43%
28-25-36-451-031	1317 E MILTON AVE	04/18/22	\$77,500	\$78,038	\$20,974	\$21,512	0.11	\$187,268		Land Table R34	27.57%
28-25-36-451-032	1325 E MILTON AVE	09/09/22	\$142,000	\$85,542	\$77,970	\$21,512	0.11	\$696,161		Land Table R34	25.15%
28-25-36-452-005	1140 E MILTON AVE	05/02/22	\$200,000	\$156,950	\$62,172	\$19,122	0.10	\$628,000		Land Table R34	12.18%
28-25-36-452-009	1218 E MILTON AVE	07/21/23	\$148,500	\$104,513	\$63,109	\$19,122	0.10	\$637,465		Land Table R34	18.30%
28-25-36-452-017	1332 E MILTON AVE	11/09/22	\$245,000	\$198,757	\$70,145	\$23,902	0.12	\$565,685		Land Table R34	12.03%
28-25-36-452-022	1141 E HAYES AVE	10/30/23	\$125,000	\$82,764	\$61,358	\$19,122	0.10	\$619,778		Land Table R34	23.10%
28-25-36-452-028	1239 E HAYES AVE	05/06/22	\$329,000	\$265,633	\$82,489	\$19,122	0.10	\$833,222		Land Table R34	7.20%
28-25-36-452-035	1226 E MILTON AVE	11/15/23	\$139,900	\$109,065	\$61,908	\$31,073	0.20	\$312,667		Land Table R34	28.49%
28-25-36-452-036	1323 E HAYES AVE	05/05/23	\$90,000	\$89,188	\$36,665	\$35,853	0.25	\$147,843		Land Table R34	40.20%
28-25-36-453-001	1106 E HAYES AVE	09/11/23	\$140,000	\$157,191	\$8,984	\$26,175	0.15	\$60,703		Land Table R34	16.65%
28-25-36-453-014	1308 E HAYES AVE	10/28/22	\$205,000	\$144,826	\$79,296	\$19,122	0.10	\$800,970		Land Table R34	13.20%
28-25-36-453-016	1324 E HAYES AVE	04/27/22	\$78,250	\$80,997	\$21,155	\$23,902	0.12	\$170,605		Land Table R34	29.51%
28-25-36-453-017	1334 E HAYES AVE	09/15/22	\$190,000	\$116,769	\$97,133	\$23,902	0.12	\$783,331		Land Table R34	20.47%
28-25-36-453-022	1141 E GEORGE AVE	05/31/23	\$224,900	\$158,860	\$112,622	\$38,244	0.10	\$568,798	28-25-36-453-023	Land Table R34	24.07%
28-25-36-453-033	1325 E GEORGE	05/03/23	\$99,500	\$81,186	\$42,216	\$23,902	0.12	\$340,452		Land Table R34	29.44%
28-25-36-453-036	1107 E GEORGE AVE	07/27/23	\$207,000	\$132,417	\$110,523	\$35,940	0.25	\$443,867		Land Table R34	27.14%
28-25-36-454-002	1116 E GEORGE AVE	03/18/22	\$110,500	\$80,080	\$49,542	\$19,122	0.10	\$500,424		Land Table R34	23.88%
28-25-36-454-008	1210 E GEORGE AVE	05/10/22	\$98,000	\$61,649	\$55,473	\$19,122	0.10	\$560,333		Land Table R34	31.02%
28-25-36-454-014	1324 E GEORGE AVE	11/17/23	\$189,900	\$111,741	\$97,281	\$19,122	0.10	\$982,636		Land Table R34	17.11%
28-25-36-454-016	1107 E MUIR AVE	07/22/22	\$160,000	\$103,504	\$83,257	\$26,761	0.15	\$540,630		Land Table R34	25.86%

CITY OF HAZEL PARK

Land Table R34

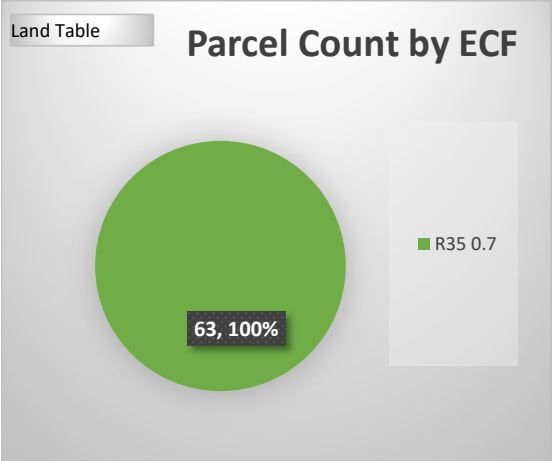
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-454-017	1117 E MUIR AVE	03/13/23	\$10,000				0.10	\$101,010		Land Table R34	#DIV/0!
28-25-36-454-029	1309 E MUIR AVE	02/04/22	\$100,000	\$103,431	\$15,691	\$19,122	0.10	\$158,495		Land Table R34	18.49%
28-25-36-454-030	1317 E MUIR AVE	04/18/23	\$96,000	\$75,417	\$39,705	\$19,122	0.10	\$401,061		Land Table R34	25.36%
28-25-36-454-033	1306 E GEORGE AVE	03/01/22	\$133,500	\$103,509	\$49,113	\$19,122	0.10	\$496,091		Land Table R34	18.47%
28-25-36-454-037	1221 E MUIR AVE	03/03/22	\$260,000	\$242,809	\$36,313	\$19,122	0.10	\$366,798		Land Table R34	7.88%
28-25-36-457-014	1403 E HAYES AVE	12/08/23	\$182,000	\$92,900	\$107,744	\$18,644	0.10	\$1,110,763		Land Table R34	20.07%
28-25-36-457-016	1421 E HAYES AVE	12/27/22	\$155,000	\$97,048	\$76,596	\$18,644	0.10	\$789,649		Land Table R34	19.21%
28-25-36-457-019	1443 E HAYES AVE	08/22/23	\$86,000	\$84,265	\$20,379	\$18,644	0.10	\$210,093		Land Table R34	22.13%
28-25-36-477-001	1404 E HAYES AVE	06/30/22	\$230,000	\$139,918	\$108,726	\$18,644	0.10	\$1,120,887		Land Table R34	13.32%
28-25-36-477-003	1420 E HAYES AVE	01/27/22	\$115,000	\$87,163	\$46,481	\$18,644	0.10	\$479,186		Land Table R34	21.39%
28-25-36-477-004	1426 E HAYES AVE	05/27/22	\$164,900	\$103,135	\$80,409	\$18,644	0.10	\$828,959		Land Table R34	18.08%
28-25-36-477-021	1604 E HAYES AVE	04/01/22	\$130,000	\$104,094	\$45,028	\$19,122	0.10	\$454,828		Land Table R34	18.37%
28-25-36-478-002	1412 E GEORGE	12/29/22	\$85,000	\$61,230	\$42,414	\$18,644	0.10	\$437,258		Land Table R34	30.45%
28-25-36-478-019	1566 E GEORGE AVE	12/09/22	\$270,000	\$272,941	\$16,181	\$19,122	0.10	\$163,444		Land Table R34	7.01%
28-25-36-478-049	1413 E MUIR AVE	01/21/22	\$124,900	\$87,357	\$68,138	\$30,595	0.19	\$353,047		Land Table R34	35.02%
28-25-36-480-006	1744 E MILTON AVE	03/30/22	\$118,000	\$104,693	\$32,429	\$19,122	0.10	\$327,566		Land Table R34	18.26%
28-25-36-480-017	1715 E HAYES AVE	02/13/23	\$113,000	\$88,136	\$46,376	\$21,512	0.11	\$414,071		Land Table R34	24.41%
28-25-36-481-010	1778 E HAYES AVE	03/06/23	\$145,100	\$105,575	\$58,647	\$19,122	0.10	\$592,394		Land Table R34	18.11%
28-25-36-481-012	1820 E HAYES AVE	12/15/22	\$90,000	\$98,019	\$11,103	\$19,122	0.10	\$112,152		Land Table R34	19.51%
28-25-36-481-024	1779 E GEORGE AVE	03/30/22	\$259,900	\$207,299	\$78,894	\$26,293	0.15	\$529,490		Land Table R34	12.68%
28-25-36-481-025	1811 E GEORGE AVE	06/01/23	\$215,000	\$132,477	\$108,816	\$26,293	0.15	\$730,309		Land Table R34	19.85%

CITY OF HAZEL PARK

Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	4
ECF Nbhd	R35	Sales Ratio	40.70%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	<u>104.57%</u>
Max ECF	0.700	Projected % Change	10.00%
Land Table LtoB	25.57%	Projected Land Table LtoB	28.13%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$50,000	\$102,286	\$55,000
MINIMUM	\$50,000	\$102,286	\$55,000
MAXIMUM	\$50,000	\$102,286	\$55,000

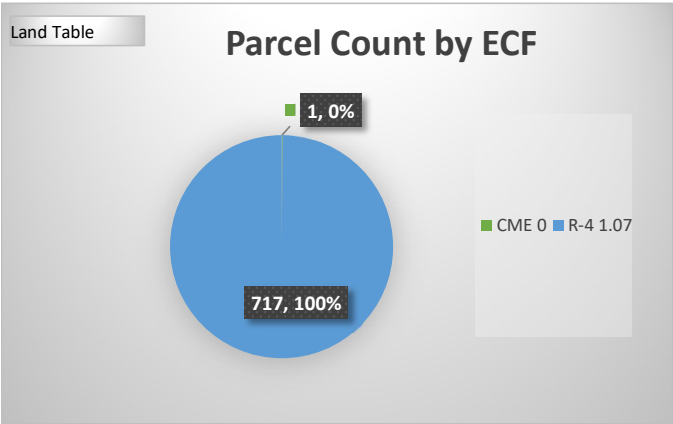
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-36-203-013	22608 POPLAR CT	1/3/2022	05/03/02	\$207,467	\$62,533	\$50,000	0.22	\$285,539		Land Table R35	24.10%
28-25-36-203-015	22638 POPLAR CT	9/21/2023	01/14/83	\$201,824	\$134,176	\$50,000	0.17	\$813,188		Land Table R35	24.77%
28-25-36-203-016	22624 POPLAR CT	1/30/2023	04/02/91	\$206,372	\$132,628	\$50,000	0.22	\$602,855		Land Table R35	24.23%
28-25-36-229-005	22610 CEDAR CT	3/10/2023	03/26/03	\$300,095	\$79,805	\$50,000	0.23	\$345,476		Land Table R35	16.66%

CITY OF HAZEL PARK

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	718	# of Sales	71
ECF Nbhd	R-4, CME	Sales Ratio	39.10%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	141.69%
Max ECF	1.070	Projected % Change	0.00%
Land Table LtoB	21.89%	Projected Land Table LtoB	21.89%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$71,777	\$952	\$394
MINIMUM	\$263	\$0	\$0
MAXIMUM	\$160,907	\$388,895	\$160,907

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-25-101-023	91 E MAHAN AVE	10/19/23	\$185,000	\$150,791	\$56,234	\$22,025	0.10	\$556,772		Land Table R-4	14.61%
28-25-25-101-024	103 E MAHAN AVE	07/19/23	\$170,000	\$148,158	\$57,648	\$35,806	0.20	\$285,386		Land Table R-4	24.17%
28-25-25-102-027	125 E BRICKLEY AVE	09/25/23	\$60,000	\$76,661	\$5,264	\$21,925	0.10	\$52,640		Land Table R-4	28.60%
28-25-25-103-009	54 E BRICKLEY AVE	03/11/22	\$313,000	\$311,215	\$23,710	\$21,925	0.10	\$237,100		Land Table R-4	7.04%
28-25-25-103-013	86 E BRICKLEY AVE	06/17/22	\$121,900	\$113,071	\$30,754	\$21,925	0.10	\$307,540		Land Table R-4	19.39%
28-25-25-103-027	71 E COY AVE	02/15/22	\$120,000	\$87,573	\$54,352	\$21,925	0.10	\$543,520		Land Table R-4	25.04%
28-25-25-103-028	79 E COY	11/16/23	\$110,000	\$94,155	\$37,770	\$21,925	0.10	\$377,700		Land Table R-4	23.29%
28-25-25-103-035	135 E COY AVE	02/08/23	\$150,000	\$90,069	\$81,856	\$21,925	0.10	\$818,560		Land Table R-4	24.34%
28-25-25-104-008	70 E COY AVE	05/22/23	\$120,000	\$80,734	\$61,191	\$21,925	0.10	\$611,910		Land Table R-4	27.16%
28-25-25-104-013	110 E COY AVE	03/28/23	\$15,000				0.10	\$150,000		Land Table R-4	#DIV/0!
28-25-25-105-003	30 E SHEVLIN AVE	02/04/22	\$98,000	\$90,034	\$29,891	\$21,925	0.10	\$298,910		Land Table R-4	24.35%
28-25-25-105-012	110 E SHEVLIN AVE	12/15/23	\$160,000	\$111,111	\$70,814	\$21,925	0.10	\$708,140		Land Table R-4	19.73%
28-25-25-105-013	118 E SHEVLIN	03/20/23	\$100,000	\$78,282	\$43,643	\$21,925	0.10	\$436,430		Land Table R-4	28.01%
28-25-25-105-024	79 E MAPLEDALE AVE	04/18/22	\$120,000	\$97,414	\$44,511	\$21,925	0.10	\$445,110		Land Table R-4	22.51%
28-25-25-127-033	613 E BRICKLEY AVE	11/07/23	\$170,000	\$97,087	\$94,837	\$21,924	0.10	\$948,370		Land Table R-4	22.58%
28-25-25-127-038	653 E BRICKLEY AVE	11/01/22	\$148,000	\$94,358	\$76,662	\$23,020	0.11	\$730,114		Land Table R-4	24.40%
28-25-25-127-039	661 E BRICKLEY AVE	06/03/22	\$163,000	\$104,248	\$81,772	\$23,020	0.11	\$778,781		Land Table R-4	22.08%
28-25-25-127-044	701 E BRICKLEY AVE	06/12/23	\$176,500	\$110,648	\$89,146	\$23,294	0.11	\$841,000		Land Table R-4	21.05%
28-25-25-128-002	512 E BRICKLEY	08/04/23	\$135,000	\$77,093	\$79,832	\$21,925	0.10	\$798,320		Land Table R-4	28.44%
28-25-25-128-007	552 E BRICKLEY AVE	06/07/23	\$165,000	\$109,073	\$77,852	\$21,925	0.10	\$778,520		Land Table R-4	20.10%
28-25-25-128-012	596 E BRICKLEY AVE	06/21/23	\$185,000	\$108,208	\$98,716	\$21,924	0.10	\$987,160		Land Table R-4	20.26%
28-25-25-128-023	684 E BRICKLEY AVE	06/15/23	\$195,000	\$125,770	\$91,154	\$21,924	0.10	\$911,540		Land Table R-4	17.43%
28-25-25-128-050	701 E COY AVE	03/31/22	\$165,000	\$121,631	\$71,614	\$28,245	0.13	\$538,451		Land Table R-4	23.22%
28-25-25-128-053	584 E BRICKLEY AVE	05/03/23	\$200,000	\$163,125	\$64,078	\$27,203	0.12	\$516,758		Land Table R-4	16.68%
28-25-25-128-054	534 E BRICKLEY AVE	12/21/22	\$258,000	\$284,804	(\$4,879)	\$21,925	0.10	(\$48,790)		Land Table R-4	7.70%
28-25-25-128-055	544 E BRICKLEY AVE	05/18/22	\$305,000	\$285,199	\$41,726	\$21,925	0.10	\$417,260		Land Table R-4	7.69%
28-25-25-129-013	602 E COY AVE	02/09/22	\$70,000	\$92,402	(\$478)	\$21,924	0.10	(\$4,780)		Land Table R-4	23.73%
28-25-25-129-019	650 E COY AVE	07/06/22	\$115,000	\$103,571	\$33,353	\$21,924	0.10	\$333,530		Land Table R-4	21.17%
28-25-25-130-004	528 E SHEVLIN AVE	07/29/22	\$175,000	\$107,208	\$89,717	\$21,925	0.10	\$897,170		Land Table R-4	20.45%

CITY OF HAZEL PARK

Land Table R-4

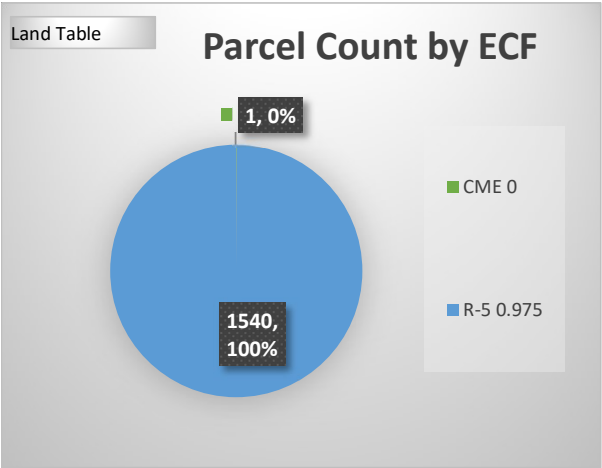
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-25-130-041	627 E MAPLEDALE AVE	10/04/23	\$175,000	\$91,532	\$105,258	\$21,790	0.10	\$1,063,212		Land Table R-4	23.81%
28-25-25-130-042	635 E MAPLEDALE AVE	04/27/22	\$140,000	\$93,142	\$68,618	\$21,760	0.10	\$693,111		Land Table R-4	23.36%
28-25-25-132-001	904 E MAHAN AVE	02/10/23	\$71,900	\$85,808	\$8,016	\$21,924	0.10	\$80,160		Land Table R-4	25.55%
28-25-25-132-009	968 E MAHAN AVE	03/23/23	\$250,000	\$250,099	\$21,825	\$21,924	0.10	\$218,250		Land Table R-4	8.77%
28-25-25-132-028	985 E BRICKLEY AVE	09/30/22	\$60,000	\$80,616	\$1,308	\$21,924	0.10	\$13,080		Land Table R-4	27.20%
28-25-25-132-029	991 E BRICKLEY AVE	09/29/22	\$75,000	\$103,141	(\$6,217)	\$21,924	0.10	(\$62,170)		Land Table R-4	21.26%
28-25-25-133-006	952 E BRICKLEY AVE	12/15/23	\$125,000	\$118,862	\$28,062	\$21,924	0.10	\$280,620		Land Table R-4	18.44%
28-25-25-133-009	976 E BRICKLEY AVE	02/07/23	\$138,500	\$115,100	\$45,324	\$21,924	0.10	\$453,240		Land Table R-4	19.05%
28-25-25-133-013	1008 E BRICKLEY AVE	01/21/22	\$155,000	\$130,742	\$46,182	\$21,924	0.10	\$461,820		Land Table R-4	16.77%
28-25-25-134-008	976 E COY AVE	03/01/22	\$215,000	\$137,892	\$99,032	\$21,924	0.10	\$990,320		Land Table R-4	15.90%
28-25-25-134-011	1000 E COY	10/21/22	\$99,000	\$78,056	\$42,868	\$21,924	0.10	\$428,680		Land Table R-4	28.09%
28-25-25-134-017	913 E SHEVLIN AVE	08/03/23	\$175,000	\$111,604	\$85,320	\$21,924	0.10	\$853,200		Land Table R-4	19.64%
28-25-25-134-027	993 E SHEVLIN AVE	03/24/23	\$199,900	\$131,524	\$90,300	\$21,924	0.10	\$903,000		Land Table R-4	16.67%
28-25-25-135-002	912 E SHEVLIN AVE	04/21/23	\$186,000	\$115,112	\$92,295	\$21,407	0.10	\$971,526		Land Table R-4	18.60%
28-25-25-135-008	958 E SHEVLIN AVE	08/05/22	\$159,000	\$100,748	\$79,478	\$21,226	0.09	\$845,511		Land Table R-4	21.07%
28-25-25-135-024	951 E MAPLEDALE AVE	03/31/23	\$150,000	\$155,906	\$15,350	\$21,256	0.09	\$163,298		Land Table R-4	13.63%
28-25-25-151-011	94 E MAPLEDALE AVE	10/17/23	\$127,000	\$85,918	\$63,007	\$21,925	0.10	\$630,070		Land Table R-4	25.52%
28-25-25-151-017	152 E MAPLEDALE AVE	11/07/23	\$205,000	\$140,121	\$95,182	\$30,303	0.15	\$626,197		Land Table R-4	21.63%
28-25-25-152-043	150 E GARFIELD AVE	10/04/22	\$206,000	\$190,440	\$51,308	\$35,748	0.20	\$260,447		Land Table R-4	18.77%
28-25-25-152-049	86 E GARFIELD AVE	03/13/23	\$21,000				0.13	\$161,538		Land Table R-4	#DIV/0!
28-25-25-153-005	62 ANDRESEN CT	06/12/23	\$117,555	\$89,998	\$56,504	\$28,947	0.17	\$324,736		Land Table R-4	32.16%
28-25-25-153-006	70 ANDRESEN CT	07/20/22	\$203,000	\$172,861	\$59,086	\$28,947	0.17	\$339,575		Land Table R-4	16.75%
28-25-25-153-010	110 ANDRESEN CT	06/07/22	\$155,000	\$95,857	\$90,260	\$31,117	0.19	\$480,106		Land Table R-4	32.46%
28-25-25-153-041	29 E ANNABELLE	04/27/23	\$235,000	\$293,896	(\$23,028)	\$35,868	0.24	(\$96,756)		Land Table R-4	12.20%
28-25-25-155-013	537 ANDRESEN CT	10/05/23	\$140,000	\$82,530	\$86,373	\$28,903	0.17	\$496,397		Land Table R-4	35.02%
28-25-25-156-007	552 ANDRESEN CT	10/16/23	\$225,000	\$125,053	\$128,894	\$28,947	0.17	\$740,770		Land Table R-4	23.15%
28-25-25-156-020	585 E ANNABELLE AVE	11/02/22	\$145,000	\$94,193	\$78,903	\$28,096	0.15	\$519,099		Land Table R-4	29.83%
28-25-25-156-022	511 E ANNABELLE AVE	12/15/23	\$65,000	\$84,884	\$18,191	\$38,075	0.23	\$79,785		Land Table R-4	44.86%
28-25-25-157-013	531 E WOODWARD HEIGHTS BLVD	02/22/22	\$170,000	\$114,963	\$79,815	\$24,778	0.11	\$700,132		Land Table R-4	21.55%
28-25-25-157-016	607 E WOODWARD HEIGHTS BLVD	12/29/23	\$111,000	\$96,531	\$38,726	\$24,257	0.11	\$355,284		Land Table R-4	25.13%
28-25-25-176-005	644 E MAPLEDALE AVE	02/03/23	\$182,000	\$111,877	\$97,654	\$27,531	0.13	\$775,032		Land Table R-4	24.61%
28-25-25-176-009	684 E MAPLEDALE AVE	07/28/23	\$173,000	\$109,012	\$85,217	\$21,229	0.09	\$906,564		Land Table R-4	19.47%
28-25-25-177-040	697 E ANNABELLE AVE	11/08/23	\$120,000	\$102,132	\$54,815	\$36,947	0.21	\$259,787		Land Table R-4	36.18%
28-25-25-178-015	921 E GARFIELD AVE	06/21/22	\$160,000	\$122,010	\$58,990	\$21,000	0.09	\$641,196		Land Table R-4	17.21%
28-25-25-178-017	935 E GARFIELD AVE	08/01/22	\$167,000	\$129,868	\$58,132	\$21,000	0.09	\$631,870		Land Table R-4	16.17%
28-25-25-178-021	969 E GARFIELD AVE	10/26/22	\$167,000	\$120,307	\$67,693	\$21,000	0.09	\$735,793		Land Table R-4	17.46%
28-25-25-180-010	976 E BROWNING AVE	12/15/23	\$125,000	\$100,767	\$47,013	\$22,780	0.11	\$435,306		Land Table R-4	22.61%
28-25-25-180-011	984 E BROWNING AVE	03/28/22	\$160,000	\$115,130	\$67,650	\$22,780	0.11	\$626,389		Land Table R-4	19.79%
28-25-25-180-020	961 E MOREHOUSE AVE	06/03/22	\$150,000	\$126,125	\$46,590	\$22,715	0.11	\$435,421		Land Table R-4	18.01%
28-25-25-182-003	920 E ANNABELLE AVE	03/04/22	\$155,000	\$112,013	\$64,710	\$21,723	0.10	\$660,306		Land Table R-4	19.39%
28-25-25-182-004	928 E ANNABELLE AVE	05/17/23	\$190,000	\$132,728	\$78,995	\$21,723	0.10	\$806,071		Land Table R-4	16.37%
28-25-25-304-001	504 E WOODWARD HEIGHTS BLVD	03/03/23	\$126,000	\$88,809	\$61,766	\$24,575	0.11	\$577,252		Land Table R-4	27.67%

CITY OF HAZEL PARK

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	1541	# of Sales	138
ECF Nbhd	R-5, CME	Sales Ratio	36.76%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	171.22%
Max ECF	0.975	Projected % Change	0.00%
Land Table LtoB	23.29%	Projected Land Table LtoB	23.29%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$394	\$1,069	\$394
MINIMUM	\$263	\$713	\$263
MAXIMUM	\$525	\$1,424	\$525

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-25-301-047	23745 CARLISLE AVE	05/19/23	\$176,000	\$114,629	\$84,183	\$22,812	0.11	\$779,472		Land Table R-5	19.90%
28-25-25-302-028	23817 EASTERLING AVE	06/23/23	\$280,000	\$162,533	\$140,279	\$22,812	0.11	\$1,298,880		Land Table R-5	14.04%
28-25-25-302-033	23761 EASTERLING AVE	05/03/22	\$171,000	\$115,016	\$87,356	\$31,372	0.16	\$535,926		Land Table R-5	27.28%
28-25-25-303-006	E WOODWARD HEIGHTS B	04/05/23	\$170,000	\$113,705	\$81,495	\$25,200	0.11	\$740,864		Land Table R-5	22.16%
28-25-25-303-018	23716 EASTERLING AVE	09/28/22	\$125,000	\$85,424	\$62,388	\$22,812	0.11	\$577,667		Land Table R-5	26.70%
28-25-25-303-033	23745 BATTELLE	04/09/22	\$100,000	\$86,295	\$36,517	\$22,812	0.11	\$338,120		Land Table R-5	26.43%
28-25-25-304-018	23728 BATTELLE AVE	06/01/23	\$175,000	\$110,644	\$86,877	\$22,521	0.11	\$819,594		Land Table R-5	20.35%
28-25-25-304-026	23811 REYNOLDS AVE	09/28/22	\$172,000	\$116,286	\$77,061	\$21,347	0.10	\$811,168		Land Table R-5	18.36%
28-25-25-304-030	23781 REYNOLDS AVE	07/02/22	\$130,000	\$98,571	\$52,810	\$21,381	0.10	\$555,895		Land Table R-5	21.69%
28-25-25-304-042	23829 REYNOLDS AVE	06/26/23	\$175,000	\$219,379	(\$4,330)	\$40,049	0.24	(\$18,270)		Land Table R-5	18.26%
28-25-25-305-022	23835 HAZELWOOD	11/22/23	\$115,000	\$97,141	\$45,390	\$27,531	0.13	\$360,238		Land Table R-5	28.34%
28-25-25-305-024	23819 HAZELWOOD AVE	06/02/23	\$185,000	\$112,116	\$94,909	\$22,025	0.10	\$939,693		Land Table R-5	19.64%
28-25-25-306-021	23433 CARLISLE AVE	10/06/22	\$155,000	\$117,296	\$60,516	\$22,812	0.11	\$560,333		Land Table R-5	19.45%
28-25-25-306-035	23321 CARLISLE AVE	07/28/23	\$245,000	\$145,425	\$122,387	\$22,812	0.11	\$1,133,213		Land Table R-5	15.69%
28-25-25-307-001	23462 CARLISLE AVE	01/06/22	\$75,500	\$62,439	\$35,873	\$22,812	0.11	\$332,157		Land Table R-5	36.53%
28-25-25-307-005	23432 CARLISLE AVE	08/29/23	\$183,000	\$120,074	\$85,738	\$22,812	0.11	\$793,870		Land Table R-5	19.00%
28-25-25-307-029	23409 EASTERLING AVE	03/21/23	\$214,111	\$157,533	\$79,390	\$22,812	0.11	\$735,093		Land Table R-5	14.48%
28-25-25-307-034	23369 EASTERLING AVE	04/05/23	\$135,000	\$80,435	\$77,377	\$22,812	0.11	\$716,454		Land Table R-5	28.36%
28-25-25-307-044	23320 CARLISLE AVE	07/01/22	\$203,500	\$141,051	\$99,535	\$37,086	0.22	\$458,687		Land Table R-5	26.29%
28-25-25-308-004	23438 EASTERLING AVE	11/07/22	\$329,900	\$275,272	\$77,440	\$22,812	0.11	\$717,037		Land Table R-5	8.29%
28-25-25-308-012	23376 EASTERLING AVE	06/15/23	\$105,000	\$117,972	\$9,840	\$22,812	0.11	\$91,111		Land Table R-5	19.34%
28-25-25-309-010	23384 BATTELLE AVE	03/25/22	\$125,000	\$83,995	\$63,817	\$22,812	0.11	\$590,898		Land Table R-5	27.16%
28-25-25-309-016	23336 BATTELLE AVE	10/20/23	\$134,000	\$103,790	\$53,022	\$22,812	0.11	\$490,944		Land Table R-5	21.98%
28-25-25-309-018	23320 BATTELLE AVE	02/22/23	\$100,000	\$73,001	\$49,811	\$22,812	0.11	\$461,213		Land Table R-5	31.25%

CITY OF HAZEL PARK

Land Table R-5

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-25-309-044	23409 REYNOLDS AVE	09/12/22	\$155,000	\$96,662	\$79,703	\$21,365	0.10	\$838,979		Land Table R-5	22.10%
28-25-25-310-015	23352 REYNOLDS AVE	05/10/23	\$228,900	\$145,727	\$105,198	\$22,025	0.10	\$1,041,564		Land Table R-5	15.11%
28-25-25-310-032	23385 HAZELWOOD AVE	10/19/23	\$55,000	\$68,357	\$8,668	\$22,025	0.10	\$85,822		Land Table R-5	32.22%
28-25-25-326-002	E WOODWARD HEIGHTS B	01/19/22	\$163,500	\$109,620	\$75,905	\$22,025	0.10	\$751,535		Land Table R-5	20.09%
28-25-25-326-015	23762 HAZELWOOD AVE	01/06/22	\$138,000	\$85,620	\$74,405	\$22,025	0.10	\$736,683		Land Table R-5	25.72%
28-25-25-326-021	23714 HAZELWOOD AVE	08/14/23	\$166,000	\$117,067	\$73,711	\$24,778	0.11	\$646,588		Land Table R-5	21.17%
28-25-25-326-024	23827 TAWAS AVE	06/05/23	\$200,000	\$105,878	\$116,147	\$22,025	0.10	\$1,149,970		Land Table R-5	20.80%
28-25-25-326-025	23819 TAWAS AVE	09/08/22	\$149,000	\$96,854	\$74,171	\$22,025	0.10	\$734,366		Land Table R-5	22.74%
28-25-25-326-038	23705 TAWAS AVE	07/08/22	\$145,000	\$110,082	\$59,564	\$24,646	0.11	\$527,115		Land Table R-5	22.39%
28-25-25-327-005	23826 TAWAS AVE	11/21/22	\$147,000	\$99,557	\$69,173	\$21,730	0.10	\$705,847		Land Table R-5	21.83%
28-25-25-327-025	23811 VASSAR AVE	05/10/22	\$25,000				0.10			Land Table R-5	#DIV/0!
28-25-25-328-002	23846 VASSAR AVE	08/30/22	\$165,000	\$116,410	\$84,233	\$35,643	0.20	\$421,165		Land Table R-5	30.62%
28-25-25-328-023	23819 CAYUGA AVE	07/27/23	\$180,000	\$89,079	\$112,846	\$21,925	0.10	\$1,128,460		Land Table R-5	24.61%
28-25-25-328-033	23739 CAYUGA AVE	01/19/22	\$80,000	\$99,934	\$1,991	\$21,925	0.10	\$19,910		Land Table R-5	21.94%
28-25-25-328-037	23707 CAYUGA AVE	10/28/22	\$235,000	\$217,931	\$45,134	\$28,065	0.13	\$344,534		Land Table R-5	12.88%
28-25-25-329-001	E WOODWARD HEIGHTS B	09/22/23	\$170,000	\$160,691	\$47,693	\$38,384	0.23	\$211,969		Land Table R-5	23.89%
28-25-25-329-020	23855 COUZENS	05/01/23	\$150,000	\$160,127	\$35,722	\$45,849	0.30	\$118,678		Land Table R-5	28.63%
28-25-25-329-025	23801 COUZENS AVE	02/09/23	\$164,900	\$99,950	\$87,858	\$22,908	0.11	\$806,037		Land Table R-5	22.92%
28-25-25-329-033	23745 COUZENS AVE	11/13/23	\$90,000	\$70,733	\$42,175	\$22,908	0.11	\$386,927		Land Table R-5	32.39%
28-25-25-330-024	23809 HARDING AVE	06/09/23	\$195,000	\$108,482	\$108,543	\$22,025	0.10	\$1,074,683		Land Table R-5	20.30%
28-25-25-330-027	23789 HARDING AVE	07/31/23	\$175,000	\$98,915	\$98,110	\$22,025	0.10	\$971,386		Land Table R-5	22.27%
28-25-25-330-034	23729 HARDING AVE	08/14/23	\$135,000	\$84,419	\$72,606	\$22,025	0.10	\$718,871		Land Table R-5	26.09%
28-25-25-331-038	23329 TAWAS AVE	01/04/22	\$155,000	\$101,221	\$75,804	\$22,025	0.10	\$750,535		Land Table R-5	21.76%
28-25-25-331-041	23305 TAWAS AVE	09/08/23	\$60,000	\$74,672	\$9,187	\$23,859	0.11	\$84,284		Land Table R-5	31.95%
28-25-25-332-002	23456 TAWAS AVE	02/17/23	\$155,500	\$107,484	\$69,923	\$21,907	0.10	\$699,230		Land Table R-5	20.38%
28-25-25-332-014	23360 TAWAS AVE	03/13/23	\$329,900	\$285,992	\$65,928	\$22,020	0.10	\$652,752		Land Table R-5	7.70%
28-25-25-332-016	23344 TAWAS	09/06/23	\$80,000	\$71,620	\$30,417	\$22,037	0.10	\$301,158		Land Table R-5	30.77%
28-25-25-333-002	23424 VASSAR AVE	12/29/23	\$174,000	\$97,538	\$98,387	\$21,925	0.10	\$983,870		Land Table R-5	22.48%
28-25-25-333-018	23425 CAYUGA AVE	10/07/22	\$200,000	\$137,562	\$84,363	\$21,925	0.10	\$843,630		Land Table R-5	15.94%
28-25-25-333-022	23393 CAYUGA AVE	11/29/22	\$155,000	\$143,699	\$33,226	\$21,925	0.10	\$332,260		Land Table R-5	15.26%
28-25-25-333-023	23383 CAYUGA AVE	05/17/22	\$75,000	\$70,109	\$26,816	\$21,925	0.10	\$268,160		Land Table R-5	31.27%
28-25-25-333-033	23312 VASSAR AVE	03/10/23	\$280,000	\$249,825	\$66,733	\$36,558	0.21	\$319,297		Land Table R-5	14.63%
28-25-25-334-044	23345 COUZENS AVE	10/27/23	\$160,000	\$95,062	\$102,180	\$37,242	0.22	\$466,575		Land Table R-5	39.18%
28-25-25-335-001	23464 COUZENS	02/08/22	\$124,000	\$77,976	\$69,883	\$23,859	0.11	\$641,128		Land Table R-5	30.60%
28-25-25-335-031	23393 HARDING AVE	07/15/22	\$165,000	\$107,479	\$79,546	\$22,025	0.10	\$787,584		Land Table R-5	20.49%
28-25-25-335-037	23345 HARDING AVE	10/31/22	\$107,000	\$77,365	\$52,543	\$22,908	0.11	\$482,046		Land Table R-5	29.61%
28-25-25-352-032	23041 EASTERLING AVE	07/01/22	\$199,000	\$151,742	\$70,070	\$22,812	0.11	\$648,796		Land Table R-5	15.03%
28-25-25-352-045	23136 CARLISLE AVE	09/06/23	\$15,000	\$23,721	\$15,000	\$22,812	0.11	\$138,889		Land Table R-5	96.17%
28-25-25-352-050	23116 CARLISLE AVE	08/31/22	\$350,000	\$285,198	\$87,614	\$22,812	0.11	\$811,241		Land Table R-5	8.00%
28-25-25-354-011	23048 EASTERLING AVE	08/30/22	\$248,900	\$224,403	\$47,309	\$22,812	0.11	\$438,046		Land Table R-5	10.17%
28-25-25-355-005	23128 BATTELLE AVE	04/26/22	\$169,235	\$110,059	\$81,988	\$22,812	0.11	\$759,148		Land Table R-5	20.73%
28-25-25-355-019	23163 REYNOLDS AVE	10/26/22	\$120,000	\$93,051	\$48,551	\$21,602	0.10	\$500,526		Land Table R-5	23.22%
28-25-25-355-028	23091 REYNOLDS AVE	11/08/23	\$310,000	\$258,591	\$73,149	\$21,740	0.10	\$746,418		Land Table R-5	8.41%
28-25-25-355-031	23067 REYNOLDS AVE	11/28/23	\$145,000	\$73,824	\$92,961	\$21,785	0.10	\$939,000		Land Table R-5	29.51%
28-25-25-356-003	23146 REYNOLDS AVE	03/08/22	\$153,000	\$103,321	\$71,704	\$22,025	0.10	\$709,941		Land Table R-5	21.32%
28-25-25-356-006	23122 REYNOLDS AVE	01/10/22	\$101,500	\$74,728	\$48,797	\$22,025	0.10	\$483,139		Land Table R-5	29.47%
28-25-25-356-021	23147 HAZELWOOD AVE	01/25/22	\$112,500	\$78,804	\$55,721	\$22,025	0.10	\$551,693		Land Table R-5	27.95%
28-25-25-376-006	23122 HAZELWOOD AVE	05/12/22	\$136,000	\$86,011	\$72,014	\$22,025	0.10	\$713,010		Land Table R-5	25.61%
28-25-25-376-007	23114 HAZELWOOD AVE	10/24/22	\$175,000	\$171,367	\$25,658	\$22,025	0.10	\$254,040		Land Table R-5	12.85%
28-25-25-376-009	23098 HAZELWOOD AVE	05/13/22	\$150,000	\$96,698	\$75,327	\$22,025	0.10	\$745,812		Land Table R-5	22.78%
28-25-25-376-018	23028 HAZELWOOD AVE	04/27/22	\$86,000	\$75,762	\$29,510	\$19,272	0.09	\$335,341		Land Table R-5	25.44%
28-25-25-376-021	23147 TAWAS AVE	08/04/23	\$137,000	\$81,013	\$78,012	\$22,025	0.10	\$772,396		Land Table R-5	27.19%

CITY OF HAZEL PARK

Land Table R-5

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-25-376-025	23115 TAWAS AVE	05/16/23	\$86,000	\$73,493	\$34,532	\$22,025	0.10	\$341,901		Land Table R-5	29.97%
28-25-25-376-032	23059 TAWAS AVE	04/18/22	\$140,000	\$85,871	\$76,154	\$22,025	0.10	\$754,000		Land Table R-5	25.65%
28-25-25-376-036	23029 TAWAS AVE	08/04/23	\$155,000	\$87,804	\$86,468	\$19,272	0.09	\$982,591		Land Table R-5	21.95%
28-25-25-378-015	23040 VASSAR AVE	09/25/23	\$185,000	\$106,962	\$99,963	\$21,925	0.10	\$999,630		Land Table R-5	20.50%
28-25-25-379-001	23160 CAYUGA AVE	09/07/23	\$90,000	\$73,272	\$41,777	\$25,049	0.11	\$366,465		Land Table R-5	34.19%
28-25-25-380-011	23076 COUZENS AVE	12/26/23	\$63,000	\$73,282	\$12,626	\$22,908	0.11	\$115,835		Land Table R-5	31.26%
28-25-25-380-014	23052 COUZENS AVE	08/05/22	\$143,000	\$99,769	\$66,139	\$22,908	0.11	\$606,780		Land Table R-5	22.96%
28-25-25-380-016	23036 COUZENS AVE	10/16/23	\$178,000	\$135,014	\$65,894	\$22,908	0.11	\$604,532		Land Table R-5	16.97%
28-25-25-401-040	1 E WOODWARD HEIGHTS I	02/28/22	\$229,950	\$203,407	\$48,034	\$21,491	0.10	\$485,192		Land Table R-5	10.57%
28-25-25-403-012	23376 HARDING AVE	08/24/22	\$93,000	\$74,129	\$41,779	\$22,908	0.11	\$383,294		Land Table R-5	30.90%
28-25-25-403-014	23360 HARDING AVE	08/05/22	\$141,000	\$84,861	\$79,047	\$22,908	0.11	\$725,202		Land Table R-5	26.99%
28-25-25-404-009	23400 HOOVER AVE	09/02/22	\$160,000	\$97,086	\$85,822	\$22,908	0.11	\$787,358		Land Table R-5	23.60%
28-25-25-404-011	23384 HOOVER AVE	12/09/22	\$174,900	\$108,425	\$89,383	\$22,908	0.11	\$820,028		Land Table R-5	21.13%
28-25-25-404-024	23449 HUGHES AVE	03/16/22	\$176,000	\$113,156	\$85,776	\$22,932	0.11	\$779,782		Land Table R-5	20.27%
28-25-25-404-045	23313 HUGHES AVE	04/14/23	\$172,000	\$105,056	\$104,633	\$37,689	0.22	\$467,112		Land Table R-5	35.88%
28-25-25-426-003	23821 CROSSLEY AVE	03/22/23	\$158,000	\$115,439	\$65,486	\$22,925	0.11	\$600,789		Land Table R-5	19.86%
28-25-25-426-014	23731 CROSSLEY AVE	09/13/22	\$150,000	\$114,109	\$61,905	\$26,014	0.13	\$495,240		Land Table R-5	22.80%
28-25-25-427-008	23784 CROSSLEY AVE	03/04/22	\$87,000	\$112,926	(\$2,447)	\$23,479	0.12	(\$21,278)		Land Table R-5	20.79%
28-25-25-427-012	23754 CROSSLEY AVE	05/11/23	\$124,000	\$96,565	\$48,566	\$21,131	0.10	\$471,515		Land Table R-5	21.88%
28-25-25-427-025	23771 VANCE AVE	06/10/22	\$115,000	\$70,462	\$65,669	\$21,131	0.10	\$637,563		Land Table R-5	29.99%
28-25-25-428-024	23785 DAVEY AVE	02/21/23	\$337,000	\$290,301	\$70,178	\$23,479	0.12	\$610,243		Land Table R-5	8.09%
28-25-25-428-033	23713 DAVEY AVE	07/20/22	\$205,000	\$125,071	\$103,408	\$23,479	0.12	\$899,200		Land Table R-5	18.77%
28-25-25-428-035	23702 VANCE AVE	09/25/23	\$270,000	\$160,857	\$147,607	\$38,464	0.23	\$636,237		Land Table R-5	23.91%
28-25-25-429-011	23760 DAVEY AVE	10/21/22	\$155,000	\$129,739	\$48,740	\$23,479	0.12	\$423,826		Land Table R-5	18.10%
28-25-25-429-018	23704 DAVEY AVE	10/20/22	\$165,000	\$104,830	\$83,649	\$23,479	0.12	\$727,383		Land Table R-5	22.40%
28-25-25-429-027	23771 MELVILLE AVE	05/10/23	\$147,000	\$74,445	\$93,686	\$21,131	0.10	\$909,573		Land Table R-5	28.38%
28-25-25-431-010	23395 CROSSLEY AVE	02/08/23	\$150,000	\$105,218	\$68,155	\$23,373	0.11	\$597,851		Land Table R-5	22.21%
28-25-25-432-006	23424 CROSSLEY AVE	02/23/22	\$105,000	\$104,827	\$23,652	\$23,479	0.12	\$205,670		Land Table R-5	22.40%
28-25-25-432-015	23352 CROSSLEY AVE	08/05/22	\$165,500	\$125,530	\$63,449	\$23,479	0.12	\$551,730		Land Table R-5	18.70%
28-25-25-432-016	23344 CROSSLEY AVE	10/10/23	\$128,750	\$98,501	\$53,728	\$23,479	0.12	\$467,200		Land Table R-5	23.84%
28-25-25-432-029	23415 VANCE AVE	04/05/22	\$126,000	\$85,552	\$60,992	\$20,544	0.10	\$609,920		Land Table R-5	24.01%
28-25-25-432-030	23407 VANCE AVE	02/23/23	\$100,000	\$80,092	\$40,452	\$20,544	0.10	\$404,520		Land Table R-5	25.65%
28-25-25-432-038	23345 VANCE AVE	02/06/23	\$84,000	\$73,281	\$34,198	\$23,479	0.12	\$297,374		Land Table R-5	32.04%
28-25-25-433-008	23406 VANCE AVE	07/14/23	\$172,500	\$125,122	\$67,922	\$20,544	0.10	\$679,220		Land Table R-5	16.42%
28-25-25-433-011	23376 VANCE AVE	05/11/23	\$147,900	\$93,761	\$80,318	\$26,179	0.13	\$627,484		Land Table R-5	27.92%
28-25-25-433-043	23328 VANCE AVE	06/27/22	\$65,000				0.11			Land Table R-5	#DIV/0!
28-25-25-434-033	23385 MELVILLE AVE	04/11/22	\$81,000	\$116,927	(\$9,648)	\$26,279	0.13	(\$75,375)		Land Table R-5	22.47%
28-25-25-435-012	23386 MELVILLE AVE	01/19/22	\$260,000	\$196,799	\$89,656	\$26,455	0.13	\$695,008		Land Table R-5	13.44%
28-25-25-435-013	23376 MELVILLE AVE	07/07/22	\$72,500	\$86,504	\$11,412	\$25,416	0.12	\$92,032		Land Table R-5	29.38%
28-25-25-435-018	23336 MELVILLE AVE	04/17/23	\$204,000	\$114,669	\$112,810	\$23,479	0.12	\$980,957		Land Table R-5	20.48%
28-25-25-451-006	23116 HARDING AVE	10/03/23	\$201,000	\$138,154	\$85,754	\$22,908	0.11	\$786,734		Land Table R-5	16.58%
28-25-25-451-015	23044 HARDING AVE	08/18/23	\$162,500	\$79,694	\$105,714	\$22,908	0.11	\$969,853		Land Table R-5	28.74%
28-25-25-451-020	23141 HOOVER AVE	09/27/22	\$175,000	\$131,717	\$66,191	\$22,908	0.11	\$607,257		Land Table R-5	17.39%
28-25-25-451-034	23029 HOOVER AVE	04/15/22	\$130,000	\$94,976	\$57,932	\$22,908	0.11	\$531,486		Land Table R-5	24.12%
28-25-25-452-004	23132 HOOVER AVE	04/14/23	\$138,000	\$88,502	\$72,406	\$22,908	0.11	\$664,275		Land Table R-5	25.88%
28-25-25-452-009	23084 HOOVER	09/13/22	\$52,000	\$72,414	\$2,494	\$22,908	0.11	\$22,881		Land Table R-5	31.63%
28-25-25-452-019	23141 HUGHES AVE	03/18/22	\$140,000	\$103,605	\$59,657	\$23,262	0.11	\$527,938		Land Table R-5	22.45%
28-25-25-452-020	23133 HUGHES AVE	05/08/23	\$193,000	\$99,983	\$116,293	\$23,276	0.11	\$1,029,142		Land Table R-5	23.28%
28-25-25-476-003	23146 CROSSLEY AVE	05/15/23	\$149,900	\$108,034	\$65,345	\$23,479	0.12	\$568,217		Land Table R-5	21.73%
28-25-25-476-012	23074 CROSSLEY AVE	09/22/23	\$149,900	\$95,820	\$77,559	\$23,479	0.12	\$674,426		Land Table R-5	24.50%
28-25-25-476-014	23058 CROSSLEY AVE	08/05/22	\$145,000	\$128,989	\$39,490	\$23,479	0.12	\$343,391		Land Table R-5	18.20%
28-25-25-476-040	23075 VANCE AVE	03/10/23	\$130,000	\$89,357	\$78,813	\$38,170	0.23	\$342,665		Land Table R-5	42.72%

CITY OF HAZEL PARK

Land Table R-5

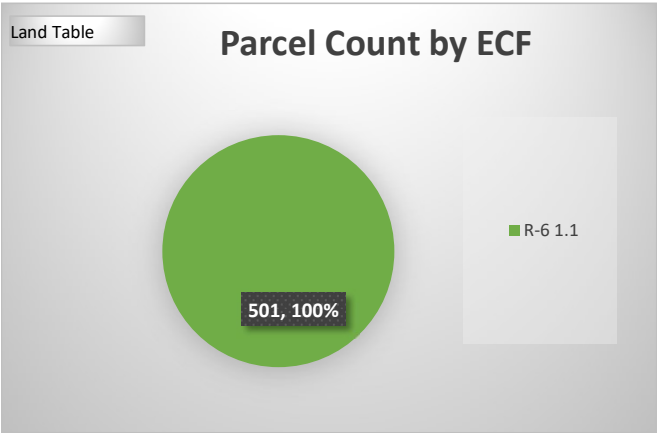
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-25-476-045	23044 CROSSLEY AVE	05/17/23	\$138,000	\$99,663	\$65,725	\$27,388	0.13	\$490,485		Land Table R-5	27.48%
28-25-25-477-009	23090 VANCE AVE	06/09/22	\$175,000	\$105,489	\$92,990	\$23,479	0.12	\$808,609		Land Table R-5	22.26%
28-25-25-477-012	23066 VANCE AVE	05/09/23	\$70,000	\$69,673	\$23,806	\$23,479	0.12	\$207,009		Land Table R-5	33.70%
28-25-25-477-024	23099 DAVEY AVE	05/31/23	\$197,000	\$113,187	\$107,292	\$23,479	0.12	\$932,974		Land Table R-5	20.74%
28-25-25-477-039	23105 DAVEY AVE	08/11/23	\$20,000				0.12	\$173,913		Land Table R-5	#DIV/0!
28-25-25-478-013	23066 DAVEY AVE	07/18/22	\$93,000	\$80,249	\$36,230	\$23,479	0.12	\$315,043		Land Table R-5	29.26%
28-25-25-478-020	23139 MELVILLE AVE	09/28/22	\$144,000	\$105,870	\$61,609	\$23,479	0.12	\$535,730		Land Table R-5	22.18%
28-25-25-479-005	23122 MELVILLE AVE	02/08/23	\$147,000	\$125,894	\$44,585	\$23,479	0.12	\$387,696		Land Table R-5	18.65%
28-25-25-479-008	23090 MELVILLE AVE	09/06/23	\$65,000	\$88,026	\$453	\$23,479	0.12	\$3,939		Land Table R-5	26.67%
28-25-25-479-011	23078 MELVILLE AVE	01/06/22	\$152,500	\$96,816	\$79,163	\$23,479	0.12	\$688,374		Land Table R-5	24.25%

CITY OF HAZEL PARK

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	501	# of Sales	39
ECF Nbhd	R-6	Sales Ratio	38.06%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	157.21%
Max ECF	1.100	Projected % Change	14.20%
Land Table LtoB	20.03%	Projected Land Table LtoB	22.88%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$394	\$1,013	\$450
MINIMUM	\$263	\$676	\$300
MAXIMUM	\$525	\$1,350	\$600

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-26-231-016	94 W MAHAN AVE	02/03/23	\$115,000	\$92,727	\$43,689	\$21,416	0.10	\$455,094		Land Table R-6	23.10%
28-25-26-231-031	148 W MAHAN AVE	03/02/22	\$67,500	\$90,959	(\$2,043)	\$21,416	0.10	(\$21,281)		Land Table R-6	23.54%
28-25-26-231-034	76 W MAHAN AVE	07/25/22	\$159,900	\$142,380	\$49,654	\$32,134	0.17	\$297,329		Land Table R-6	22.57%
28-25-26-232-001	175 W MAHAN AVE	10/16/23	\$175,000	\$116,055	\$85,715	\$26,770	0.12	\$720,294		Land Table R-6	23.07%
28-25-26-233-011	69 W BRICKLEY AVE	09/29/23	\$189,900	\$98,406	\$112,910	\$21,416	0.10	\$1,176,146		Land Table R-6	21.76%
28-25-26-233-026	104 W COY AVE	08/12/22	\$130,000	\$92,471	\$58,945	\$21,416	0.10	\$614,010		Land Table R-6	23.16%
28-25-26-233-031	60 W COY AVE	10/24/23	\$152,000	\$92,058	\$81,358	\$21,416	0.10	\$847,479		Land Table R-6	23.26%
28-25-26-233-039	76 W COY AVE	03/24/22	\$223,000	\$165,939	\$91,877	\$34,816	0.19	\$481,031		Land Table R-6	20.98%
28-25-26-234-027	116 W SHEVLIN AVE	06/28/23	\$130,000	\$123,635	\$29,291	\$22,926	0.10	\$287,167		Land Table R-6	18.54%
28-25-26-234-036	46 W SHEVLIN AVE	10/20/22	\$175,000	\$123,839	\$72,577	\$21,416	0.10	\$756,010		Land Table R-6	17.29%
28-25-26-235-020	176 W MAPLEDALE AVE	09/01/22	\$159,000	\$120,046	\$61,292	\$22,338	0.10	\$589,346		Land Table R-6	18.61%
28-25-26-235-021	168 W MAPLEDALE AVE	02/21/23	\$137,750	\$86,914	\$73,263	\$22,427	0.11	\$697,743		Land Table R-6	25.80%
28-25-26-235-023	152 W MAPLEDALE AVE	01/31/22	\$192,000	\$116,851	\$97,752	\$22,603	0.11	\$922,189		Land Table R-6	19.34%
28-25-26-235-036	46 W MAPLEDALE AVE	02/04/22	\$159,900	\$128,341	\$53,223	\$21,664	0.10	\$543,092		Land Table R-6	16.88%
28-25-26-235-037	38 W MAPLEDALE AVE	11/22/23	\$140,000	\$104,738	\$56,792	\$21,530	0.10	\$585,485		Land Table R-6	20.56%
28-25-26-252-018	632 W GARFIELD AVE	01/10/22	\$155,000	\$108,997	\$69,317	\$23,314	0.11	\$653,934		Land Table R-6	21.39%
28-25-26-255-044	572 W WOODWARD HEIGHTS BLVD	02/01/23	\$245,000	\$228,863	\$43,290	\$27,153	0.12	\$351,951		Land Table R-6	11.86%
28-25-26-276-034	420 W GARFIELD AVE	05/06/22	\$275,000	\$266,822	\$31,584	\$23,406	0.11	\$297,962		Land Table R-6	8.77%
28-25-26-277-017	454 W BROWNING	01/18/22	\$113,500	\$117,636	\$27,449	\$31,585	0.16	\$168,399		Land Table R-6	26.85%
28-25-26-278-016	24212 N CHRYSLER DR	09/14/22	\$145,000	\$162,028	\$22,954	\$39,982	0.24	\$96,445		Land Table R-6	24.68%
28-25-26-279-009	414 W ANNABELLE AVE	12/16/22	\$109,500	\$80,633	\$53,305	\$24,438	0.11	\$480,225		Land Table R-6	30.31%
28-25-26-281-006	135 W MAPLEDALE AVE	10/20/22	\$120,000	\$80,782	\$60,002	\$20,784	0.09	\$666,689		Land Table R-6	25.73%
28-25-26-281-009	111 W MAPLEDALE AVE	05/09/22	\$111,000	\$88,430	\$43,284	\$20,714	0.09	\$480,933		Land Table R-6	23.42%
28-25-26-281-013	79 W MAPLEDALE AVE	05/19/23	\$222,000	\$153,667	\$89,627	\$21,294	0.10	\$943,442		Land Table R-6	13.86%
28-25-26-281-030	84 W GARFIELD AVE	09/22/23	\$255,000	\$148,660	\$158,235	\$42,230	0.09	\$855,324	28-25-26-281-029	Land Table R-6	28.41%
28-25-26-281-032	66 W GARFIELD AVE	05/20/22	\$196,000	\$121,604	\$95,870	\$21,474	0.10	\$998,646		Land Table R-6	17.66%
28-25-26-281-033	56 W GARFIELD	10/02/23	\$117,000	\$83,720	\$54,895	\$21,615	0.10	\$565,928		Land Table R-6	25.82%
28-25-26-282-004	149 W GARFIELD AVE	07/31/23	\$259,900	\$196,207	\$85,521	\$21,828	0.10	\$863,848		Land Table R-6	11.12%
28-25-26-282-013	77 W GARFIELD AVE	12/28/23	\$95,000	\$93,452	\$23,321	\$21,773	0.10	\$235,566		Land Table R-6	23.30%

CITY OF HAZEL PARK

Land Table R-6

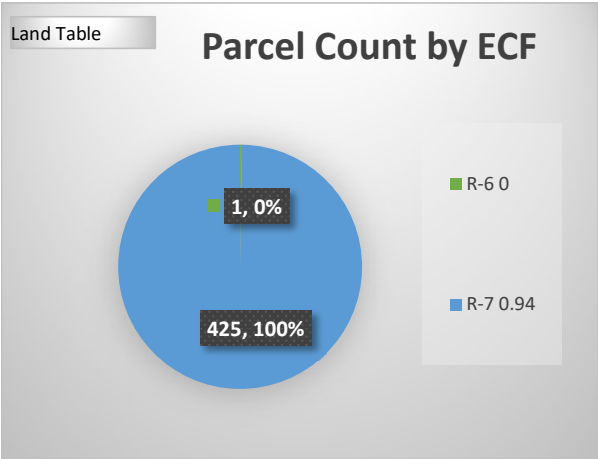
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-26-282-018	37 W GARFIELD AVE	07/08/22	\$225,000	\$194,812	\$51,961	\$21,773	0.10	\$524,859		Land Table R-6	11.18%
28-25-26-282-022	156 W BROWNING AVE	01/06/23	\$132,500	\$96,180	\$58,148	\$21,828	0.10	\$587,354		Land Table R-6	22.69%
28-25-26-282-029	100 W BROWNING AVE	09/06/22	\$100,000	\$92,916	\$28,857	\$21,773	0.10	\$291,485		Land Table R-6	23.43%
28-25-26-283-008	117 W BROWNING AVE	09/01/23	\$167,000	\$96,991	\$93,781	\$23,772	0.11	\$829,920		Land Table R-6	24.51%
28-25-26-283-024	140 W MOREHOUSE AVE	12/30/22	\$110,000	\$79,773	\$52,426	\$22,199	0.10	\$508,990		Land Table R-6	27.83%
28-25-26-283-034	36 W MOREHOUSE AVE	10/06/23	\$149,000	\$102,347	\$69,400	\$22,747	0.11	\$642,593		Land Table R-6	22.23%
28-25-26-283-035	26 W MOREHOUSE AVE	10/06/23	\$147,000	\$105,393	\$65,719	\$24,112	0.11	\$576,482		Land Table R-6	22.88%
28-25-26-284-001	173 W MOREHOUSE AVE	04/28/23	\$146,000	\$98,760	\$73,036	\$25,796	0.12	\$624,239		Land Table R-6	26.12%
28-25-26-284-012	77 W MOREHOUSE AVE	02/06/23	\$133,000	\$97,952	\$56,771	\$21,723	0.10	\$579,296		Land Table R-6	22.18%
28-25-26-285-013	69 W ANNABELLE	05/11/23	\$145,000	\$111,357	\$55,668	\$22,025	0.10	\$551,168		Land Table R-6	19.78%

CITY OF HAZEL PARK

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	426	# of Sales	36
ECF Nbhd	R-7, R-6	Sales Ratio	33.64%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	216.45%
Max ECF	0.940	Projected % Change	14.20%
Land Table LtoB	24.03%	Projected Land Table LtoB	27.44%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$394	\$1,247	\$450
MINIMUM	\$263	\$832	\$300
MAXIMUM	\$525	\$1,661	\$600

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-26-410-024	552 HAMATA AVE	06/23/23	\$160,000	\$149,796	\$69,519	\$59,315	0.42	\$167,516		Land Table R-7	39.60%
28-25-26-411-014	604 CHESTNUT AVE	09/01/23	\$185,000	\$107,972	\$98,852	\$21,824	0.10	\$998,505		Land Table R-7	20.21%
28-25-26-411-019	564 CHESTNUT	03/15/23	\$113,500	\$75,932	\$59,392	\$21,824	0.10	\$599,919		Land Table R-7	28.74%
28-25-26-411-021	548 CHESTNUT AVE	06/06/22	\$159,900	\$114,634	\$67,090	\$21,824	0.10	\$677,677		Land Table R-7	19.04%
28-25-26-412-007	573 CHESTNUT AVE	08/04/22	\$149,000	\$98,114	\$72,710	\$21,824	0.10	\$734,444		Land Table R-7	22.24%
28-25-26-413-001	533 MANATEE AVE	06/22/23	\$180,000	\$98,281	\$103,543	\$21,824	0.10	\$1,045,889		Land Table R-7	22.21%
28-25-26-413-011	453 MANATEE AVE	12/16/22	\$180,000	\$109,206	\$92,618	\$21,824	0.10	\$935,535		Land Table R-7	19.98%
28-25-26-413-023	480 W SONOMA AVE	06/29/23	\$225,000	\$125,175	\$121,649	\$21,824	0.10	\$1,228,778		Land Table R-7	17.43%
28-25-26-413-038	485 MANATEE AVE	10/13/23	\$170,000	\$94,891	\$96,933	\$21,824	0.10	\$979,121		Land Table R-7	23.00%
28-25-26-414-006	505 W SONOMA AVE	11/29/23	\$259,900	\$112,857	\$168,867	\$21,824	0.10	\$1,705,727		Land Table R-7	19.34%
28-25-26-426-017	13 W WOODWARD HEIGHTS	05/04/23	\$103,175	\$81,604	\$42,360	\$20,789	0.09	\$470,667		Land Table R-7	25.48%
28-25-26-426-038	W WOODWARD HEIGHTS E	07/24/23	\$258,000	\$151,137	\$138,046	\$31,183	0.09	\$986,043	28-25-26-426-013	Land Table R-7	20.63%
28-25-26-427-007	361 HAMATA AVE	06/09/22	\$350,000	\$270,206	\$112,540	\$32,746	0.17	\$646,782		Land Table R-7	12.12%
28-25-26-427-010	337 HAMATA AVE	09/08/22	\$136,350	\$83,296	\$74,878	\$21,824	0.10	\$756,343		Land Table R-7	26.20%
28-25-26-428-022	304 MANATEE AVE	06/21/23	\$179,000	\$105,838	\$94,986	\$21,824	0.10	\$959,455		Land Table R-7	20.62%
28-25-26-429-009	313 MANATEE AVE	07/28/22	\$155,000	\$120,677	\$56,147	\$21,824	0.10	\$567,141		Land Table R-7	18.08%
28-25-26-430-005	329 W SONOMA AVE	09/16/22	\$107,500	\$93,600	\$44,640	\$30,740	0.16	\$288,000		Land Table R-7	32.84%
28-25-26-431-014	110 HAMATA AVE	12/02/22	\$89,000	\$80,193	\$33,233	\$24,426	0.11	\$296,723		Land Table R-7	30.46%
28-25-26-431-017	86 HAMATA AVE	10/25/22	\$100,000	\$73,431	\$48,594	\$22,025	0.10	\$481,129		Land Table R-7	29.99%
28-25-26-432-006	75 HAMATA AVE	08/31/23	\$144,000	\$79,344	\$86,480	\$21,824	0.10	\$873,535		Land Table R-7	27.51%
28-25-26-432-008	51 HAMATA AVE	08/03/22	\$250,000	\$183,637	\$101,842	\$35,479	0.20	\$514,354		Land Table R-7	19.32%
28-25-26-432-011	110 CHESTNUT AVE	01/21/22	\$120,000	\$90,366	\$53,837	\$24,203	0.11	\$489,427		Land Table R-7	26.78%
28-25-26-434-012	102 W SONOMA AVE	08/07/23	\$225,000	\$179,946	\$69,257	\$24,203	0.11	\$629,609		Land Table R-7	13.45%
28-25-26-435-019	40 ORCHARD AVE	06/12/23	\$64,000	\$64,673	\$21,497	\$22,170	0.10	\$210,755		Land Table R-7	34.28%

CITY OF HAZEL PARK

Land Table R-7

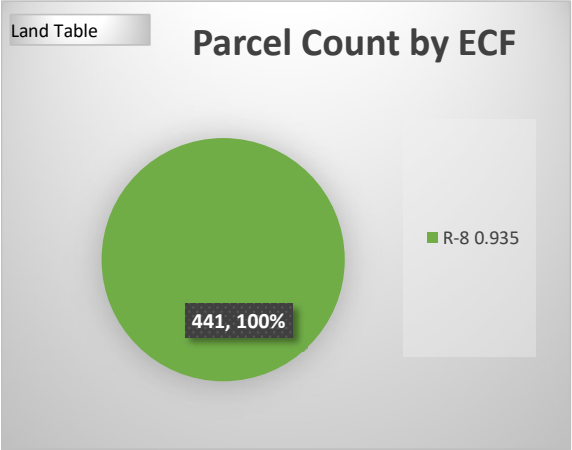
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-26-435-027	55 W SONOMA AVE	12/21/22	\$142,000	\$93,618	\$70,206	\$21,824	0.10	\$709,152		Land Table R-7	23.31%
28-25-26-453-007	23352 PILGRIM AVE	09/22/22	\$140,000	\$104,844	\$56,572	\$21,416	0.10	\$589,292		Land Table R-7	20.43%
28-25-26-453-029	23336 PILGRIM AVE	06/28/22	\$171,000	\$109,090	\$83,326	\$21,416	0.10	\$867,979		Land Table R-7	19.63%
28-25-26-453-030	23328 PILGRIM AVE	12/13/23	\$216,000	\$132,878	\$104,538	\$21,416	0.10	\$1,088,938		Land Table R-7	16.12%
28-25-26-454-040	23305 POWELL AVE	11/27/23	\$240,000	\$144,867	\$131,027	\$35,894	0.20	\$655,135		Land Table R-7	24.78%
28-25-26-455-005	23352 POWELL AVE	08/29/23	\$82,000	\$81,145	\$22,924	\$22,069	0.10	\$226,970		Land Table R-7	27.20%
28-25-26-458-011	23060 PILGRIM AVE	10/20/23	\$125,000	\$72,235	\$74,181	\$21,416	0.10	\$772,719		Land Table R-7	29.65%
28-25-26-458-015	23028 PILGRIM AVE	07/13/23	\$166,000	\$91,632	\$95,784	\$21,416	0.10	\$997,750		Land Table R-7	23.37%
28-25-26-458-029	23029 STAUBER AVE	10/27/23	\$56,000	\$73,508	\$3,908	\$21,416	0.10	\$40,708		Land Table R-7	29.13%
28-25-26-460-008	23074 POWELL AVE	04/25/22	\$174,000	\$135,899	\$59,631	\$21,530	0.10	\$614,753		Land Table R-7	15.84%
28-25-26-460-020	23091 BERDENO AVE	08/04/23	\$165,000	\$78,801	\$109,203	\$23,004	0.11	\$992,755		Land Table R-7	29.19%
28-25-26-460-021	23083 BERDENO AVE	07/05/22	\$126,400	\$83,866	\$65,538	\$23,004	0.11	\$595,800		Land Table R-7	27.43%

CITY OF HAZEL PARK

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	441	# of Sales	45
ECF Nbhd	R-8	Sales Ratio	39.74%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	118.51%
Max ECF	0.935	Projected % Change	10.00%
Land Table LtoB	23.44%	Projected Land Table LtoB	25.79%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$372	\$812	\$409
MINIMUM	\$248	\$542	\$273
MAXIMUM	\$495	\$1,082	\$545

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-35-202-020	422 W WOODRUFF AVE	06/30/23	\$145,000	\$72,954	\$89,799	\$17,753	0.08	\$1,069,036		Land Table R-8	24.33%
28-25-35-202-039	434 W WOODRUFF AVE	10/13/23	\$48,000	\$70,887	(\$62)	\$22,825	0.11	(\$574)		Land Table R-8	32.20%
28-25-35-202-040	354 W WOODRUFF AVE	05/26/23	\$163,000	\$177,975	\$23,092	\$38,067	0.24	\$95,817		Land Table R-8	21.39%
28-25-35-204-001	463 W WOODRUFF AVE	05/04/23	\$175,000	\$102,641	\$95,184	\$22,825	0.11	\$881,333		Land Table R-8	22.24%
28-25-35-204-007	411 W WOODRUFF AVE	11/10/22	\$160,000	\$119,181	\$68,721	\$27,902	0.15	\$473,938		Land Table R-8	23.41%
28-25-35-204-012	355 W WOODRUFF AVE	09/22/22	\$99,900	\$77,453	\$48,698	\$26,251	0.13	\$377,504		Land Table R-8	33.89%
28-25-35-204-020	444 W GOULSON AVE	11/21/23	\$140,000	\$76,388	\$84,915	\$21,303	0.10	\$840,743		Land Table R-8	27.89%
28-25-35-206-023	448 W OTIS AVE	06/27/23	\$155,000	\$104,779	\$70,510	\$20,289	0.10	\$734,479		Land Table R-8	19.36%
28-25-35-206-036	346 W OTIS AVE	09/08/22	\$162,000	\$115,589	\$72,662	\$26,251	0.13	\$563,271		Land Table R-8	22.71%
28-25-35-208-019	327 W OTIS AVE	12/07/23	\$169,900	\$116,457	\$79,694	\$26,251	0.13	\$617,783		Land Table R-8	22.54%
28-25-35-208-021	307 W OTIS AVE	03/02/23	\$170,000	\$153,337	\$44,230	\$27,567	0.14	\$311,479		Land Table R-8	17.98%
28-25-35-208-031	386 W ROBERT AVE	10/17/22	\$142,500	\$106,116	\$57,385	\$21,001	0.10	\$557,136		Land Table R-8	19.79%
28-25-35-208-034	356 W ROBERT AVE	04/14/23	\$119,000	\$86,962	\$58,289	\$26,251	0.13	\$451,853		Land Table R-8	30.19%
28-25-35-208-036	336 W ROBERT AVE	12/22/22	\$149,900	\$102,689	\$73,462	\$26,251	0.13	\$569,473		Land Table R-8	25.56%
28-25-35-210-019	307 W ROBERT AVE	12/20/23	\$135,000	\$91,793	\$70,651	\$27,444	0.14	\$501,071		Land Table R-8	29.90%
28-25-35-210-027	396 W PEARL AVE	07/21/23	\$177,400	\$106,078	\$92,230	\$20,908	0.10	\$904,216		Land Table R-8	19.71%
28-25-35-210-033	336 W PEARL AVE	05/24/23	\$68,000	\$85,417	\$8,717	\$26,134	0.13	\$68,102		Land Table R-8	30.60%
28-25-35-210-045	452 W PEARL AVE	01/05/23	\$180,000	\$154,846	\$60,323	\$35,169	0.22	\$279,273		Land Table R-8	22.71%
28-25-35-227-004	256 W GOULSON AVE	01/26/22	\$140,000	\$122,409	\$43,842	\$26,251	0.13	\$339,860		Land Table R-8	21.45%
28-25-35-229-005	168 W OTIS AVE	05/25/23	\$154,250	\$106,010	\$74,491	\$26,251	0.13	\$577,450		Land Table R-8	24.76%
28-25-35-229-008	138 W OTIS AVE	02/11/22	\$117,500	\$94,265	\$49,486	\$26,251	0.13	\$383,612		Land Table R-8	27.85%
28-25-35-233-002	159 W ROBERT AVE	04/13/23	\$237,500	\$204,971	\$58,663	\$26,134	0.13	\$458,305		Land Table R-8	12.75%
28-25-35-252-007	429 W PEARL AVE	09/21/22	\$75,000	\$57,359	\$35,309	\$17,668	0.08	\$420,345		Land Table R-8	30.80%
28-25-35-254-034	454 W MEYERS AVE	06/01/23	\$102,500	\$100,600	\$23,853	\$21,953	0.11	\$220,861		Land Table R-8	21.82%
28-25-35-254-035	448 W MEYERS AVE	02/28/23	\$135,000	\$99,960	\$56,993	\$21,953	0.11	\$527,713		Land Table R-8	21.96%
28-25-35-254-042	394 W MEYERS AVE	10/02/23	\$70,000	\$82,868	\$11,139	\$24,007	0.12	\$92,825		Land Table R-8	28.97%
28-25-35-257-002	457 W MEYERS AVE	10/10/23	\$105,000	\$98,764	\$27,144	\$20,908	0.10	\$266,118		Land Table R-8	21.17%

CITY OF HAZEL PARK

Land Table R-8

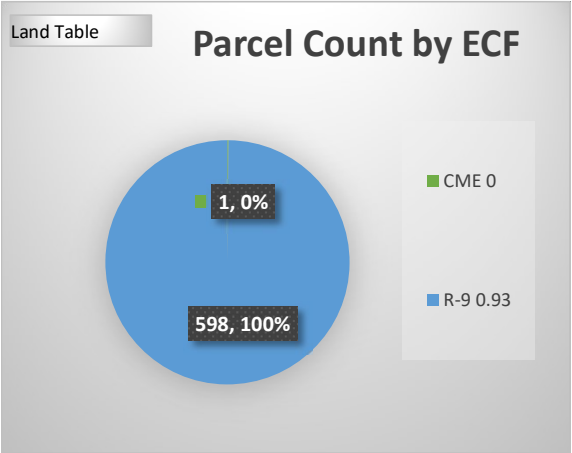
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-35-276-019	138 W JARVIS AVE	07/24/23	\$195,000	\$123,613	\$97,521	\$26,134	0.13	\$761,883		Land Table R-8	21.14%
28-25-35-277-011	336 W HARRY AVE	03/04/22	\$319,900	\$295,415	\$50,619	\$26,134	0.13	\$395,461		Land Table R-8	8.85%
28-25-35-277-012	326 W HARRY AVE	01/27/22	\$319,900	\$296,152	\$49,882	\$26,134	0.13	\$389,703		Land Table R-8	8.82%
28-25-35-278-015	29 W JARVIS AVE	04/28/22	\$115,000	\$83,652	\$57,482	\$26,134	0.13	\$449,078		Land Table R-8	31.24%
28-25-35-278-018	150 W HARRY AVE	05/01/23	\$57,500	\$71,839	\$11,795	\$26,134	0.13	\$92,148		Land Table R-8	36.38%
28-25-35-278-027	60 W HARRY AVE	10/20/23	\$117,000	\$96,056	\$47,078	\$26,134	0.13	\$367,797		Land Table R-8	27.21%
28-25-35-278-036	80 W HARRY AVE	02/28/23	\$174,000	\$132,737	\$80,491	\$39,228	0.26	\$314,418		Land Table R-8	29.55%
28-25-35-279-012	326 W GRANET AVE	09/14/23	\$75,000	\$77,087	\$24,047	\$26,134	0.13	\$187,867		Land Table R-8	33.90%
28-25-35-280-004	141 W HARRY	09/08/23	\$92,500	\$102,898	\$15,736	\$26,134	0.13	\$122,938		Land Table R-8	25.40%
28-25-35-280-013	51 W HARRY AVE	10/06/22	\$162,500	\$108,090	\$80,544	\$26,134	0.13	\$629,250		Land Table R-8	24.18%
28-25-35-280-021	120 W GRANET AVE	03/14/22	\$153,000	\$114,629	\$64,505	\$26,134	0.13	\$503,945		Land Table R-8	22.80%
28-25-35-280-025	80 W GRANET AVE	06/02/23	\$140,000	\$96,701	\$69,433	\$26,134	0.13	\$542,445		Land Table R-8	27.03%
28-25-35-280-027	60 W GRANET AVE	06/23/23	\$117,300	\$89,148	\$54,286	\$26,134	0.13	\$424,109		Land Table R-8	29.32%
28-25-35-280-028	50 W GRANET AVE	11/22/22	\$180,000	\$156,028	\$50,106	\$26,134	0.13	\$391,453		Land Table R-8	16.75%
28-25-35-282-005	131 W GRANET AVE	08/31/23	\$195,000	\$130,696	\$90,438	\$26,134	0.13	\$706,547		Land Table R-8	20.00%
28-25-35-282-008	101 W GRANET AVE	02/11/22	\$120,000	\$119,383	\$26,751	\$26,134	0.13	\$208,992		Land Table R-8	21.89%
28-25-35-283-009	91 W MEYERS AVE	08/23/22	\$180,000	\$122,382	\$84,994	\$27,376	0.14	\$607,100		Land Table R-8	22.37%
28-25-35-283-010	81 W MEYERS AVE	07/07/23	\$280,000	\$212,489	\$94,953	\$27,442	0.14	\$673,426		Land Table R-8	12.91%

CITY OF HAZEL PARK

Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	599	# of Sales	60
ECF Nbhd	R-9, CME	Sales Ratio	39.33%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	<u>157.77%</u>
Max ECF	0.930	Projected % Change	10.00%
Land Table LtoB	24.16%	Projected Land Table LtoB	26.57%
CVT LtoB	22.45%	CVT Sales LtoB	16.04%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	PROJECTED RATE
MEDIAN	\$372	\$958	\$409
MINIMUM	\$248	\$639	\$273
MAXIMUM	\$495	\$1,276	\$545

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-25-310-041	23313 HAZELWOOD AVE	10/19/23	\$95,000	\$75,052	\$40,714	\$20,766	0.10	\$403,109		Land Table R-9	27.67%
28-25-35-402-010	404 W MADGE AVE	10/05/22	\$65,000	\$61,374	\$19,105	\$15,479	0.08	\$254,733		Land Table R-9	25.22%
28-25-35-402-013	374 W MADGE AVE	03/01/22	\$133,000	\$92,923	\$68,291	\$28,214	0.15	\$461,426		Land Table R-9	30.36%
28-25-35-402-029	400 W MADGE AVE	09/19/22	\$359,900	\$295,568	\$84,994	\$20,662	0.10	\$849,940		Land Table R-9	6.99%
28-25-35-402-030	390 W MADGE AVE	09/30/22	\$359,200	\$295,568	\$84,294	\$20,662	0.10	\$842,940		Land Table R-9	6.99%
28-25-35-402-031	380 W MADGE AVE	11/16/22	\$362,000	\$295,568	\$87,094	\$20,662	0.10	\$870,940		Land Table R-9	6.99%
28-25-35-404-008	411 W MADGE AVE	12/09/22	\$124,200	\$86,811	\$62,446	\$25,057	0.12	\$529,203		Land Table R-9	28.86%
28-25-35-404-009	403 W MADGE AVE	08/09/23	\$239,999	\$193,313	\$71,743	\$25,057	0.12	\$607,992		Land Table R-9	12.96%
28-25-35-404-027	440 W EVELYN AVE	02/16/23	\$155,000	\$101,941	\$73,588	\$20,529	0.10	\$743,313		Land Table R-9	20.14%
28-25-35-404-030	416 W EVELYN AVE	08/09/23	\$165,000	\$78,042	\$107,487	\$20,529	0.10	\$1,085,727		Land Table R-9	26.31%
28-25-35-404-034	380 W EVELYN AVE	09/13/22	\$92,000	\$83,055	\$32,040	\$23,095	0.11	\$288,649		Land Table R-9	27.81%
28-25-35-404-055	340 W EVELYN AVE	11/08/23	\$238,000	\$168,631	\$88,872	\$19,503	0.09	\$945,447		Land Table R-9	11.57%
28-25-35-406-003	449 W EVELYN AVE	12/02/22	\$60,000	\$75,980	(\$583)	\$15,397	0.07	(\$7,878)		Land Table R-9	20.26%
28-25-35-406-004	443 W EVELYN AVE	07/12/23	\$130,000	\$80,637	\$64,760	\$15,397	0.07	\$875,135		Land Table R-9	19.09%
28-25-35-406-005	437 W EVELYN AVE	05/09/23	\$180,000	\$82,313	\$113,084	\$15,397	0.07	\$1,528,162		Land Table R-9	18.71%
28-25-35-406-032	418 W MAXLOW AVE	08/15/22	\$108,000	\$133,112	(\$4,583)	\$20,529	0.10	(\$46,293)		Land Table R-9	15.42%
28-25-35-406-048	364 W MAXLOW AVE	05/26/23	\$135,000	\$96,248	\$66,985	\$28,233	0.15	\$452,601		Land Table R-9	29.33%
28-25-35-408-046	467 W MAXLOW AVE	02/11/22	\$137,500	\$108,943	\$60,642	\$32,085	0.19	\$327,795		Land Table R-9	29.45%
28-25-35-408-051	359 W MAXLOW AVE	07/07/22	\$135,100	\$108,538	\$56,080	\$29,518	0.16	\$350,500		Land Table R-9	27.20%
28-25-35-408-053	436 W ELZA AVE	11/09/22	\$120,000	\$82,480	\$65,753	\$28,233	0.15	\$444,277		Land Table R-9	34.23%
28-25-35-410-057	400 W BERNHARD AVE	01/17/23	\$332,400	\$292,564	\$68,252	\$28,416	0.15	\$455,013		Land Table R-9	9.71%
28-25-35-426-028	30 W MADGE AVE	06/14/23	\$150,000	\$96,782	\$80,233	\$27,015	0.14	\$589,949		Land Table R-9	27.91%
28-25-35-427-006	135 W MADGE AVE	01/06/22	\$285,000	\$260,333	\$39,701	\$15,034	0.07	\$559,169		Land Table R-9	5.77%
28-25-35-427-011	95 W MADGE AVE	05/23/22	\$85,000	\$122,536	(\$22,502)	\$15,034	0.07	(\$316,930)		Land Table R-9	12.27%
28-25-35-427-014	75 W MADGE AVE	10/06/23	\$280,000	\$246,047	\$57,507	\$23,554	0.11	\$518,081		Land Table R-9	9.57%

CITY OF HAZEL PARK

Land Table R-9

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
28-25-35-427-037	46 W EVELYN AVE	05/13/22	\$129,000	\$82,656	\$69,439	\$23,095	0.11	\$625,577		Land Table R-9	27.94%
28-25-35-427-046	124 W EVELYN AVE	07/31/23	\$260,000	\$181,300	\$106,933	\$28,233	0.15	\$722,520		Land Table R-9	15.57%
28-25-35-428-007	W EVELYN	01/28/22	\$24,000				0.11	\$216,216		Land Table R-9	#DIV/0!
28-25-35-428-042	173 W EVELYN AVE	09/09/22	\$199,900	\$133,783	\$96,407	\$30,290	0.17	\$573,851		Land Table R-9	22.64%
28-25-35-428-053	134 W MAXLOW AVE	04/15/22	\$175,000	\$142,171	\$53,358	\$20,529	0.10	\$538,970		Land Table R-9	14.44%
28-25-35-429-062	136 W ELZA AVE	10/18/22	\$190,000	\$115,172	\$100,489	\$25,661	0.12	\$816,984		Land Table R-9	22.28%
28-25-35-430-002	167 W ELZA AVE	03/15/22	\$75,000	\$73,571	\$16,279	\$14,850	0.07	\$235,928		Land Table R-9	20.18%
28-25-35-430-021	29 W ELZA AVE	02/18/22	\$286,500	\$259,259	\$42,638	\$15,397	0.07	\$576,189		Land Table R-9	5.94%
28-25-35-430-040	62 W BERNHARD AVE	04/10/23	\$155,000	\$92,354	\$85,741	\$23,095	0.11	\$772,441		Land Table R-9	25.01%
28-25-35-430-049	142 W BERNHARD AVE	04/18/23	\$115,000	\$135,555	\$14,115	\$34,670	0.21	\$68,188		Land Table R-9	25.58%
28-25-35-430-055	59 W ELZA AVE	10/27/22	\$250,000	\$151,776	\$118,753	\$20,529	0.10	\$1,199,525		Land Table R-9	13.53%
28-25-35-430-058	71 W ELZA AVE	06/09/22	\$245,000	\$153,700	\$107,723	\$16,423	0.08	\$1,363,582		Land Table R-9	10.69%
28-25-35-452-060	353 W BERNHARD AVE	12/23/22	\$95,000	\$115,474	\$15,473	\$35,947	0.22	\$69,698		Land Table R-9	31.13%
28-25-35-452-064	339 W BERNHARD AVE	04/10/22	\$131,000	\$87,464	\$65,811	\$22,275	0.10	\$638,942		Land Table R-9	25.47%
28-25-35-454-001	463 W MILTON AVE	10/13/22	\$48,000	\$73,292	(\$9,895)	\$15,397	0.07	(\$133,716)		Land Table R-9	21.01%
28-25-35-454-015	371 W MILTON AVE	06/27/23	\$130,000	\$68,801	\$73,777	\$12,578	0.06	\$1,272,017		Land Table R-9	18.28%
28-25-35-454-035	374 W HAYES AVE	08/10/22	\$162,000	\$114,496	\$73,241	\$25,737	0.12	\$590,653		Land Table R-9	22.48%
28-25-35-454-048	411 W MILTON	02/23/22	\$110,000	\$92,163	\$46,070	\$28,233	0.15	\$311,284		Land Table R-9	30.63%
28-25-35-456-006	W HAYES	05/23/22	\$38,000				0.07	\$256,757	28-25-35-456-007	Land Table R-9	#DIV/0!
28-25-35-458-057	404 W MUIR AVE	11/18/22	\$100,000	\$89,517	\$38,716	\$28,233	0.15	\$261,595		Land Table R-9	31.54%
28-25-35-458-064	383 W GEORGE AVE	11/16/22	\$319,000	\$270,696	\$72,969	\$24,665	0.12	\$608,075		Land Table R-9	9.11%
28-25-35-458-065	369 W GEORGE AVE	05/15/23	\$315,000	\$269,305	\$70,355	\$24,660	0.12	\$586,292		Land Table R-9	9.16%
28-25-35-476-022	166 W MILTON	11/01/22	\$105,000	\$91,909	\$32,080	\$18,989	0.09	\$352,527		Land Table R-9	20.66%
28-25-35-476-023	160 W MILTON AVE	08/07/23	\$157,500	\$89,378	\$91,730	\$23,608	0.11	\$804,649		Land Table R-9	26.41%
28-25-35-476-047	131 W BERNHARD AVE	06/26/23	\$75,000	\$72,459	\$30,774	\$28,233	0.15	\$207,932		Land Table R-9	38.96%
28-25-35-476-050	71 W BERNHARD AVE	04/27/23	\$156,000	\$134,470	\$49,763	\$28,233	0.15	\$336,236		Land Table R-9	21.00%
28-25-35-477-034	118 W HAYES AVE	04/08/22	\$143,000	\$91,182	\$74,913	\$23,095	0.11	\$674,892		Land Table R-9	25.33%
28-25-35-477-035	104 W HAYES AVE	02/22/22	\$135,000	\$95,899	\$62,196	\$23,095	0.11	\$560,324		Land Table R-9	24.08%
28-25-35-478-011	95 W HAYES AVE	03/10/23	\$122,750	\$75,640	\$62,507	\$15,397	0.07	\$844,689		Land Table R-9	20.36%
28-25-35-478-022	33 W HAYES AVE	06/23/22	\$180,000	\$158,587	\$48,643	\$27,230	0.14	\$352,486		Land Table R-9	17.17%
28-25-35-478-024	166 W GEORGE AVE	02/13/23	\$194,000	\$131,454	\$77,396	\$14,850	0.07	\$1,121,681		Land Table R-9	11.30%
28-25-35-478-052	49 W HAYES AVE	06/30/22	\$154,500	\$129,537	\$47,238	\$22,275	0.10	\$458,621		Land Table R-9	17.20%
28-25-35-478-053	128 W GEORGE	01/10/23	\$85,000	\$93,130	\$18,817	\$26,947	0.14	\$138,360		Land Table R-9	28.93%
28-25-35-479-030	128 W MUIR AVE	12/08/23	\$109,000	\$84,441	\$39,409	\$14,850	0.07	\$571,145		Land Table R-9	17.59%
28-25-35-479-071	50 W MUIR AVE	04/11/22	\$78,000	\$73,932	\$26,343	\$22,275	0.10	\$255,757		Land Table R-9	30.13%