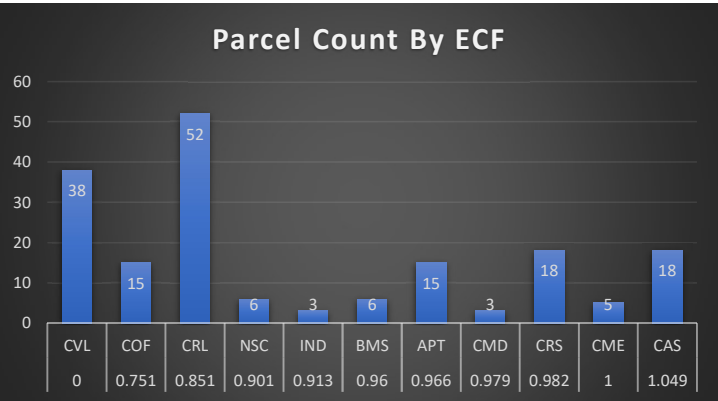


CITY OF HAZEL PARK

LAND FOR 2024: CMN LAND

| BSA DATABASE | | SALES DATA | |
|-----------------|---|-------------------------------------|--------|
| Parcel Count | 179 | # of Sales | 27 |
| ECF Nbhd | CRS, CRL, CAS, APT, CVL, COF, IND, CME, NSC, BMS, CMD | Sales Ratio | 48.28% |
| Min ECF | 0.751 | Land Resid.-Est. Land Value)/Est. L | 30.46% |
| Max ECF | 1.049 | % Change | 5.00% |
| Land Table LtoB | 5.43% | Projected Land Table LtoB | 5.70% |
| CVT LtoB | 8.46% | Sale Sample Size | 15.08% |



| RATE | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| AVERAGE | \$4.54 | \$5.92 | \$4.77 |
| MEDIAN | \$4.00 | \$5.22 | \$4.20 |
| MINIMUM | \$0.19 | \$0.25 | \$0.20 |
| MAXIMUM | \$13.46 | \$17.56 | \$14.13 |

| CVT | Parcel Number | Street Address | Sale Date | Sale Price | Cur. Appraisal | Land Res. | Land Value | Total Acres | \$/ACRE | \$/SF | Other Parcels in Sale | Land Table | LtoB |
|-----|------------------|---------------------|------------|------------|----------------|-----------|------------|-------------|-------------|---------|--------------------------|------------|--------|
| 28 | 28-25-25-152-046 | 24350 JOHN R RD | 9/1/2021 | \$85,000 | \$42,084 | \$57,328 | \$13,485 | 0.046 | \$1,246,261 | \$28.61 | | CMN | 32.04% |
| 28 | 28-25-26-282-041 | 24309 JOHN R RD | 12/2/2022 | \$210,600 | \$111,310 | \$147,466 | \$36,736 | 0.167 | \$883,030 | \$20.27 | | CMN | 33.00% |
| 28 | 28-25-26-235-039 | 24529 JOHN R RD | 8/14/2020 | \$480,000 | \$261,524 | \$258,072 | \$39,596 | 0.18 | \$1,433,733 | \$32.91 | | CMN | 15.14% |
| 28 | 28-25-26-431-025 | 23941 JOHN R RD | 10/19/2022 | \$325,000 | \$181,928 | \$163,582 | \$17,003 | 0.058 | \$2,820,379 | \$64.75 | | CMN | 9.35% |
| 28 | 28-25-36-480-031 | 21039 DEQUINDRE RD | 1/4/2022 | \$210,000 | \$128,303 | \$100,538 | \$18,841 | 0.089 | \$1,129,640 | \$25.93 | | CMS | 14.68% |
| 28 | 28-25-25-152-001 | 24362 JOHN R RD | 11/23/2021 | \$176,000 | \$109,128 | \$88,864 | \$20,228 | 0.069 | \$1,287,884 | \$29.57 | | CMN | 18.54% |
| 28 | 28-25-36-127-005 | 940 E 9 MILE RD | 12/20/2021 | \$132,000 | \$85,753 | \$73,796 | \$21,805 | 0.103 | \$716,466 | \$16.45 | | CMS | 25.43% |
| 28 | 28-25-25-105-001 | 24524 JOHN R RD | 9/2/2021 | \$800,000 | \$539,212 | \$369,026 | \$79,779 | 0.434 | \$850,290 | \$19.52 | | CMN | 14.80% |
| 28 | 28-25-36-305-052 | 21412 JOHN R RD | 6/28/2022 | \$169,500 | \$117,297 | \$97,737 | \$34,865 | 0.23 | \$424,943 | \$9.76 | | CMS | 29.72% |
| 28 | 28-25-26-477-022 | 23053 S CHRYSLER DR | 9/24/2020 | \$255,000 | \$192,923 | \$132,446 | \$62,453 | 0.224 | \$591,277 | \$13.57 | -26-477-023, 28-25-26-47 | CMN | 32.37% |
| 28 | 28-25-35-230-033 | 22655 S CHRYSLER DR | 8/2/2022 | \$231,439 | \$182,692 | \$86,101 | \$35,623 | 0.235 | \$366,387 | \$8.41 | | CMS | 19.50% |
| 28 | 28-25-25-301-052 | 23900 JOHN R RD | 6/18/2021 | \$260,000 | \$230,720 | \$116,653 | \$68,015 | 0.37 | \$315,278 | \$7.24 | | CMN | 29.48% |
| 28 | 28-25-26-432-022 | 23831 JOHN R RD | 6/18/2021 | \$296,000 | \$279,755 | \$41,559 | \$23,684 | 0.092 | \$451,728 | \$10.37 | | CMN | 8.47% |
| 28 | 28-25-36-126-009 | 704 E NINE MILE | 8/3/2021 | \$250,000 | \$238,857 | \$48,916 | \$31,379 | 0.207 | \$236,309 | \$5.42 | | CMS | 13.14% |
| 28 | 28-25-25-379-034 | 1003 E 9 MILE RD | 7/20/2020 | \$135,000 | \$131,703 | \$39,635 | \$32,117 | 0.146 | \$271,473 | \$6.23 | | CMN | 24.39% |
| 28 | 28-25-36-283-032 | 21721 DEQUINDRE RD | 12/28/2021 | \$78,750 | \$77,419 | \$20,141 | \$16,169 | 0.067 | \$300,612 | \$6.90 | | CMS | 20.89% |

CITY OF HAZEL PARK

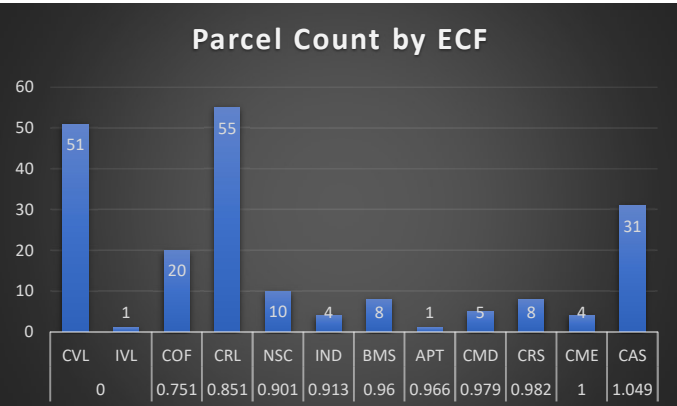
LAND FOR 2024: CMN LAND

| CVT | Parcel Number | Street Address | Sale Date | Sale Price | Cur. Appraisal | Land Res. | Land Value | Total Acres | \$/ACRE | \$/SF | Other Parcels in Sale | Land Table | LtoB |
|-----|------------------|---------------------|------------|-------------|----------------|-----------|------------|-------------|------------|---------|------------------------------------|------------|--------|
| 28 | 28-25-25-105-002 | 24500 JOHN R RD | 4/24/2020 | \$175,000 | \$173,986 | \$18,262 | \$17,248 | 0.067 | \$272,567 | \$6.26 | | CMN | 9.91% |
| 28 | 28-25-26-458-030 | 638 W NINE MILE | 1/10/2020 | \$395,000 | \$409,786 | \$101,797 | \$90,359 | 0.422 | \$241,225 | \$5.54 | 28-25-26-458-031, 28-25-26-458-032 | CMN | 22.05% |
| 28 | 28-25-36-151-038 | 22018 JOHN R RD | 4/30/2020 | \$465,000 | \$485,308 | \$39,373 | \$53,363 | 0.279 | \$141,122 | \$3.24 | 28-25-36-151-003 | CMS | 11.00% |
| 28 | 28-25-35-427-042 | 21505 JOHN R RD | 10/15/2021 | \$130,000 | \$140,111 | \$16,708 | \$26,819 | 0.148 | \$112,892 | \$2.59 | | CMS | 19.14% |
| 28 | 28-25-35-480-020 | 222 W 8 MILE RD | 4/15/2021 | \$375,000 | \$409,146 | \$39,362 | \$66,749 | 0.425 | \$92,616 | \$2.13 | 28-25-35-480-003 | CMS | 16.31% |
| 28 | 28-25-26-460-033 | 410 W 9 MILE RD | 1/7/2022 | \$170,000 | \$188,646 | \$9,731 | \$28,377 | 0.166 | \$58,620 | \$1.35 | | CMN | 15.04% |
| 28 | 28-25-35-428-050 | 21403 JOHN R RD | 6/4/2021 | \$400,000 | \$501,030 | -\$14,577 | \$74,885 | 0.988 | -\$14,754 | -\$0.34 | | CMS | 14.95% |
| 28 | 28-25-25-301-053 | 23830 JOHN R RD | 6/18/2021 | \$115,000 | \$144,696 | \$20,139 | \$41,190 | 0.16 | \$125,869 | \$2.89 | | CMN | 28.47% |
| 28 | 28-25-35-426-032 | 21611 JOHN R RD | 4/1/2021 | \$300,000 | \$379,620 | -\$33,644 | \$35,623 | 0.235 | -\$143,166 | -\$3.29 | | CMS | 9.38% |
| 28 | 28-25-36-226-038 | 1440 E 9 MILE RD | 12/22/2021 | \$200,000 | \$294,588 | -\$25,117 | \$58,665 | 0.387 | -\$64,902 | -\$1.49 | | CMS | 19.91% |
| 28 | 28-25-26-229-026 | 24520 N CHRYSLER DR | 12/23/2022 | \$1,000,000 | \$1,512,926 | -\$61,365 | \$451,561 | 5.89 | -\$10,419 | -\$0.24 | 28-25-26-230-020 | CMN | 29.85% |

CITY OF HAZEL PARK

LAND FOR 2024: CMS LAND

| BSA DATABASE | | SALES DATA | |
|-----------------|--|-------------------------------------|--------|
| Parcel Count | 198 | # of Sales | 27 |
| ECF Nbhd | CRL, CVL, CAS, CRS, BMS, CMD, COF, NSC, CME, IND, APT, IVL | Sales Ratio | 48.28% |
| Min ECF | 0.751 | Land Resid.-Est. Land Value)/Est. L | 30.46% |
| Max ECF | 1.049 | % Change | 5.00% |
| Land Table LtoB | 15.35% | Projected Land Table LtoB | 16.12% |
| CVT LtoB | 8.46% | Sale Sample Size | 13.64% |



| RATE | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| AVERAGE | \$3.36 | \$4.38 | \$3.53 |
| MEDIAN | \$3.13 | \$4.08 | \$3.28 |
| MINIMUM | \$1.65 | \$2.15 | \$1.73 |
| MAXIMUM | \$5.54 | \$7.23 | \$5.82 |

| CVT | Parcel Number | Street Address | Sale Date | Sale Price | Cur. Appraisal | Land Res. | Land Value | Total Acres | \$/ACRE | \$/SF | Other Parcels in Sale | Land Table | LtoB |
|-----|------------------|---------------------|------------|------------|----------------|-----------|------------|-------------|-------------|---------|-----------------------|------------|--------|
| 28 | 28-25-36-480-031 | 21039 DEQUINDRE RD | 1/4/2022 | \$210,000 | \$128,303 | \$100,538 | \$18,841 | 0.089 | \$1,129,640 | \$25.93 | | CMS | 14.68% |
| 28 | 28-25-36-127-005 | 940 E 9 MILE RD | 12/20/2021 | \$132,000 | \$85,753 | \$73,796 | \$21,805 | 0.103 | \$716,466 | \$16.45 | | CMS | 25.43% |
| 28 | 28-25-36-305-052 | 21412 JOHN R RD | 6/28/2022 | \$169,500 | \$117,297 | \$97,737 | \$34,865 | 0.23 | \$424,943 | \$9.76 | | CMS | 29.72% |
| 28 | 28-25-35-230-033 | 22655 S CHRYSLER DR | 8/2/2022 | \$231,439 | \$182,692 | \$86,101 | \$35,623 | 0.235 | \$366,387 | \$8.41 | | CMS | 19.50% |
| 28 | 28-25-36-126-009 | 704 E NINE MILE | 8/3/2021 | \$250,000 | \$238,857 | \$48,916 | \$31,379 | 0.207 | \$236,309 | \$5.42 | | CMS | 13.14% |
| 28 | 28-25-36-283-032 | 21721 DEQUINDRE RD | 12/28/2021 | \$78,750 | \$77,419 | \$20,141 | \$16,169 | 0.067 | \$300,612 | \$6.90 | | CMS | 20.89% |
| 28 | 28-25-36-151-038 | 22018 JOHN R RD | 4/30/2020 | \$465,000 | \$485,308 | \$39,373 | \$53,363 | 0.279 | \$141,122 | \$3.24 | 28-25-36-151-003 | CMS | 11.00% |
| 28 | 28-25-35-427-042 | 21505 JOHN R RD | 10/15/2021 | \$130,000 | \$140,111 | \$16,708 | \$26,819 | 0.148 | \$112,892 | \$2.59 | | CMS | 19.14% |
| 28 | 28-25-35-480-020 | 222 W 8 MILE RD | 4/15/2021 | \$375,000 | \$409,146 | \$39,362 | \$66,749 | 0.425 | \$92,616 | \$2.13 | 28-25-35-480-003 | CMS | 16.31% |
| 28 | 28-25-35-428-050 | 21403 JOHN R RD | 6/4/2021 | \$400,000 | \$501,030 | -\$14,577 | \$74,885 | 0.988 | -\$14,754 | -\$0.34 | | CMS | 14.95% |
| 28 | 28-25-35-426-032 | 21611 JOHN R RD | 4/1/2021 | \$300,000 | \$379,620 | -\$33,644 | \$35,623 | 0.235 | -\$143,166 | -\$3.29 | | CMS | 9.38% |
| 28 | 28-25-36-226-038 | 1440 E 9 MILE RD | 12/22/2021 | \$200,000 | \$294,588 | -\$25,117 | \$58,665 | 0.387 | -\$64,902 | -\$1.49 | | CMS | 19.91% |
| 28 | 28-25-25-152-046 | 24350 JOHN R RD | 9/1/2021 | \$85,000 | \$42,084 | \$57,328 | \$13,485 | 0.046 | \$1,246,261 | \$28.61 | | CMN | 32.04% |
| 28 | 28-25-26-282-041 | 24309 JOHN R RD | 12/2/2022 | \$210,600 | \$111,310 | \$147,466 | \$36,736 | 0.167 | \$883,030 | \$20.27 | | CMN | 33.00% |
| 28 | 28-25-26-235-039 | 24529 JOHN R RD | 8/14/2020 | \$480,000 | \$261,524 | \$258,072 | \$39,596 | 0.18 | \$1,433,733 | \$32.91 | | CMN | 15.14% |

CITY OF HAZEL PARK

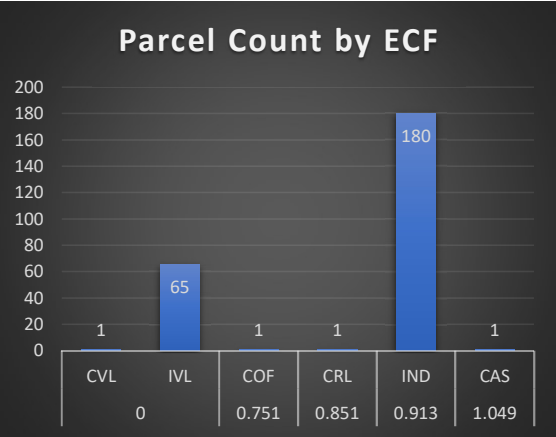
LAND FOR 2024: CMS LAND

| CVT | Parcel Number | Street Address | Sale Date | Sale Price | Cur. Appraisal | Land Res. | Land Value | Total Acres | \$/ACRE | \$/SF | Other Parcels in Sale | Land Table | LtoB |
|-----|------------------|---------------------|------------|-------------|----------------|-----------|------------|-------------|-------------|---------|------------------------------|------------|--------|
| 28 | 28-25-26-431-025 | 23941 JOHN R RD | 10/19/2022 | \$325,000 | \$181,928 | \$163,582 | \$17,003 | 0.058 | \$2,820,379 | \$64.75 | | CMN | 9.35% |
| 28 | 28-25-25-152-001 | 24362 JOHN R RD | 11/23/2021 | \$176,000 | \$109,128 | \$88,864 | \$20,228 | 0.069 | \$1,287,884 | \$29.57 | | CMN | 18.54% |
| 28 | 28-25-25-105-001 | 24524 JOHN R RD | 9/2/2021 | \$800,000 | \$539,212 | \$369,026 | \$79,779 | 0.434 | \$850,290 | \$19.52 | | CMN | 14.80% |
| 28 | 28-25-26-477-022 | 23053 S CHRYSLER DR | 9/24/2020 | \$255,000 | \$192,923 | \$132,446 | \$62,453 | 0.224 | \$591,277 | \$13.57 | 26-477-023, 28-25-26-477-024 | CMN | 32.37% |
| 28 | 28-25-25-301-052 | 23900 JOHN R RD | 6/18/2021 | \$260,000 | \$230,720 | \$116,653 | \$68,015 | 0.37 | \$315,278 | \$7.24 | | CMN | 29.48% |
| 28 | 28-25-26-432-022 | 23831 JOHN R RD | 6/18/2021 | \$296,000 | \$279,755 | \$41,559 | \$23,684 | 0.092 | \$451,728 | \$10.37 | | CMN | 8.47% |
| 28 | 28-25-25-379-034 | 1003 E 9 MILE RD | 7/20/2020 | \$135,000 | \$131,703 | \$39,635 | \$32,117 | 0.146 | \$271,473 | \$6.23 | | CMN | 24.39% |
| 28 | 28-25-25-105-002 | 24500 JOHN R RD | 4/24/2020 | \$175,000 | \$173,986 | \$18,262 | \$17,248 | 0.067 | \$272,567 | \$6.26 | | CMN | 9.91% |
| 28 | 28-25-26-458-030 | 638 W NINE MILE | 1/10/2020 | \$395,000 | \$409,786 | \$101,797 | \$90,359 | 0.422 | \$241,225 | \$5.54 | 26-458-031, 28-25-26-458-032 | CMN | 22.05% |
| 28 | 28-25-26-460-033 | 410 W 9 MILE RD | 1/7/2022 | \$170,000 | \$188,646 | \$9,731 | \$28,377 | 0.166 | \$58,620 | \$1.35 | | CMN | 15.04% |
| 28 | 28-25-25-301-053 | 23830 JOHN R RD | 6/18/2021 | \$115,000 | \$144,696 | \$20,139 | \$41,190 | 0.16 | \$125,869 | \$2.89 | | CMN | 28.47% |
| 28 | 28-25-26-229-026 | 24520 N CHRYSLER DR | 12/23/2022 | \$1,000,000 | \$1,512,926 | -\$61,365 | \$451,561 | 5.89 | -\$10,419 | -\$0.24 | 28-25-26-230-020 | CMN | 29.85% |

CITY OF HAZEL PARK

LAND FOR 2024: IND LAND

| BSA DATABASE | | SALES DATA | |
|-----------------|------------------------------|-------------------------------------|--------|
| Parcel Count | 249 | # of Sales | 14 |
| ECF Nbhd | IND, IVL, CRL, COF, CVL, CAS | Sales Ratio | 46.85% |
| Min ECF | 0.751 | Land Resid.-Est. Land Value)/Est. L | 58.56% |
| Max ECF | 1.049 | % Change | 5.00% |
| Land Table LtoB | 12.99% | Projected Land Table LtoB | 13.64% |
| CVT LtoB | 8.46% | Sale Sample Size | 5.62% |



| RATE | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| AVERAGE | \$3.02 | \$4.78 | \$3.17 |
| MEDIAN | \$2.92 | \$4.63 | \$3.07 |
| MINIMUM | \$1.37 | \$2.17 | \$1.44 |
| MAXIMUM | \$4.60 | \$7.29 | \$4.83 |

| CVT | Parcel Number | Street Address | Sale Date | Sale Price | Cur. Appraisal | Land Res. | Land Value | Total Acres | \$/ACRE | \$/SF | Other Parcels in Sale | Land Table | LtoB |
|-----|------------------|--------------------|------------|------------|----------------|-----------|------------|-------------|-------------|---------|--------------------------|------------|--------|
| 28 | 28-25-36-231-028 | 22805 DEQUINDRE RD | 4/6/2022 | \$220,000 | \$97,415 | \$134,407 | \$11,822 | 0.059 | \$2,278,085 | \$52.30 | | IND | 12.14% |
| 28 | 28-25-36-480-033 | 21011 DEQUINDRE | 4/13/2022 | \$117,500 | \$64,658 | \$74,726 | \$20,003 | 0.112 | \$667,196 | \$15.32 | | IND | 30.94% |
| 28 | 28-25-36-226-001 | 1408 E NINE MILE | 2/1/2021 | \$150,000 | \$95,452 | \$82,046 | \$23,901 | 0.155 | \$529,329 | \$12.15 | | IND | 25.04% |
| 28 | 28-25-36-480-032 | 21029 DEQUINDRE RD | 10/7/2020 | \$200,000 | \$151,059 | \$68,944 | \$20,003 | 0.112 | \$615,571 | \$14.13 | | IND | 13.24% |
| 28 | 28-25-25-101-038 | 86 E 10 MILE RD | 12/13/2021 | \$150,000 | \$117,549 | \$61,851 | \$27,448 | 0.178 | \$347,478 | \$7.98 | | IND | 23.35% |
| 28 | 28-25-25-131-004 | 938 E 10 MILE RD | 5/4/2022 | \$522,000 | \$456,505 | \$158,144 | \$72,502 | 0.57 | \$277,446 | \$6.37 | 28-25-25-131-005 | IND | 15.88% |
| 28 | 28-25-25-131-002 | 914 E TEN MILE | 8/7/2020 | \$258,500 | \$232,759 | \$67,040 | \$36,251 | 0.285 | \$235,228 | \$5.40 | | IND | 15.57% |
| 28 | 28-25-25-479-022 | 23043 DEQUINDRE RD | 12/17/2020 | \$90,000 | \$89,285 | \$21,313 | \$17,145 | 0.096 | \$222,010 | \$5.10 | | IND | 19.20% |
| 28 | 28-25-35-202-006 | 505 W 9 MILE RD | 9/11/2020 | \$620,000 | \$642,966 | \$117 | \$23,083 | 0.144 | \$813 | \$0.02 | 28-25-35-202-007 | IND | 3.59% |
| 28 | 28-25-25-126-040 | 630 E 10 MILE RD | 10/21/2020 | \$350,000 | \$364,547 | \$109,774 | \$105,676 | 0.95 | \$115,552 | \$2.65 | 41, 28-25-25-126-042, 28 | IND | 28.99% |
| 28 | 28-25-35-429-059 | 21341 JOHN R RD | 9/28/2021 | \$307,500 | \$346,864 | \$3,461 | \$38,006 | 0.287 | \$12,059 | \$0.28 | 28-25-35-429-049 | IND | 10.96% |
| 28 | 28-25-25-131-003 | 926 E TEN MILE | 7/9/2020 | \$245,000 | \$277,812 | \$7,349 | \$36,251 | 0.285 | \$25,786 | \$0.59 | | IND | 13.05% |

CITY OF HAZEL PARK

LAND FOR 2024: IND LAND

| CVT | Parcel Number | Street Address | Sale Date | Sale Price | Cur. Appraisal | Land Res. | Land Value | Total Acres | \$/ACRE | \$/SF | Other Parcels in Sale | Land Table | LtoB |
|-----|------------------|--------------------|-----------|------------|----------------|-----------|------------|-------------|------------|---------|-----------------------|------------|--------|
| 28 | 28-25-25-430-023 | 23881 DEQUINDRE RD | 9/11/2020 | \$138,000 | \$161,403 | \$3,737 | \$27,140 | 0.228 | \$16,390 | \$0.38 | | IND | 16.82% |
| 28 | 28-25-25-435-033 | 23305 DEQUINDRE RD | 9/8/2021 | \$99,500 | \$151,578 | -\$24,401 | \$25,443 | 0.165 | -\$147,885 | -\$3.39 | | IND | 16.79% |

CITY OF HAZEL PARK

LAND FOR 2024: AREA LAND SALES

COLOR CODING KEY

- VACANT LAND SALE
- DEMO AFTER SALE OR
- VACANT SALE -> NEW BUILDING

| CVT | Parcel Number | Street Address | Sale Date | Sale Price | Cur. Appraisal | Land Res. | Land Value | Total Acres | \$/ACRE | \$/SF | Other Parcels in Sale | Land Table | LtoB |
|-----|------------------|-------------------|------------|------------|----------------|-----------|------------|-------------|-------------|---------|-----------------------|------------|--------|
| 28 | 28-25-26-233-016 | 31 W BRICKLEY AVE | 8/8/2020 | \$125,000 | \$25,036 | \$125,000 | \$24,714 | 0.10 | \$1,302,083 | \$29.89 | | CMN | 98.71% |
| 28 | 28-25-36-126-015 | 830 E 9 MILE RD | 8/13/2020 | \$260,000 | \$89,571 | \$260,000 | \$42,596 | 0.28 | \$925,267 | \$21.24 | | CMS | 47.56% |
| 28 | 28-25-36-155-004 | 21820 JOHN R | 10/30/2020 | \$15,000 | \$13,776 | \$15,000 | \$11,101 | 0.09 | \$163,043 | \$3.74 | | CMS | 80.58% |
| 28 | 28-25-36-355-004 | E HAYES | 5/12/2020 | \$100,000 | \$32,357 | \$100,000 | \$22,963 | 0.14 | \$724,638 | \$16.64 | 28-25-36-355-005 | CMS | 70.97% |