

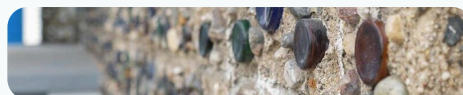
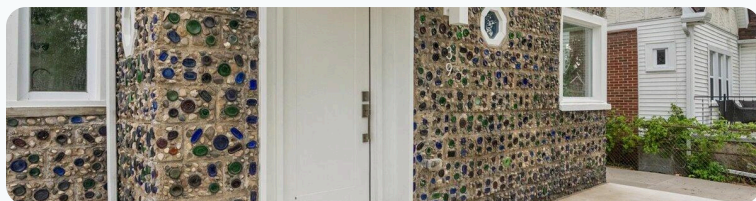
39 W Elza Avenue

\$250,000

Hazel Park, MI 48030 · Oakland County · Hazel
Park schools

MLS 26023731 · \$204 / sq ft · reduced from \$350,000

Listed by Christopher Hubel, @properties Christie's International



2

BEDROOMS

1

FULL BATH

1,225

SQ FT

0.15

ACRES

1937

BUILT

2 car

GARAGE

THE STORY OF THE HOUSE

Built by hand in 1937, out of about 20,000 bottles

Omar Reese worked the line at Dodge Main in Hamtramck and could not afford to buy a house, so he built one. A timber strike in the Upper Peninsula and the 1937 UAW strikes had made lumber expensive, so he laid up concrete block instead and pressed the cut-off bottoms of glass bottles into the faces of it, purely because he liked the way light broke through the colored glass. It took at least two years, and his family lived in the basement while he worked. Press accounts count roughly 20,000 bottles. Two chimneys are faced in white Pond's cosmetic jars.

FOLK ARCHITECTURE

NOT ON WATER

CITY WATER + SEWER

NO ASSOCIATION

DISTANCE FROM GRAND RAPIDS

155 mi about 2 hr 25 min via I-96

Downtown Detroit 20 min · Royal Oak 10 min · Ferndale 5 min · Lansing 1 hr 20 min

SHORT-TERM RENTAL

Licensed by the city · caps apply

Hazel Park licenses short-term rentals under HPMC Ch. 5.44: apply through the City Clerk, \$500 fee, building inspection at application, renewed every December 31. The caps matter: no more than two licenses per person or entity, only one per city block, and 30 in the city at any time. Licenses do not transfer with the sale. Check the block and the current list at hazelpark.org before you count on the income.

WHAT THE TAXES BECOME WHEN YOU BUY

Never be surprised by the tax uncapping

The current bill sits on a taxable value of \$49,750 against an SEV of \$63,150, at 0 percent homestead. At transfer the taxable value uncaps to about half of market value, so it resets near **\$125,000** at this price, more than double today's figure. Hazel Park's non-homestead rate implied by the current bill is roughly 93 mills, which is high, so the increase is large:

INVESTMENT OR SECOND HOME · NON-HOMESTEAD

\$11,600 a year · about \$967 / mo

Same rate the seller pays today

YOUR PRIMARY RESIDENCE · WITH PRE

\$9,370 a year · about \$781 / mo

Principal Residence Exemption removes 18 school mills

Estimate only, for planning, and the one to verify first: at this millage the tax line can rival the mortgage payment. The assessor sets true cash value, which can differ from the sale price, and an appeal is worth discussing. Taxes billed before the December 31 after closing still use the seller's capped value, so the jump shows up the following year. Verify with the City of Hazel Park assessor and the Oakland County treasurer, and have your lender escrow the uncapped figure, not the seller's.

Adrianna Berlin, REALTOR®

The Local Element · thrivehomesgr.com

DON'T JUST LIVE HERE. THRIVE HERE.