

El-Shabazz Academy

*1028 W. Barnes Avenue
Lansing, Michigan 48910*



\$750,000

Summary of Significant Property Characteristics & Factors

Subject Property:	An Elementary school property
Type of Property:	The primary building contains garden level space, above grade main level, and second level space. There are two modular classrooms, and two small storage sheds on a single parcel.
Property Address:	1028 W. Barnes Avenue, Lansing, Michigan 48910
Municipality/County:	City of Lansing, Ingham County
Gross Building Area:	30,190 square feet excluding the two 830 square foot modular classrooms. The 111 SF and 124 SF storage sheds and 700+/- SF crawl space were not included in the gross building area. It is 32,785 SF including the crawl space.
Year Built:	1919, and remodeled in 1958, and an addition in 1970.
Effective Age:	The overall effective age is 35 years.
Condition:	The overall condition is average. There are cosmetic repairs that are being done, but structurally, the building appeared to be intact. At the time of inspection there was no deferred maintenance noted.
Gross Land Area:	2.26 +/- acres or 98,572 square feet.
Land to Building Ratio:	4.07:1 +/- based on the total building size of 32,785 square feet (includes the storage buildings and crawl space)
	33-01-01-20-476-002

Site Description

Location: The subject's parcel number and common address are known as 33-01-01-20-476-002 and 1028 W. Barnes Avenue, Lansing, Michigan 48910. West Barnes Avenue and Sparrow Avenue extends through the neighborhood in an east/west direction. They lead to S. MLK Jr. Blvd. along the west side of the subject property. S. MLK Jr. Blvd. extends through the neighborhood in a north/south direction. It leads to I-496, north of the subject, and the I-96 highway further south of the subject property.

Site Size: According to the City of Lansing public records, the subject has 2.26 +/- acres or 98,572 square feet.

Topography: The topography is generally level. However, the site declines along the east side of the property, away from the primary building.

Soil Conditions: The subject property is assumed to be free of any soil contamination, which would be detrimental to the use of this property.

There is a pedestrian overpass along the western portion of the subject property.

Environmental Conditions: There is no known material or substance that possesses toxic, hazardous and/or other harmful/dangerous characteristics.

The subject property is believed to be in compliance with all federal, state and local environmental laws, regulations and rules.

Utilities: The site is served with public utilities including; electricity, natural gas, and public water and sewer.

Drainage: The site is generally at road grade, and declines along the east side of the property. The site appears to be adequately drained, with no standing water noted.

Ingress/Egress: The subject has road frontage along S. MLK. Jr. Blvd, W. Barnes Avenue, and Sparrow Avenue. There is one curb cut along W. Barnes Avenue. There is adequate ingress and egress to support the subject improvements.

Landscape: The subject has adequate landscaping, and includes a lawn, a few bushes and trees, and various plants. The landscape is adequate for this property.

Site Improvement Description: The driveway and parking areas are paved asphalt. These improvements are adequately maintained. Additionally, there is a sidewalk along the street on three sides of the property. The property has approximately 44+/- gravel parking spaces. There is a pedestrian overpass (aka: flyover) that is located along the most western portion of the subject property that is assumed to have been granted an access easement so that pedestrians can cross over S. MLK. Jr. Blvd. without being endangered. It is an extraordinary assumption that this shared access does not diminish the overall utility and/or market value of the subject property.

A sketch of the subject site area was obtained via Ingham County GIS, and the image is provided below.

Aerial View of the Site



Zoning

According to the City of Lansing Planning department, the subject property is zoned B, Residential-Single District. It is the intent of this district to provide single-family use and other public uses. A limited number of commercial uses are allowed through special conditional use approval. The regulations are designed to provide compatibility with surrounding land uses. Commercial areas are to be located and designed as approved in the comprehensive plan.

Uses Permitted By Right:

All of the following uses permitted must be conducted wholly in a permanent, fully enclosed building except as otherwise stated herein and except utility structures not usually so enclosed:

- A one-family dwelling;
- A public park and playground;
- A family day-care home;
- An educational facility (special conditional use);
- A library or museum that is government operated (special conditional use);
- A private club or church (special conditional use);
- An off-street parking lot (special conditional use);

Other available uses are available, including some accessory uses to the primary use or by a special conditional use permit. Please refer to the Appendix for the zoning ordinance section regarding this property.

The setback requirements are provided in the following table.

Setback Requirements	
Requirement	B, Residential-Single District
Front Yard Setback	20 Feet
Rear Yard Setback	30 Feet
Side Yard Setbacks	6 Feet, and wide enough for a vehicle to pass through See zoning ordinance 1248.08
Building Height	33 Feet

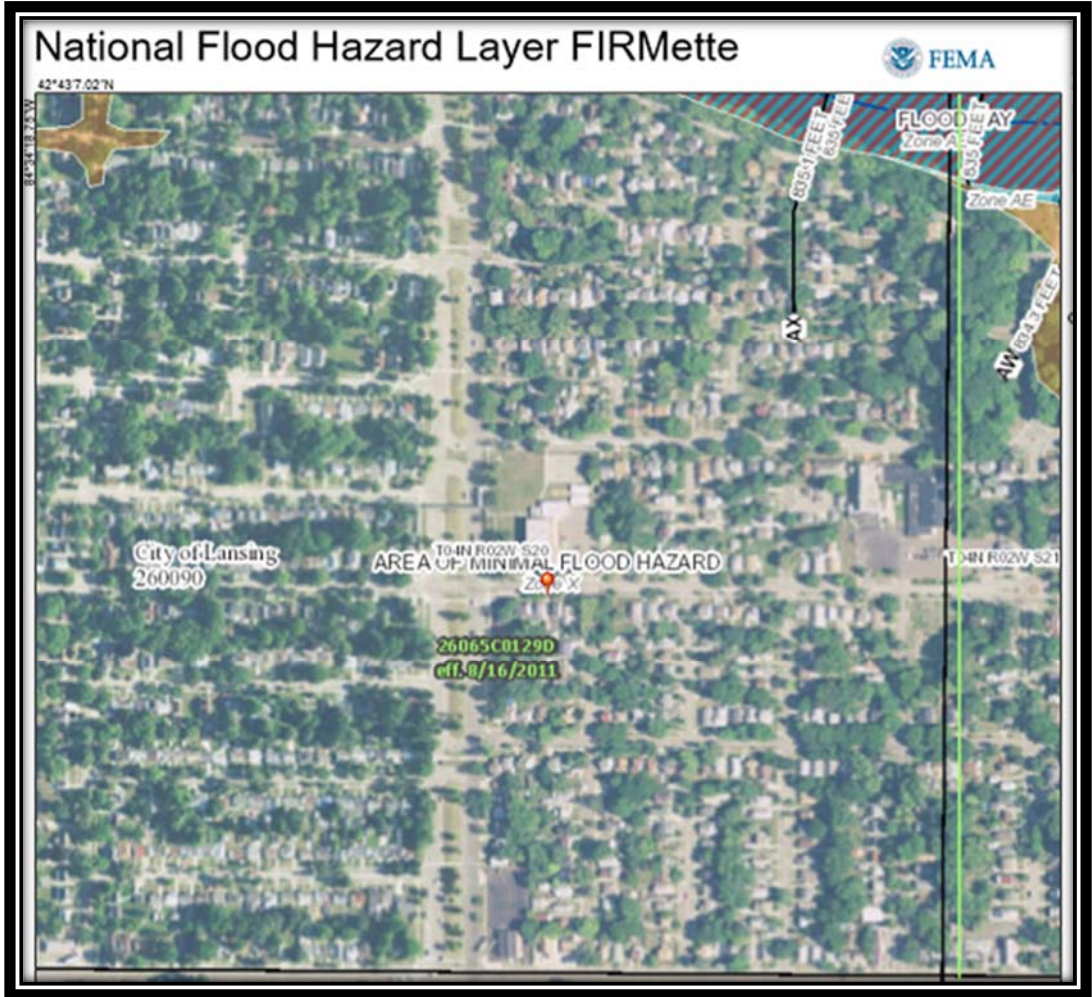
The zoning map identifying the subject property was provided through the City of Lansing. That map is located below.

Zoning Map



Flood Plain & Wetland Maps

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program and the mapping of potential floodways. These programs do not necessarily identify all areas subject to flooding particularly from local drainage sources of small size, or accurately show wetland boundaries. The subject is found in the Map Number 26065C0129D dated 08/16/2011. The FEMA flood map indicates that the property is located in Zone X, which is in an area of minimal flood hazard. The FEMA Flood Map is located on the next page.

[illegible]

Building Improvement Description

The following description summarizes the subject property improvements. This description is based upon a physical inspection and examination, assessment records, and other materials provided to the appraiser.

Primary School Building: The subject school building has a garden level, an above grade main level, and a second level. The building was originally built in 1919, was remodeled in 1958, and had an addition in 1970. It is in below average condition. However, the structure appears to be stable and there are a few cracks along the sidewalks and entrance steps that face W. MLK Jr. Blvd. There are also some cracks in the concrete band work along the west side of the building, along with a couple of chipped/broken concrete window sills. There is no notable deferred maintenance. The issues of peeling paint in a storage room and the boiler room are cosmetic and not of structural concern. They are more cosmetic details that a buyer may want to repair. The building is of average quality construction with an overall effective age of 35 years.

Exterior and Size: The primary elementary school building contains 31,850 square feet of gross building space, and represents average "Class C" type concrete block construction with brick exterior walls. The structure was built over concrete block foundation walls with poured concrete footings. The exterior of the building contains brick, with concrete window sills. There are plate glass windows set into metal window frames. The roof is flat, and has a built-up composite membrane. The building has painted metal gutters and downspouts and is in fair condition. The gross building area includes two modular classrooms and does not contain the 700+/- SF of concrete enclosed crawl space. The crawl space is explained further in the following paragraphs.

Interior Description: The interior of the primary elementary school building has three entrances, which lead to stairways going up to the main level and down to the garden level. It has garden level space, basement level crawl space, main level classroom space and second level space. The following paragraphs identify the different levels.

Garden Level: The garden level contains 9,136 square feet of space. However, approximately 700 square feet is a small concrete tunnel-like crawl space that declines slightly further below garden level and into the basement level. It winds through the bottom of the building. As such, the garden level area has about 8,436 square feet of gross building area, and is improved with vinyl tiled flooring, painted concrete block and painted drywall walls, and a lay-in acoustical tiled ceiling, with suspended fluorescent tube lighting. There are black rubber baseboards throughout the hallways and classrooms. The meeting room has commercial grade carpet covered flooring, painted drywall walls, and a stainless-steel sink set into the countertop. There is wall-mounted wooden cabinetry above and below the sink.

Basement Level Crawl Space: The basement level has an enclosed crawl space and is about 700 square feet. It was omitted from the gross building area calculation. It is built with concrete flooring and concrete walls, and an exposed metal floor joist and concrete ceiling. This crawl space area contains metal plumbing pipes, and a very low ceiling (4.88 feet high).

Garden Level Mechanical Room: The mechanical room is located at garden level, and has a water heater, and 4 boilers (model GXH-300 HEDDZ). The gas fired boilers and gas fired water heater operational, and are in good condition.

Main Level: The main level is accessible via three entrances located on the east, west, and south sides of the primary building. The main level is reached by climbing several steps, as it is located above grade. The main level is improved with hallway space, several classrooms, restrooms, the computer room with a server room in the back, gymnasium, and administration room.

Second Level: The second level is accessible from the stairways as previously identified. The second level has hallway space, classrooms, and restrooms. The improvements are similar to that of the main level. The administration room on the second level has a ceramic sink that is mounted on the wall.

Restrooms: There are boy's and girl's restrooms on all three levels. They are improved with ceramic tile flooring, ceramic tile wainscoting with painted drywall walls. The restrooms on the three levels feature a mix of ceiling mounted acoustical tiles with ceiling mounted florescent tube lighting, and lay-in acoustical tiled ceilings with lay-in florescent tube lighting.

The garden level contains 4 common restrooms, each with a sink and a toilet. The main level contains a boy's restroom with a sink, a urinal, and a toilet. This level also has a girl's restroom that contains a sink and 2 toilets. This level contains 2 unisex restrooms, with each having a sink and a toilet. The second level contains a girl's restroom with 2 sinks and 4 toilets. It also contains a boy's restroom with 2 sinks, 2 urinals and 2 toilets.

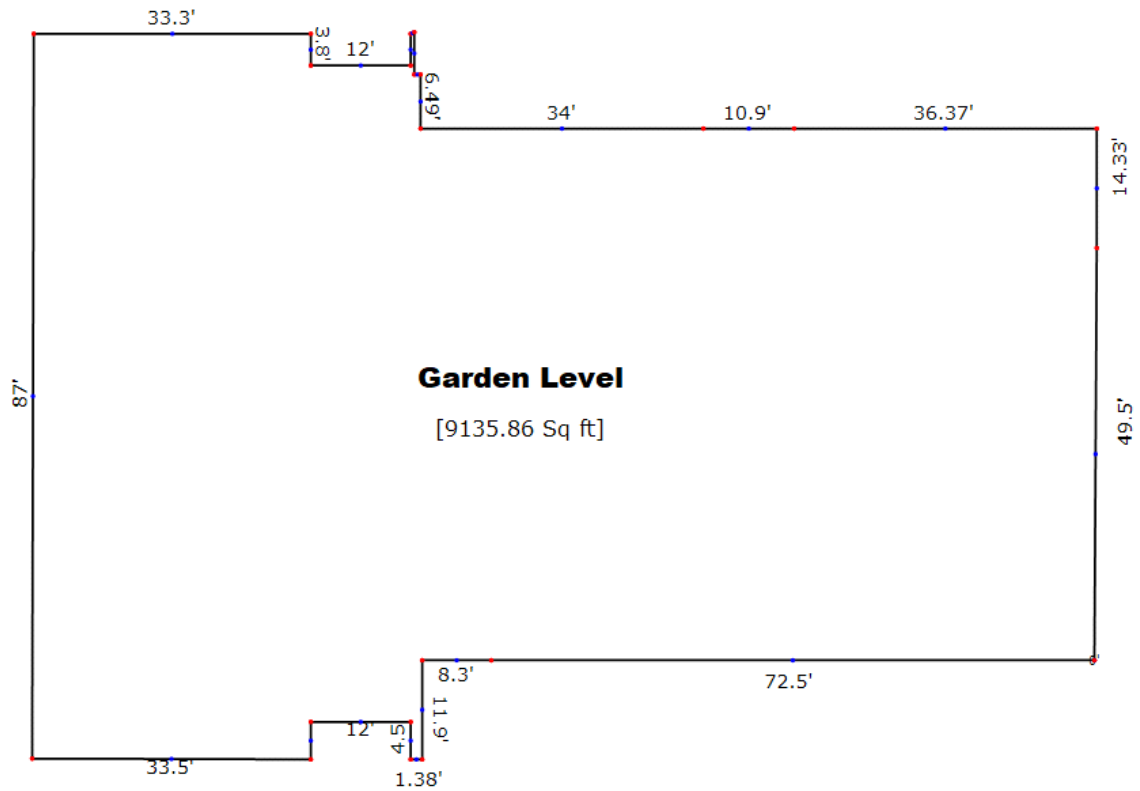
Classrooms: There are classrooms on the garden level, main level, and second level. The classrooms contain a mix of carpet covered flooring, vinyl tiled flooring, and a little wood plank flooring. The classrooms contain a mix of painted concrete block and painted drywall walls, and ceiling mounted acoustical ceiling tiles with suspended fluorescent tube lighting, and lay-in acoustical ceiling tiles with lay-in florescent tube lighting. There are glass windows set into metal frames, that do open and lock.

There are a few storage rooms that have exposed concrete flooring, brick walls, and painted drywall ceilings, or exposed truss ceilings. Some of the storage rooms have a large metal frame blower unit attached to the ventilation system. The blower units do not appear to be operational.

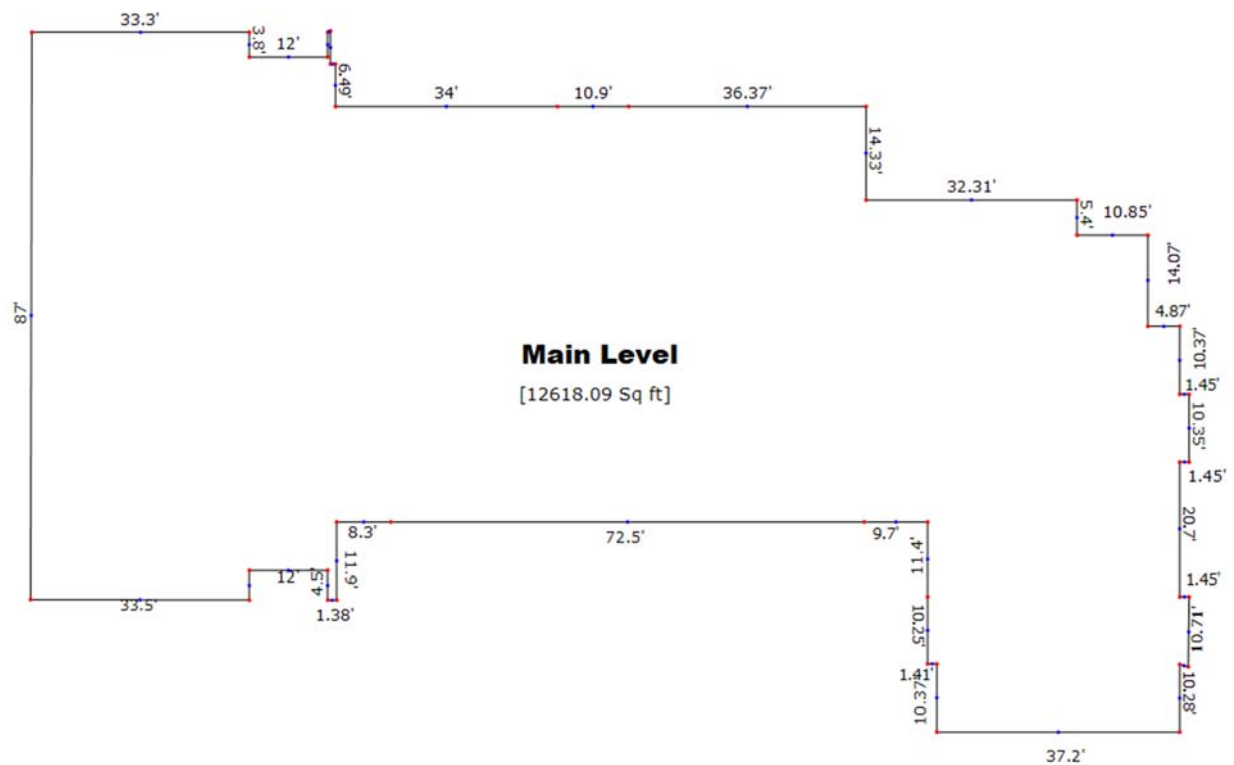
Hallways: One of the hallways at garden level has a long row of metal lockers. The other levels have hallways with painted concrete block and painted drywall walls. The ceilings typically feature a mix of lay-in acoustical ceiling tiles with florescent tube lighting. The electrical service is 400 Amperes, 3 phase and 240 VAC. Another electrical service box contains 600 Amps and 600-volt service. The electrical service is located at garden level.

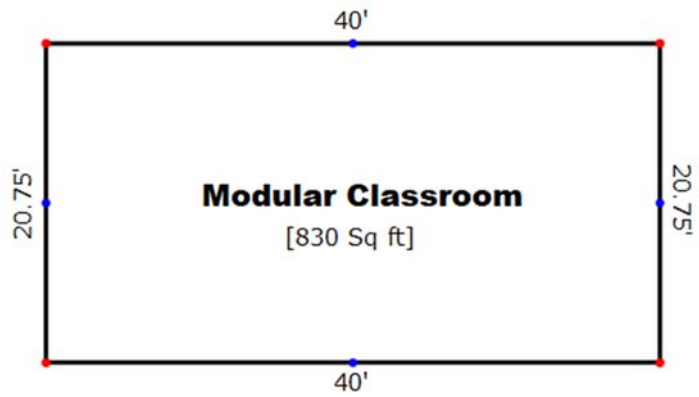
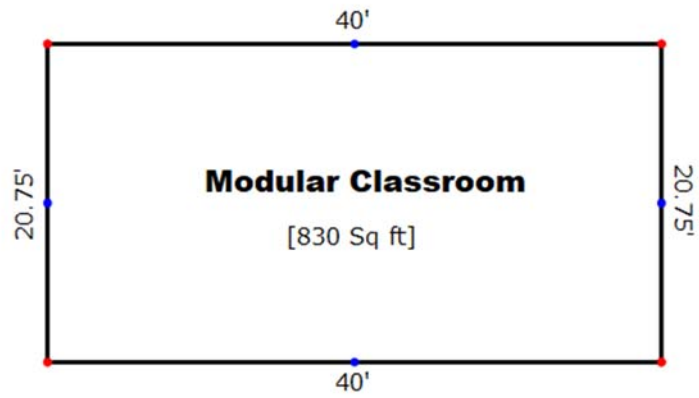
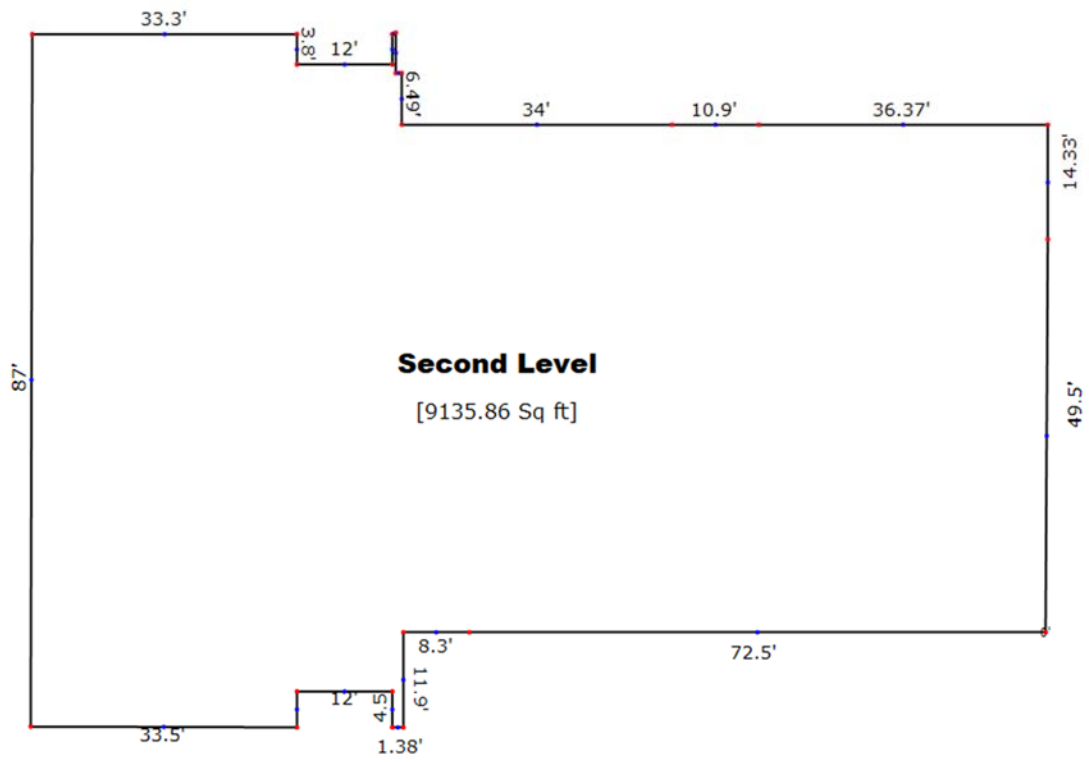
Storage Sheds: The primary school building contains 2 attached storage shed buildings. They contain 111 SF and 124 SF. The interior of each shed was not available during the inspection. The exterior features corrugated metal paneled walls, and angled corrugated metal paneled roofs.

Sketch: A sketch of the primary school building and two modular classroom buildings is provided on the following pages.



The garden level sketch above includes the basement level enclosed crawl space (~700 SF) that is not actually included in the gross building area.





Subject Photographs



Eastern Elevation From the Southeast



West Elevation & W. Barnes Ave. Facing West



Northwest Elevation From the Northwest



*Modular Classrooms - Southeastern Elevation
From the Southeast*



Northern Elevation – Modular Classroom

Subject Photographs (continued)



Eastern Entrance of Elementary School



Storage Shed on North Elevation of School



Basketball Court – Typical Area



Garden Level Hallway with Lockers



Garden Level Classroom



Another Garden Level Classroom

Subject Photographs (continued)



Garden Level Boiler Room



Garden Level Boiler Room Ceiling – Peeling Paint



Typical Restroom Area



Garden Level Electrical Power Supply



Typical Classroom Heating Unit



View of the Garden Level Low Crawl Space

Subject Photographs (continued)



Stairway View from Main Level (Above Grade)



Another View of Stairway Leading to Main Level (Above Grade)



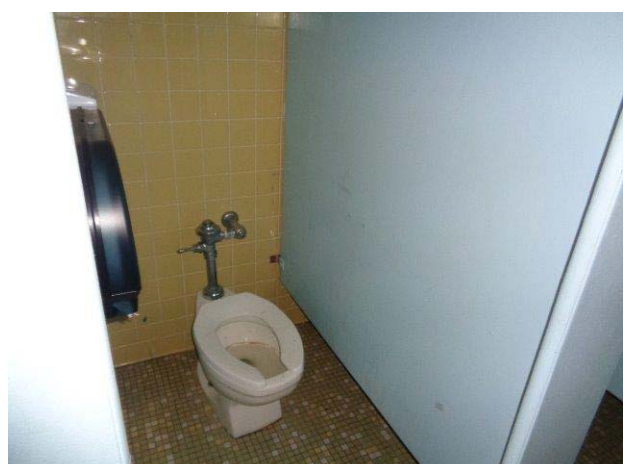
Typical Main Level Hallway



Typical Main Level Classroom



Main Level Female Restroom



Main Level Female Restroom

Subject Photographs (continued)



Main Level Computer Room



Main Level Server Room



View of the Main Level Gymnasium



View of Main Level Kitchen Area

Subject Photographs (continued)



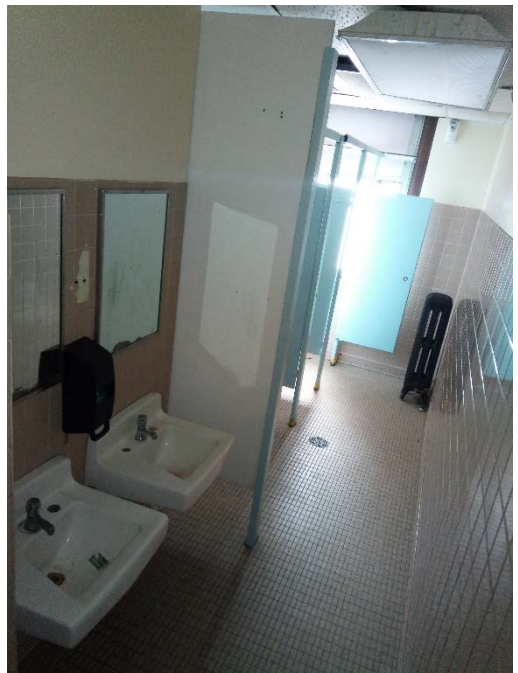
A Second Level Classroom



A Second Level Coat Room



Another Second Level Classroom

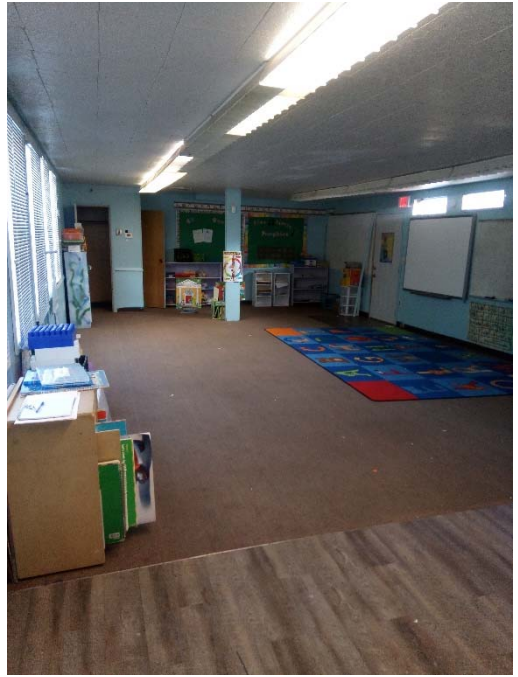


Typical Second Level Restroom Space

Subject Photographs (continued)



Typical Modular Classroom Entrance



Typical Interior of Modular Classroom



Typical Restroom of Modular Classroom



Typical Electrical Service of Modular Classroom

Subject Photographs (continued)



Side-Yard Basketball Court



View of the Parking Lot



View of Barnes Avenue Facing East



View of Barnes Avenue Facing West



View of Fletcher Street Facing South



View of MLK Jr. Blvd. Facing South

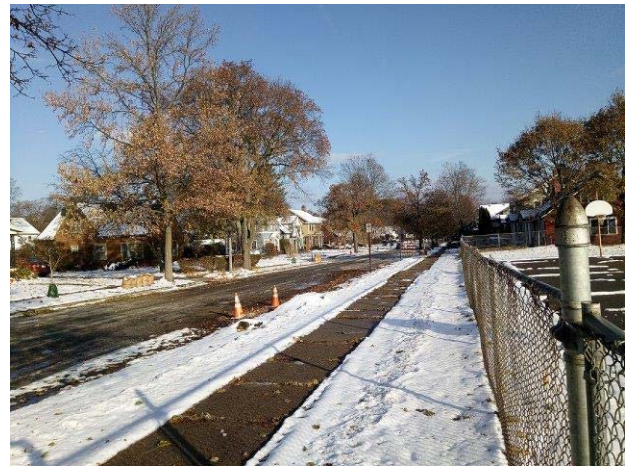
Subject Photographs (continued)



View of MLK Jr. Blvd. Facing North



View of Sparrow Avenue Facing West



View of Sparrow Avenue Facing East

01-20-476-002 8 01-28-80
NSING CHRISTIAN SCHOOL ASSN

25 S PENNSYLVANIA AVE
NSING MI 48910

28 W BARNES AVE
TS 1 THRU 6 INCL, ALSO COM NE
R LOT 1, TH E 50 FT, S 331.45
, W 297 FT, N 217.8 FT, E 247.3
, N 114.7 FT TO BEG;

OCK 11
RK HEIGHTS SUB

CP 6-14-1920 pg 1, one of street orally
"Lans, christian School"

Legal '80

STREET ADDRESS
PROPERTY

[illegible]

DEEDS			
GRANTOR	Leons. Sch. Dist		
GRANTEE	Leons. Christian Sch. Hqs		
ADDRESS	Nov. 1979		
LIB	PG.	DATE	R.S
GRANTOR			
GRANTEE			
ADDRESS			
LIB	PG.	DATE	R.S
MISC.			

A hand-drawn map on yellow grid paper showing a rectangular lot. The lot is bounded by Sparrow Ave to the north, Barnes Ave to the south, Loggan St to the west, and an unlabeled street to the east. Dimensions are written on the boundaries: Sparrow Ave is 297.3', Barnes Ave is 297', Loggan St is 332.5', and the eastern boundary is 331.45'. A north arrow is in the top right corner.

[illegible]

YEAR	LAND	BUILDING	VALUE	ASSESSED
1980				EX
1986				EX
1989				EX
1993				EX
1994				EX
1995				0
1996				0
1997				0
1998				0
1999				0

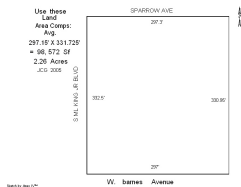
PROPERTY CLASSIFICATION	EX
ZONING	A-1

LAND ESTIMATE							
STREET IMPROVEMENTS						TOPO	
<input checked="" type="checkbox"/> SEWER	<input checked="" type="checkbox"/> ELEC.		DIRT	<input checked="" type="checkbox"/> SIDEWALK	<input checked="" type="checkbox"/> LEVEL		
<input checked="" type="checkbox"/> WATER		BULD. LIGHT	<input checked="" type="checkbox"/> PAVED			LOW	
<input checked="" type="checkbox"/> GAS	<input checked="" type="checkbox"/> CURB		GRAVEL			HIGH	
FRONTAGE AND DEPTH		DEPTH FACTOR	ADJ. FRONTAGE	CORNER OR MISC. FACTOR	UNIT VALUE	VALUE	
297' x 331.							
2.27 ACRES		98646.37 sq'					
BASE VALUE							
DETRACTING INFLUENCE							
ENHANCING INFLUENCE							
APPRAISED LAND VALUE							

[illegible]

1028 W BARNES AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-20-476-002



Item 1 of 1

[0 Images / 1 Sketch](#)**Property Owner: EL-HAJJ MALIK EL-SHABAZZ ACADEMY****Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > 2 Building Department records found
- > Property Tax information found

Owner and Taxpayer Information**Owner**

EL-HAJJ MALIK EL-SHABAZZ ACADEMY **Taxpayer**
1028 W BARNES AVE
LANSING, MI 48910-1377

[SEE OWNER INFORMATION](#)**General Information for Tax Year 2019**

Property Class	EXEMPT RELIGIOUS	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$0
MAP #	P -3120 -0175	Taxable Value	\$0
TOP TEN	<i>Not Available</i>	State Equalized Value	\$0
NEW PERMITS	<i>Not Available</i>	Date of Last Name Change	07/30/2002
USER ALPHA 3	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
TYPE CODE	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information**Homestead Date**

12/30/1997

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0
2016	\$0	\$0	\$0

Land Information

Zoning Code	<i>Not Available</i>	Total Acres	2.260
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	42C	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

LOTS 1 THRU 6 INCL, ALSO COM NE COR LOT 1, TH E 50 FT, S 331.45 FT, W 297 FT, N 217.8 FT, E 247.3 FT, N 114.7 FT TO BEG; BLOCK 11 PARK HEIGHTS SUB

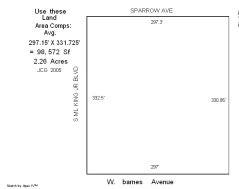
Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/03/2018	\$1.00	QC	HUNTINGTON NATIONAL BANK	EL-HAJJ MALIK EL-SHABAZZ ACADEMY	CASH/CONV-NOT USED	2018 034105
08/30/2001	\$700,000.00	LC	REPUBLIC BANK		CASH/CONV-NOT USED	L2918/P395

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
				EL-HAJJ MALIK EL-SHABAZZ ACADEMY		
08/30/2001	\$760,000.00	WD	LANSING CHRISTIAN SCHOOL ASSN	REPUBLIC BANK	CASH/CONV-NOT USED	L2918/P393

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Parcel Number: 33-01-01-20-476-002



0 Images / 1 Sketch

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SEE OWNER INFORMATION

LOTS 1 THRU 6 INCL, ALSO COM NE COR LOT 1, TH E 50 FT, S 331.45 FT W 297 FT, N 217.8 FT, E 247.3 FT, N 114.7 FT TO BEG; BLOCK 11 PARK HEIGHTS SUB

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Recalculate

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2019	Summer	\$0.00	\$0.00		\$0.00	
2018	Winter	\$0.00	\$0.00		\$0.00	
2018	Summer	\$0.00	\$0.00		\$0.00	
2017	Winter	\$0.00	\$0.00		\$0.00	
2017	Summer	\$0.00	\$0.00		\$0.00	
2016	Winter	\$0.00	\$0.00		\$0.00	
2016	Summer	\$0.00	\$0.00		\$0.00	
2015	Winter	\$0.00	\$0.00		\$0.00	
2015	Summer	\$0.00	\$0.00		\$0.00	

[Load More Years](#)

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