

Comparative Market Analysis

19630 W Chicago St, Detroit, MI 48228

APN: 22004129-30

Wayne County Data as of: 02/07/2023



Bedrooms: 3 **Year Built:** 1950
Bathrooms: 1 **Square Feet:** 1,000

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: KEMP TYRONE
Mailing Address: PO BOX 19502
DETROIT, MI 48219

Comparables

Properties:	90
Avg. Sale Price:	\$68,037
Days on Market:	138

Opportunity

Estimated Value:	\$67,597
Estimated Equity:	\$67,597
Mortgage Balance:	\$0
Monthly Rent:	\$824
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 19630 W CHICAGO ST, DETROIT, MI 48228-1772 C046 CURRENTLY OWNED BY KEMP TYRONE HAVING A TAX ASSESSOR NUMBER OF 22004129-30 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 606 LOT: AND DESCRIBED IN DOCUMENT NUMBER 209088595 DATED 02/18/2009 AND RECORDED 03/27/2009.

Listing Description:

High-demand location for this investment in 48228. Property has been well maintained. Newer roof and furnace. The house is brick-facing, has wood flooring and a basement. There's potential for a 2nd full bath in the lower level. Currently Tenant Occupied Month to Month. Great addition to your portfolio.

Last Market Sale

Seller: U S BANK NATIONAL ASSOCIATION
Buyer: KEMP TYRONE
Rec. Date: 03/27/2009
Sale Date: 02/18/2009
Sale Price: \$3,500

Current Listing Status

Status: Fail
Date: 12/2022
Price: \$49,999

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Single Family Residential	Lot Size: 4,356 SqFt.	Stories: 1.5	Parking Spaces:
Zoning: R2	Living Area: 1,000 SqFt.	Pool:	Parking Type:
Year Built: 1950	Bedrooms: 3	Fireplace:	Interior Wall:
Style:	Bathrooms: 1	Heating: Forced air unit	Exterior Wall: Shingle (Not Wood)
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$4

Open Liens

Owner 1: KEMP TYRONE **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$67,597

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
03/28/2022	County/City Tax Lien (DELINQUENT TAX)		Tyrone Kemp	Wayne County Treasurer	102622
03/21/2019	County/City Tax Lien (DELINQUENT TAX)		Tyrone Kemp	Wayne County Treasurer	90453
04/04/2018	County/City Tax Lien (DELINQUENT TAX)		Tyrone Kemp	Wayne County Treasurer	107790
04/06/2017	County/City Tax Lien (DELINQUENT TAX)		Tyrone Kemp	Wayne County Treasurer	128371

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
03/28/2006	1st / Trust Deed/Mortgage	\$83,700	Equifirst Corp	Harvey Darius	Adjustable Rate	

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
02/23/2005	Sheriff's Deed	REO and Trustee Deeds	Dunlap Sharon	Manufacturers & Traders Trust Co	\$39,302
02/18/2009	Other	Arm's-length Residential	U S Bank National Association	Kemp Tyrone	\$3,500
10/24/2005	Deed	Arm's-length Residential	Manufacturers & Traders Trust Co,	Mcneill Daniel	\$29,000
10/21/2005	Quit Claim Deed	Non-Arm's length	Select Portfolio Servicing,	M & T Trust Co	
02/01/2014	Quit Claim Deed	Non-Arm's length	Kemp Tyrone	Kemps Investments Llc	\$1,000
05/08/2008	Sheriff's Deed	REO and Trustee Deeds	Harvey Darius	Us Bank Na	\$17,500
02/24/2006	Warranty Deed	Arm's-length Residential	Mcneill Daniel	Harvey Darius	\$93,000

Tax Status

Assessor Parcel #: 22004129-30
Tax Year: 2022

Land Value:
Improvement Value:

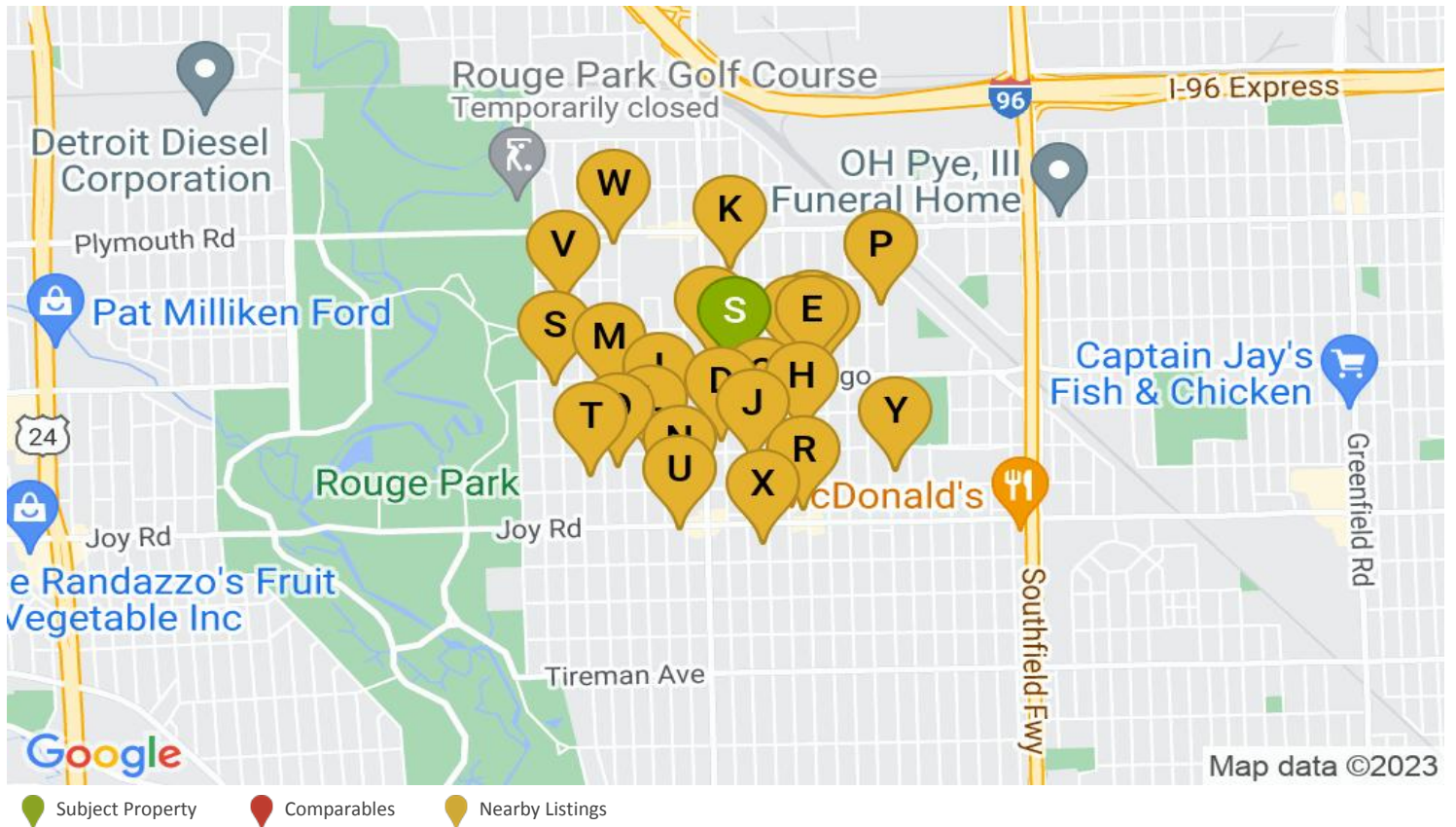
Total Taxable Value: \$15,800
Property Tax: \$1,006

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
12/2022	Fail - FAIL	\$49,999	\$55	49	Scott Fader	Joseph Walter Realty, LLC	20221051104

Comparables & Nearby Listings

Subject Property: 19630 W Chicago St, Detroit, MI 48228-1772



COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
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L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.08	A	9550 Evergreen Ave, Detroit, Mi 48228	1/24/12	\$2,332	12/23/22		1,288	\$2	3	2	4,792	79
B	0.19	A	19330 W Chicago St, Detroit, Mi 48228	3/20/20	\$12,500	11/07/22	\$30,000	909	\$33	3	1		73
C	0.22	A	9241 Minock St, Detroit, Mi 48228	12/01/17	\$5,900	12/28/22	\$1,000	922	\$1	3	1		75
D	0.24	A	9219 Plainview Ave, Detroit, Mi 48228			1/23/23	\$45,000	1,002	\$45	2	1		70
E	0.24	A	19242 W Chicago St, Detroit, Mi 48228	9/10/19	\$16,000	1/21/23	\$119,900	2,200	\$54	4	2		75
F	0.24	A	9528 Grandville Ave, Detroit, Mi 48228	6/26/08	\$3,000	6/27/22	\$39,900	1,061	\$38	2	1		72
G	0.27	A	19200 W Chicago St, Detroit, Mi 48228	12/20/21	\$35,000	1/13/23	\$150,000	1,884	\$80		2		75
H	0.3	P	9221 Grandville Ave, Detroit, Mi 48228	11/07/14	\$9,250	10/11/22	\$53,000	971	\$55	3	1		73
I	0.3	P	9255 Heyden St, Detroit, Mi 48228	3/28/18	\$34,500	9/06/22	\$45,000	743	\$61	2	1		75
J	0.31	C	9076 Auburn St, Detroit, Mi 48228	11/13/14	\$35,968	1/17/23	\$62,000	792	\$78	3	1	5,227	75
K	0.34	A	11326 Plainview Ave, Detroit, Mi 48228	1/31/22		1/18/23	\$45,000	906	\$50	3	1		76
L	0.39	A	9098 Stout St, Detroit, Mi 48228	7/24/12	\$2,764	1/25/23	\$34,250	1,016	\$34	3	1		75
M	0.39	A	9364 Patton St, Detroit, Mi 48228			1/01/23	\$20,000	1,362	\$15	3	2	4,792	60
N	0.46	A	8877 Vaughan St, Detroit, Mi 48228	11/19/21	\$35,000	9/11/22	\$65,000	1,031	\$63	3	2		73
O	0.48	P	9077 Fielding St, Detroit, Mi 48228			1/16/23		1,000		3	1		74
P	0.5	P	9959 Stahelin Ave, Detroit, Mi 48228	8/20/20	\$43,000	8/01/22	\$32,000	939	\$34	3	1		74
Q	0.5	P	9967 Stahelin Ave, Detroit, Mi 48228	8/27/20	\$43,000	5/05/22	\$32,000	804	\$40	3	1		74
R	0.51	A	8829 Grandville Ave, Detroit, Mi 48228	6/16/10	\$30,000	11/04/22	\$72,000	1,484	\$49	4	2		61
S	0.55	A	20801 W Chicago St, Detroit, Mi 48228	3/18/03	\$63,500	12/20/22	\$99,750	7,213	\$14				73
T	0.56	A	9044 Braile St, Detroit, Mi 48228			8/01/22	\$69,900	975	\$72	3	1		74
U	0.56	A	20111 Joy Rd, Detroit, Mi 48228	3/24/14	\$47,151	7/20/22	\$299,999	3,744	\$80				57
V	0.57	A	9976 Pierson St, Detroit, Mi 48228	6/21/16	\$11,000	1/23/23		1,342	\$8	3	2	5,663	71
W	0.57	P	11417 Fielding St, Detroit, Mi 48228	7/19/17	\$63,983	1/11/23	\$75,000	1,116	\$67	3	1		72
X	0.59	A	8655 Minock St, Detroit, Mi 48228	6/02/16	\$7,000	12/06/22	\$35,000	907	\$39	3	1		77
Y	0.6	A	9036 Stahelin Ave, Detroit, Mi 48228			1/03/23	\$65,000	787	\$83	2	1		79

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

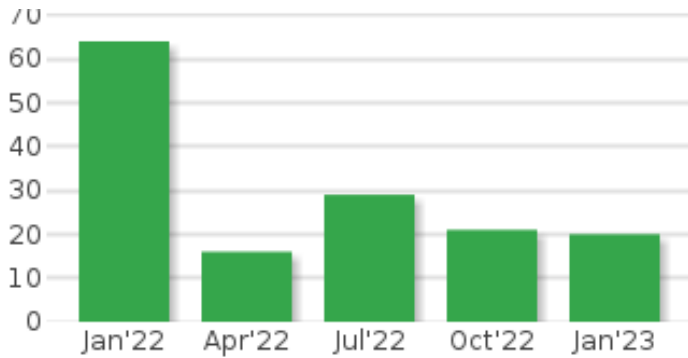


2.82 % Last 30 Days Price Change

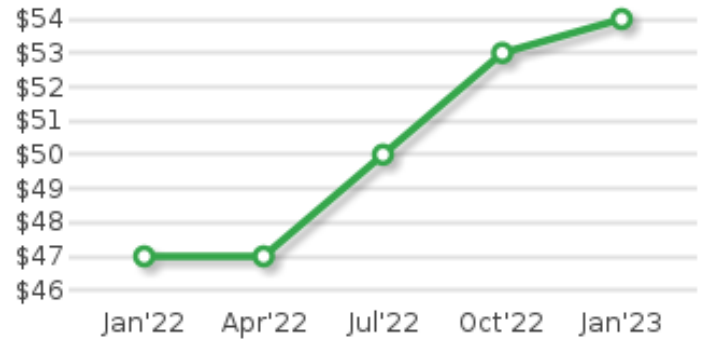


2.53 % Last 30 Days Rent Change

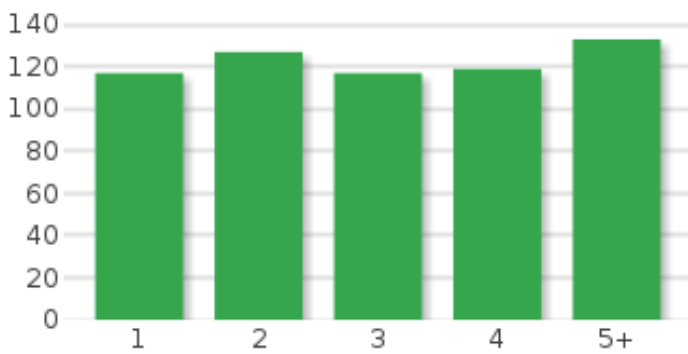
New Pre-Foreclosures



\$ / SqFt



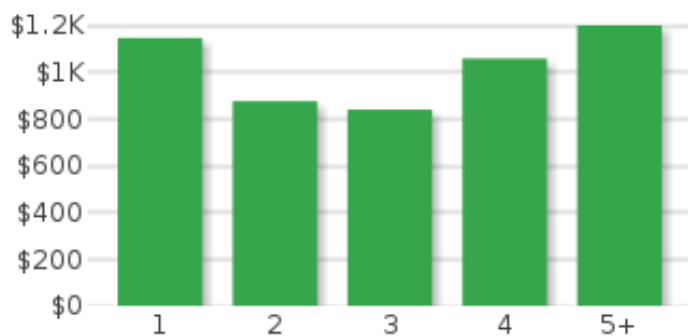
Average Days on Market



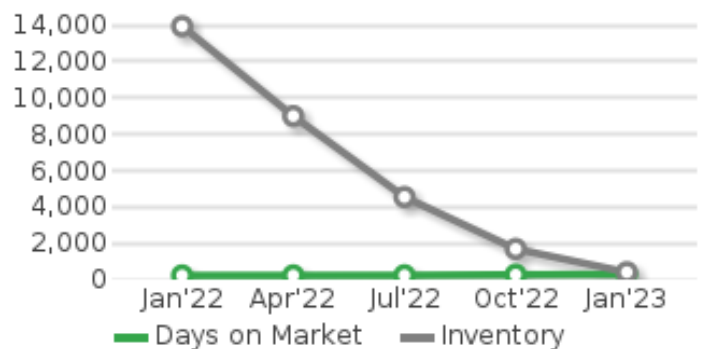
List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



Statistics for Detroit, MI

Market Trend

 **0 %**
736
New Listings


Last 30 Days

 **0 %**
46
Closed Sales

Market Trend

 **0 %**
5,728
New Listings

Last 6 Months

 **0 %**
1,168
Closed Sales

Listing Trend

 **0 %**
408
Homes for Sale


Last 30 Days

 **-16.77 %**
\$93,336
Average List Price


Listing Trend


 **0 %**
4,549
Homes for Sale


Last 6 Months

 **12.29 %**
\$110,230
Average List Price

 **1.68 %**
\$61
Average List \$ / SqFt

 **13.9 %**
296
Average DOM


 **2.04 %**
\$59
Average List \$ / SqFt

 **4.8 %**
239
Average DOM

Sales Trend

 **-100 %**
0
Homes Sold

Last 30 Days

 **0 %**
Average Sale Price


Sales Trend

 **0 %**
3,887
Homes Sold


Last 6 Months

 **22.84 %**
\$59,221
Average Sale Price

 **0 %**
Average Sale \$ / SqFt

 **20.97 %**
148
Average DOM

 **10.86 %**
\$37
Average Sale \$ / SqFt

 **-6.63 %**
129
Average DOM