

Comparative Market Analysis

3903 Berkshire St, Detroit, MI 48224

APN: 21069404.

Wayne County Data as of: 02/09/2023



Bedrooms: **Year Built:** 1939
Bathrooms: 1.5 **Square Feet:** 1,452

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: BLACK BOTTOM DEVELOPMENT LLC
Mailing Address: 23800 W 10 MITE
SOUTHFIELD, MI 48033

Comparables	
Properties:	63
Avg. Sale Price:	\$73,978
Days on Market:	113
Opportunity	
Estimated Value:	\$73,292
Estimated Equity:	\$73,292
Mortgage Balance:	\$0
Monthly Rent:	\$1,040
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 3903 BERKSHIRE ST, DETROIT, MI 48224-3530 C029 CURRENTLY OWNED BY BLACK BOTTOM DEVELOPMENT LLC HAVING A TAX ASSESSOR NUMBER OF 21069404. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 311 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.327426 DATED 10/28/2022 AND RECORDED 11/07/2022.

Last Market Sale

Seller: C & H GROUP LLC
Buyer: BLACK BOTTOM DEVELOPMENT LLC
Rec. Date: 11/07/2022
Sale Date: 10/28/2022
Sale Price: \$75,000

Current Listing Status

There is no listing data available.

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: 1
Zoning: R1	Living Area: 1,452 SqFt.	Pool:	Parking Type: Garage
Year Built: 1939	Bedrooms:	Fireplace: 1	Interior Wall:
Style:	Bathrooms: 1.5	Heating: Forced air unit	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$52

Open Liens

Owner 1: BLACK BOTTOM DEVELOPMENT LLC	Combined Loan To Value: 0 %
Owner 2:	Estimated Equity: \$73,292

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 #
There is no involuntary lien data available.					

Prior Loan History

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

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
01/29/2010	Intrafamily Transfer & Dissolution	Non-Arm's length	Whitehouse Dolores, Whitehouse	Whitehouse Dolores	

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
08/23/2018	Quit Claim Deed	Non-Arm's length	Parrish William E	Parrish William E	
10/28/2022	Warranty Deed	Arm's-length Residential	C & H Group Llc	Black Bottom Development Llc	\$75,000
07/08/2022	Warranty Deed	Non-Arm's length	William E Parrish Revocable Living	C & H Group Llc	

Tax Status

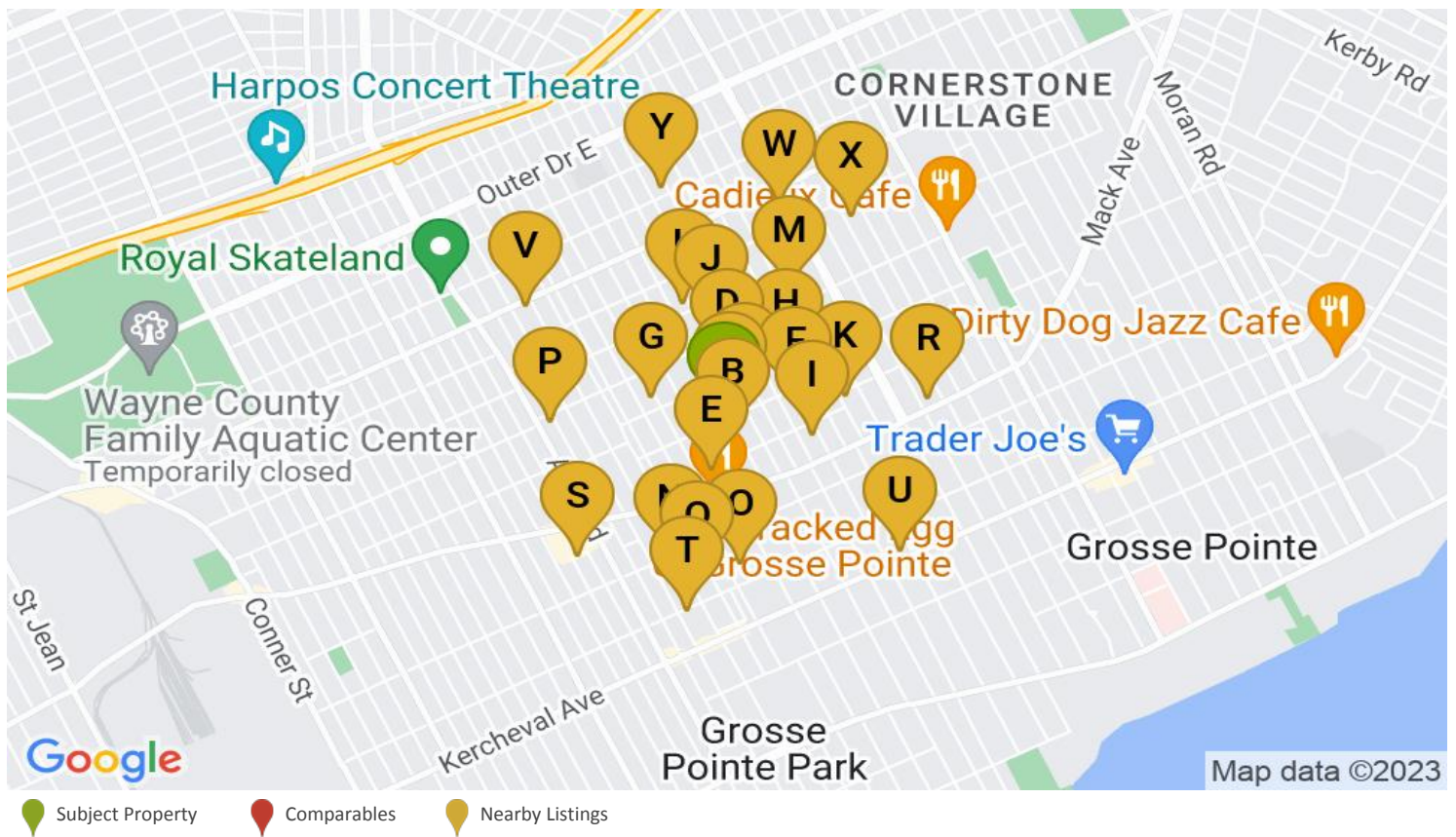
Assessor Parcel #:	21069404.	Land Value:		Total Taxable Value:	\$22,000
Tax Year:	2022	Improvement Value:		Property Tax:	\$1,241

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 3903 Berkshire St, Detroit, MI 48224-3530



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age

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	0.04	P	3928 Berkshire St, Detroit, Mi 48224	3/10/22	\$89,734	12/09/22	\$50,000	1,488	\$34	3	1		96
B	0.06	A	3675 Berkshire St, Detroit, Mi 48224	1/05/22	\$90,000	1/31/23		1,968	\$46	4	3		91
C	0.09	A	3934 Buckingham Ave, Detroit, Mi 48224	12/19/12	\$26,000	10/28/22	\$39,900	1,218	\$33	3	2	4,792	84
D	0.18	A	4136 Buckingham Ave, Detroit, Mi 48224	4/08/18	\$15,000	1/20/23	\$109,000	1,641	\$66	4	2		102
E	0.19	A	3491 Balfour Rd, Detroit, Mi 48224	5/09/22	\$65,000	1/11/23		1,763	\$37	4	2	6,534	96

F	0.22	A	3685 Bedford St, Detroit, Mi 48224	10/04/18	\$39,000	1/30/23	\$1,050	2,116	\$0	2	1	96	
G	0.23	P	4135 Somerset Ave, Detroit, Mi 48224	3/09/18	\$35,000	10/19/22	\$79,900	1,250	\$64	3	1	4,792	81
H	0.26	P	3982 Bedford St, Detroit, Mi 48224			10/30/22	\$139,900	1,283	\$109	3	2	4,792	78
I	0.28	A	3485 Bedford St, Detroit, Mi 48224	8/13/20	\$49,600	10/18/22	\$89,000	1,564	\$57	3	1	98	
J	0.33	P	4367 Haverhill St, Detroit, Mi 48224	1/29/21	\$52,000	1/30/23	\$60,000	1,484	\$40	3	2	94	
K	0.38	P	3626 Courville St, Detroit, Mi 48224	7/22/14	\$12,000	12/22/22	\$98,000	2,520	\$39	5	2	4,792	96
L	0.4	A	4627 Buckingham Ave, Detroit, Mi 48224			1/19/23	\$50,000	1,381	\$36	3	1	4,356	98
M	0.47	A	4346 Courville St, Detroit, Mi 48224			11/26/22	\$149,999	1,161	\$129	3	1	4,792	72
N	0.5	P	1389 Lakepointe St #91, Grosse Pointe Park, Mi			1/26/23	\$328,000	2,566	\$128	4	3	101	
O	0.5	A	1331 Somerset Ave #33, Grosse Pointe Park, Mi	12/18/13	\$123,500	12/20/22	\$1,300	1,002	\$1	2	2	81	
P	0.53	A	4267 Wayburn St, Detroit, Mi 48224	12/01/16	\$65,000	11/29/22	\$129,000	1,368	\$94	3	2	4,792	25
Q	0.54	A	1342 Lakepointe St, Grosse Pointe Park, Mi 48230	11/30/20	\$178,900	11/14/22	\$298,900	1,632	\$183	3	2	99	
R	0.62	A	3424 Kensington Ave, Detroit, Mi 48224			1/29/23	\$359,900	2,600	\$138	4	2	10,019	92
S	0.65	A	3018 Manistique St, Detroit, Mi 48215			2/02/23	\$64,000	1,562	\$41		1.5	3,049	100
T	0.67	A	1264 Maryland St #66, Grosse Pointe Park, Mi	5/23/18	\$200,000	2/03/23	\$1,800	1,150	\$2	2	1	102	
U	0.7	A	1215 Three Mile Dr, Grosse Pointe Park, Mi 48230			2/01/23	\$1,100,000	5,815	\$189	6	6	87	
V	0.71	A	15130 E Warren Ave, Detroit, Mi 48224			12/15/22	\$85,000	1,000	\$85			85	
W	0.73	A	12472 E Outer Dr, Detroit, Mi 48224	9/29/14	\$17,500	1/13/23	\$150,000	1,752	\$86	3	2	5,663	95
X	0.78	A	4486 Yorkshire Rd, Detroit, Mi 48224	8/16/13	\$15,000	11/08/22	\$105,000	2,278	\$46		2	4,792	92
Y	0.79	C	5219 Devonshire Rd, Detroit, Mi 48224	2/08/11	\$11,000	12/23/22	\$99,999	2,540	\$39	3	2	4,792	94

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

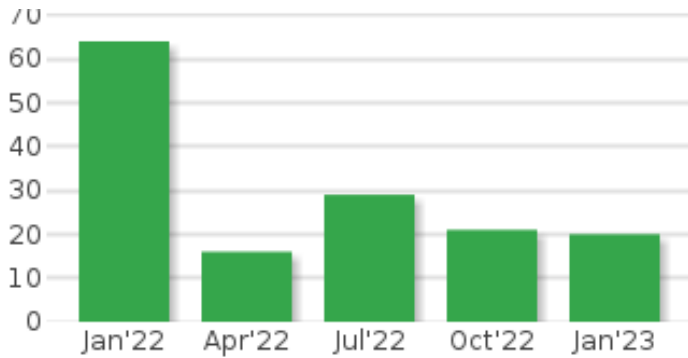


2.82 % Last 30 Days Price Change

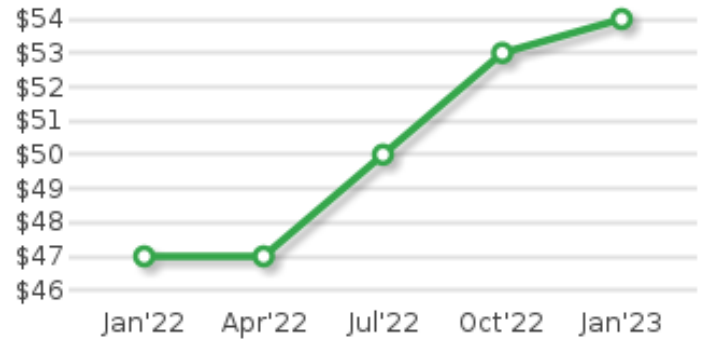


2.53 % Last 30 Days Rent Change

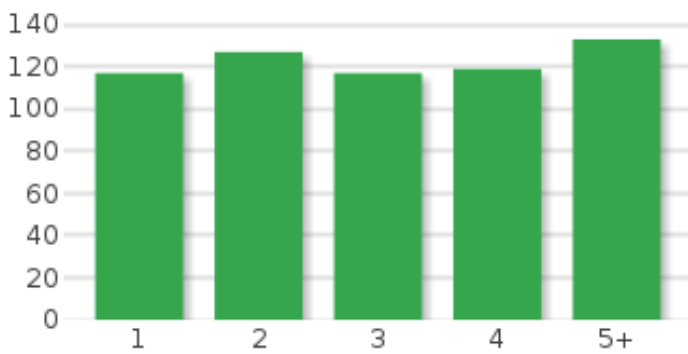
New Pre-Foreclosures



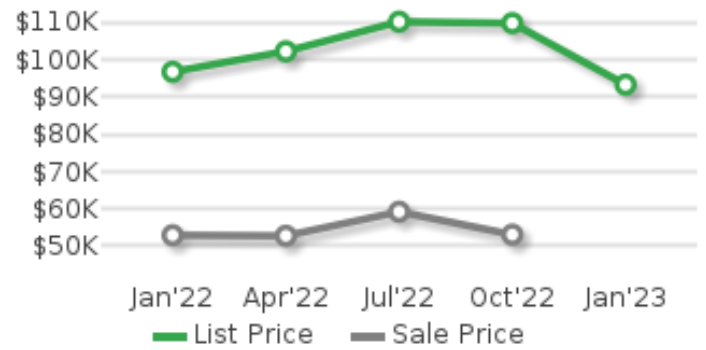
\$ / SqFt



Average Days on Market



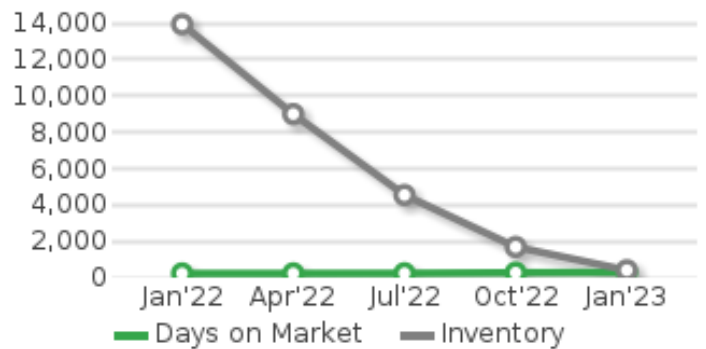
List Price vs. Sale Price



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