

# Comparative Market Analysis

9356 Mansfield St, Detroit, MI 48228

APN: 22057011.034

Wayne County Data as of: 02/09/2023



**Bedrooms:** Year Built: 1950  
**Bathrooms:** 1 **Square Feet:** 993  
**Status:** Off Market  
**Distressed:** Yes  
**Ownership:** Individual  
**Occupancy:** Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** BATTLE KEITH C  
**Mailing Address:** 9356 MANSFIELD ST  
DETROIT, MI 48228

**Comparables**  
**Properties:** 53  
**Avg. Sale Price:** \$30,424  
**Days on Market:** 64

**Opportunity**  
**Estimated Value:** \$46,084  
**Estimated Equity:** \$46,084  
**Mortgage Balance:** \$0  
**Monthly Rent:** \$890  
**Liens:** \$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 9356 MANSFIELD ST, DETROIT, MI 48228-2197 C039 CURRENTLY OWNED BY BATTLE KEITH C HAVING A TAX ASSESSOR NUMBER OF 22057011.034 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 209 LOT: AND DESCRIBED IN DOCUMENT NUMBER 208215849 DATED 05/01/2008 AND RECORDED 05/29/2008.

## Last Market Sale

**Seller:** TROTT & TROTT PC  
**Buyer:** BATTLE KEITH C  
**Rec. Date:** 05/29/2008  
**Sale Date:** 05/01/2008  
**Sale Price:** \$6,500

## Current Listing Status

There is no listing data available.

## Active Pre-Foreclosure Status

**Doc. Type:** Notice of Rescission  
**Rec. Date:** 10/14/2022  
**Default Date:**  
**Default Amount:**  
**Unpaid Balance:**

## 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:** 5,227 SqFt. **Stories:** 1 **Parking Spaces:** 2  
**Zoning:** R3 **Living Area:** 993 SqFt. **Pool:** **Parking Type:** Garage  
**Year Built:** 1950 **Bedrooms:** **Fireplace:** **Interior Wall:**  
**Style:** **Bathrooms:** 1 **Heating:** Forced air unit **Exterior Wall:** Brick  
**Basement:** Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$7

## Open Liens

**Owner 1:** BATTLE KEITH C **Combined Loan To Value:** 0 %  
**Owner 2:** **Estimated Equity:** \$46,084

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 #
10/14/2022	Notice of Rescission		Battle Keith C		309378
03/29/2022	County/City Tax Lien (DELINQUENT TAX)		Keith C Battle	Wayne County Treasurer	108417
04/01/2021	County/City Tax Lien (DELINQUENT TAX)		Keith C Battle	Wayne County Treasurer	142515
03/22/2019	County/City Tax Lien (DELINQUENT TAX)		Keith C Battle	Wayne County Treasurer	97596
04/05/2018	County/City Tax Lien (DELINQUENT TAX)		Keith C Battle	Wayne County Treasurer	115128
04/13/2017	County/City Tax Lien (DELINQUENT TAX)		Keith C Battle	Wayne County Treasurer	165276

### Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
05/19/2004	1st / Trust Deed/Mortgage	\$13,000	Household Finance Corporation Iii	Archiabele Edward	Conventional	30 Years

### 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
04/26/2007	Sheriff's Deed	REO and Trustee Deeds	Archiabele Edward, Archiabele Rene	Mortgage Electronic Registration	\$63,537
05/22/2007	Quit Claim Deed	Non-Arm's length	Mortgage Electronic Registration	Federal National Mortgage	
05/01/2008	Deed	Arm's-length Residential	Trott & Trott Pc, Federal National	Battle Keith C	\$6,500

### Tax Status

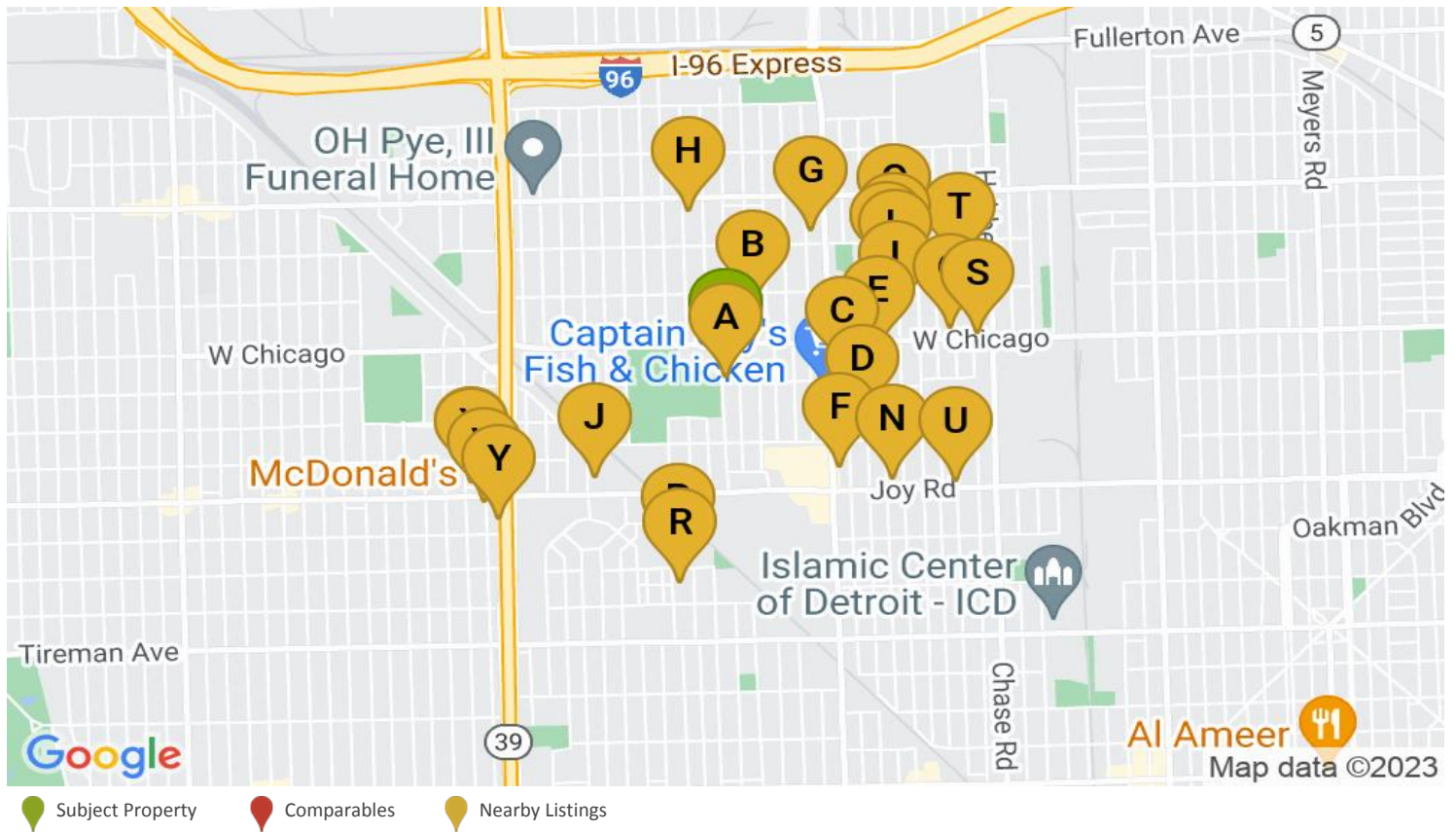
<b>Assessor Parcel #:</b> 22057011.034	<b>Land Value:</b>	<b>Total Taxable Value:</b> \$17,900
<b>Tax Year:</b> 2022	<b>Improvement Value:</b>	<b>Property Tax:</b> \$945

### Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

### Comparables & Nearby Listings

Subject Property: 9356 Mansfield St, Detroit, MI 48228-2197



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	0.05	A	9306 Mansfield St, Detroit, Mi 48228			1/19/23	\$50,000	993	\$50	3	2		73
B	0.21	A	9626 Rutherford St, Detroit, Mi 48227	7/01/21	\$50,245	11/03/22	\$49,900	1,012	\$49	3	1		82
C	0.36	A	9327 Prest St, Detroit, Mi 48228	1/27/06	\$77,800	1/31/23	\$70,000	941	\$74	3	1		81
D	0.45	A	9167 Whitcomb St, Detroit, Mi 48228			11/16/22		904		2	2		82
E	0.46	A	9425 Sussex St, Detroit, Mi 48228	11/15/21	\$20,900	2/03/23	\$49,700	956	\$52	3	1		79
F	0.49	A	8866 Greenfield Rd, Detroit, Mi 48228	2/08/16	\$170,000	1/31/23	\$3,500	4,000	\$1				60
G	0.52	A	11336 Winthrop St, Detroit, Mi 48227	8/27/20	\$58,900	1/25/23	\$45,000	1,180	\$38	3	2		95
H	0.53	A	11414 Mettetal St, Detroit, Mi 48227	5/27/22	\$40,000	12/16/22	\$52,900	815	\$65	2	1		85
I	0.54	A	9575 Coyle St, Detroit, Mi 48227			10/10/22	\$65,000	1,077	\$60	3	1		81
J	0.55	A	8852 Memorial Ave, Detroit, Mi 48228	6/28/21	\$29,733	11/10/22	\$68,900	1,248	\$55	3	2		72
K	0.57	A	9936 Sussex St, Detroit, Mi 48227	7/07/22	\$31,500	11/07/22	\$79,000	792	\$100	2	1		79
L	0.58	A	9909 Coyle St, Detroit, Mi 48227			10/11/22	\$65,000	1,355	\$48	3	2		85
M	0.61	A	9971 Coyle St, Detroit, Mi 48227			10/11/22	\$50,000	799	\$63	2	1		79
N	0.64	A	8824 Sussex St, Detroit, Mi 48228	11/19/14	\$6,000	12/02/22	\$65,000	1,192	\$55	3	1		69
O	0.66	A	11301 Coyle St, Detroit, Mi 48227	12/19/16	\$13,155	1/03/23	\$90,000	1,070	\$84	3	1	4,356	82
P	0.67	P	8426 Asbury Park, Detroit, Mi 48228	10/10/19	\$7,100	12/20/22	\$900	692	\$1	2	1		73
Q	0.69	A	9529 Lauder St, Detroit, Mi 48227	4/21/22	\$41,000	1/19/23	\$18,000	1,550	\$12	4	1	4,356	148
R	0.75	A	8268 Asbury Park, Detroit, Mi 48228	3/05/08	\$50,559	2/02/23	\$40,000	696	\$57	2	1		73
S	0.77	A	14642 W Chicago St, Detroit, Mi 48228	5/19/06	\$17,000	12/31/22	\$70,000	1,291	\$54				75
T	0.78	P	9966 Lauder St, Detroit, Mi 48227			10/10/22	\$84,900	1,282	\$66	3	2		83
U	0.81	A	14810 Joy Rd, Detroit, Mi 48228	12/18/20	\$150,000	12/21/22	\$279,000	4,902	\$57	2	1	8,712	58
V	0.87	A	18201 Joy Rd, Detroit, Mi 48228	10/12/21	\$30,000	2/02/23	\$225,000	2,156	\$104			2,614	70
W	0.87	A	8840 Rosemont Ave, Detroit, Mi 48228	4/16/09		1/22/23	\$27,500	913	\$30	3	1	4,792	76
X	0.87	P	8834 Rosemont Ave, Detroit, Mi 48228	6/20/12	\$2,240	1/14/23		1,188	\$2	3	1	4,792	76
Y	0.87	A	8645 Southfield Fwy, Detroit, Mi 48228	5/04/22	\$54,000	12/26/22	\$129,900	6,228	\$21				68

**A: Active**      **P: Pending**      **C: Contingent**

## Statistics for Detroit, MI

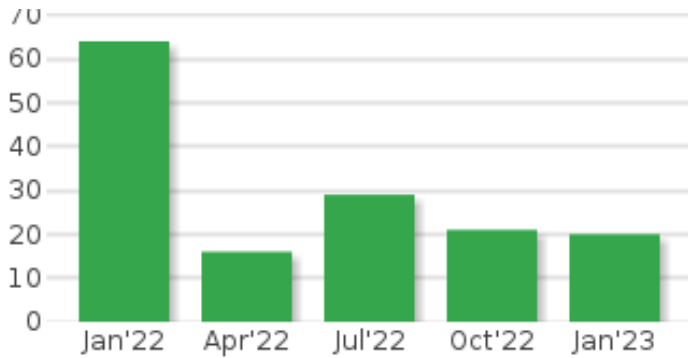


**2.82 %** Last 30 Days Price Change

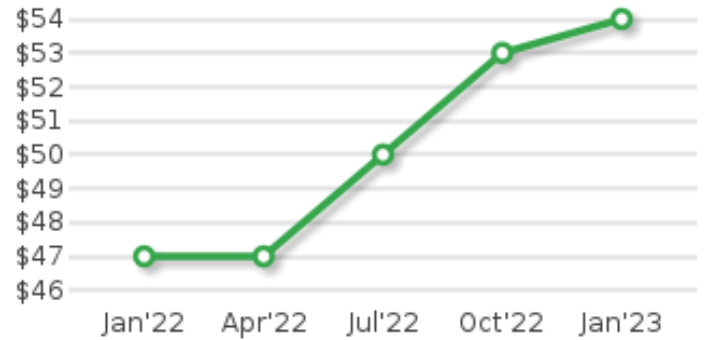


**2.53 %** Last 30 Days Rent Change

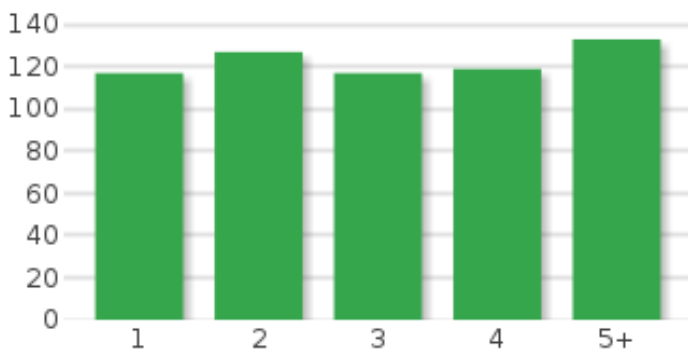
### New Pre-Foreclosures



### \$ / SqFt



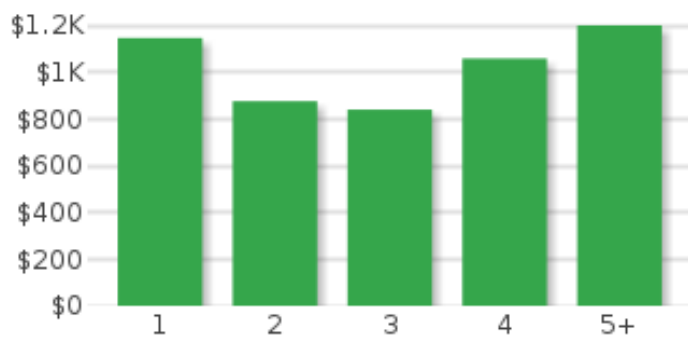
### Average Days on Market



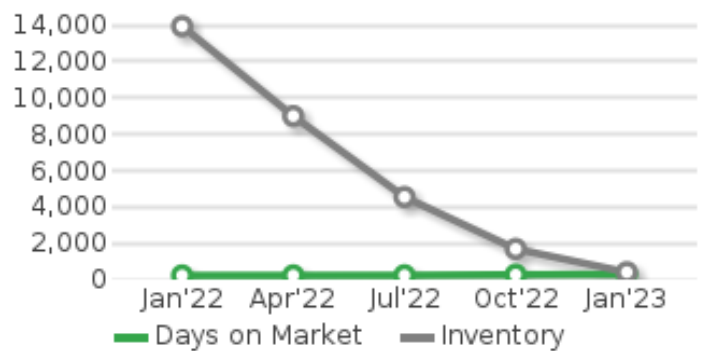
### List Price vs. Sale Price



### 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