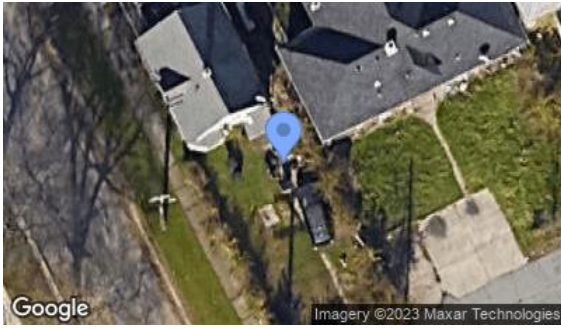


Comparative Market Analysis

1259 W Euclid St, Detroit, MI 48202

APN: 06001849.

Wayne County Data as of: 03/06/2023



Bedrooms: Year Built: 1905
Bathrooms: 1 **Square Feet:** 972
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: TAXPAYER
Mailing Address: 1259 W EUCLID ST
DETROIT, MI 48202

Comparables
Properties:
Avg. Sale Price:
Days on Market:
Opportunity
Estimated Value: \$72,001
Estimated Equity: \$72,001
Mortgage Balance: \$0
Monthly Rent: \$1,205
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 1259 W EUCLID ST, DETROIT, MI 48202-1946 C040 CURRENTLY OWNED BY TAXPAYER HAVING A TAX ASSESSOR NUMBER OF 06001849. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 108 LOT: AND DESCRIBED IN DOCUMENT NUMBER 203363243 DATED 05/14/2003 AND RECORDED 05/21/2003.

Last Market Sale

Seller: MORTGAGE CORP OF AMERICA
Buyer: ONE MANAGEMENT INVESTMENT
Rec. Date: 05/21/2003
Sale Date: 05/14/2003
Sale Price: \$8,555

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:** 3,485 SqFt. **Stories:** 1.5 **Parking Spaces:**
Zoning: R2 **Living Area:** 972 SqFt. **Pool:** **Parking Type:**
Year Built: 1905 **Bedrooms:** **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** Forced air unit **Exterior Wall:** Shingle (Not Wood)
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$9

Open Liens

Owner 1: TAXPAYER **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$72,001

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 #
03/30/2021	County/City Tax Lien (DELINQUENT TAX)		Record Owner	Wayne County Treasurer	107712
03/30/2021	County/City Tax Lien (DELINQUENT TAX)		Record Owner	Wayne County Treasurer	107712
03/20/2019	County/City Tax Lien (DELINQUENT TAX)		Record Owner	Wayne County Treasurer	59730
03/20/2019	County/City Tax Lien (DELINQUENT TAX)		Record Owner	Wayne County Treasurer	59730
03/22/2018	County/City Tax Lien (DELINQUENT TAX)		Record Owner	Wayne County Treasurer	66607
03/22/2018	County/City Tax Lien (DELINQUENT TAX)		Record Owner	Wayne County Treasurer	66607
03/31/2017	County/City Tax Lien (DELINQUENT TAX)		Record Owner	Wayne County Treasurer	89155

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
04/04/2008	1st / Trust Deed/Mortgage	\$998,646	Peoples State Bank	One Management Inc	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
04/19/2004	Quit Claim Deed	Non-Arm's length	One Management Investment Group	One Management Inc	
02/17/2016	Quit Claim Deed	Non-Arm's length	Management Office Llc	Omc Real Estate Llc	
10/08/2010	Corporation Deed	Non-Arm's length	One Management Inc	Management Office Llc	
05/14/2003	Quit Claim Deed	Non-Arm's length	Mortgage Corp Of America	One Management Investment Group	\$8,555

Tax Status

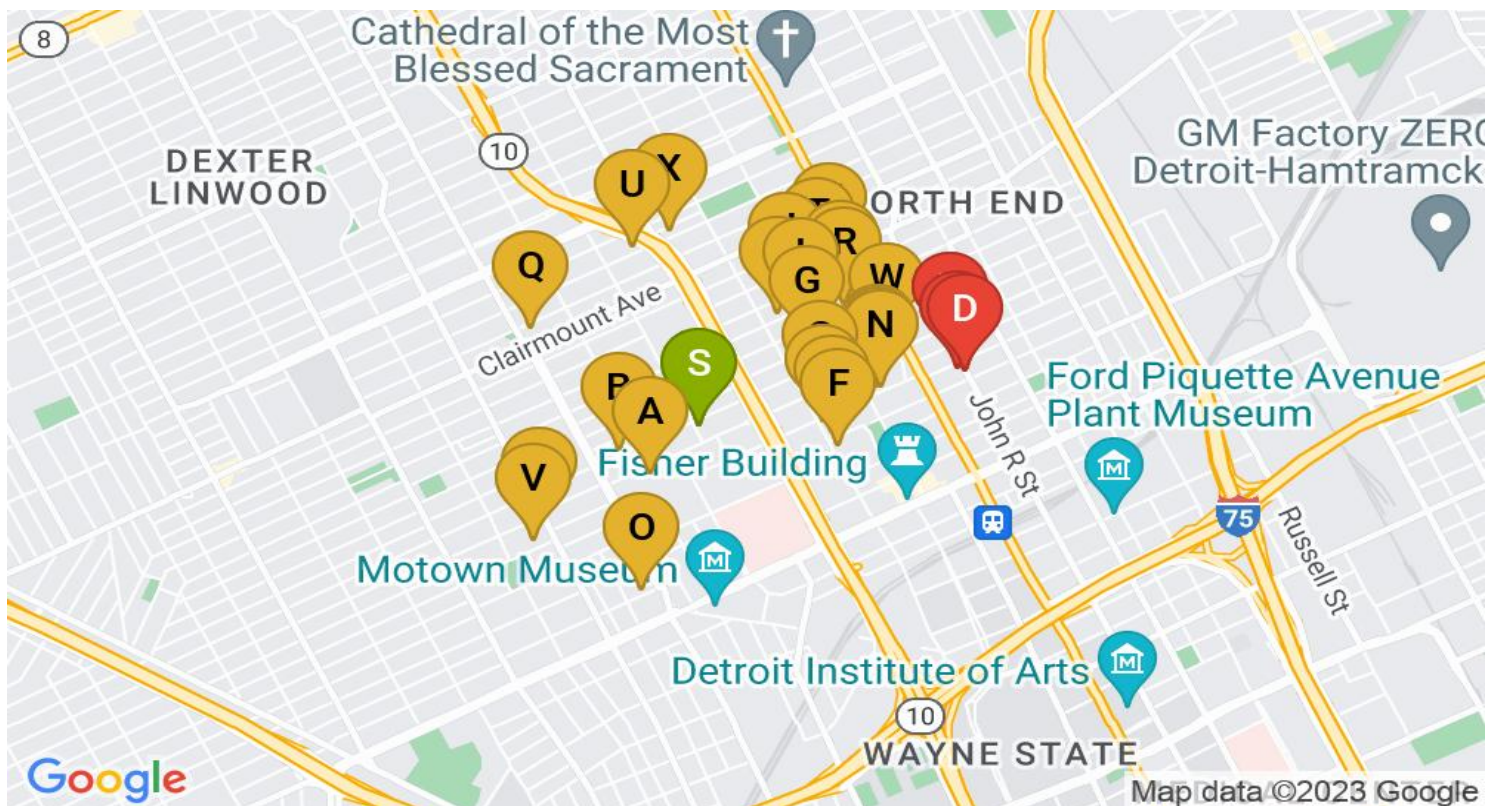
Assessor Parcel #:	06001849.	Land Value:		Total Taxable Value:	\$8,600
Tax Year:	2022	Improvement Value:		Property Tax:	\$234

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 1259 W Euclid St, Detroit, MI 48202-1946



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.55		120 Seward St, Detroit, Mi 48202	12/28/22	\$119,500			800	\$149	2	1	34,848	103

B	0.78	8233 John R St, Detroit, Mi 48202	10/01/22	\$235,000		1,120	\$210	2	1		
C	0.79	100 Marston St, Detroit, Mi 48202	7/01/22	\$235,260		1,120	\$210	2	1.5	5,663	118
D	0.81	8007 John R St, Detroit, Mi 48202	3/17/22	\$229,000		1,120	\$204	2	1		

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	0.21	P	1613 Virginia Park St, Detroit, Mi 48206	5/10/22	\$100,000	12/22/22	\$259,000	3,109	\$83		3		104
B	0.25	A	1662 W Euclid St, Detroit, Mi 48206	1/27/12	\$5,000	11/02/22	\$115,000	1,556	\$74	3	2		109
C	0.37	P	731 Virginia Park St, Detroit, Mi 48202	2/28/13	\$20,457	2/08/23	\$150,000	3,160	\$47	4	4	10,454	110
D	0.37	A	751 Seward St #15, Detroit, Mi 48202	6/16/17	\$160,000	2/07/23	\$225,000	1,500	\$150	3	1	43,560	68
E	0.4	A	8006 3rd St #25, Detroit, Mi 48202			11/29/22	\$215,000	1,900	\$113	3	2	43,560	108
F	0.42	A	7740 3rd St #39-104, Detroit, Mi 48202			1/17/23	\$85,000	568	\$150	1	1	43,560	68
G	0.42	A	690 W Philadelphia St, Detroit, Mi 48202			10/17/22	\$34,000						
H	0.44	A	714 Blaine St, Detroit, Mi 48202	9/26/17	\$15,500	2/24/23	\$225,000	4,090	\$55		4		113
I	0.47	A	657 Blaine St, Detroit, Mi 48202			1/25/23	\$15,000						
J	0.52	A	650 Gladstone St, Detroit, Mi 48202	2/08/08	\$40,200	11/15/22	\$68,000	35,516	\$2				97
K	0.55	A	120 Seward St #17-203, Detroit, Mi 48202	8/10/22	\$103,000	1/04/23	\$975	550	\$2	1	1	43,560	103
L	0.55	A	120 Seward St, Detroit, Mi 48202	12/28/22	\$119,500	12/11/22	\$115,000	800	\$144	2	1	34,848	103
M	0.55	A	120 Seward St #32-306, Detroit, Mi 48202	10/07/16	\$77,000	10/28/22	\$127,000	750	\$169	2	1	43,560	103
N	0.56	A	120 Seward St #48-410, Detroit, Mi 48202	8/02/16	\$61,000	10/28/22	\$110,000	650	\$169	1	1	43,560	103
O	0.57	A	1936 Lothrop St, Detroit, Mi 48206	10/26/16	\$15,000	12/01/22	\$379,000	2,340	\$162		2		106
P	0.58	A	2215 Virginia Park St, Detroit, Mi 48206	10/20/08	\$10,000	1/17/23	\$135,000	1,476	\$91	3	3		105
Q	0.59	A	1731 Atkinson St, Detroit, Mi 48206	1/12/19	\$29,200	2/02/23		3,328	\$9	5	5	4,792	107
R	0.59	A	100 Pingree St, Detroit, Mi 48202	7/10/17	\$17,903	11/21/22	\$175,000	3,092	\$57	5	2		133
S	0.59	A	101 Blaine St, Detroit, Mi 48202			11/14/22	\$25,000	2,106	\$12		2.5		125
T	0.61	A	130 Gladstone St, Detroit, Mi 48202	8/09/10	\$150,000	12/09/22	\$80,000	3,204	\$25		4		111
U	0.62	P	1186 Edison St, Detroit, Mi 48202	1/20/22	\$146,000	2/12/23	\$45,000	2,505	\$18	5	2	5,227	107
V	0.62	P	2256 N La Salle Gdns, Detroit, Mi 48206	5/19/22	\$165,000	12/29/22	\$76,000	2,168	\$35	4	1	9,148	111
W	0.62	A	41 W Euclid St, Detroit, Mi 48202	12/31/20	\$37,500	10/21/22	\$74,999	1,587	\$47				56
X	0.64	A	916 Edison St, Detroit, Mi 48202	4/07/03	\$85,000	11/24/22	\$295,000	1,834	\$161	5	3		112
Y	0.67	A	71 Hazelwood St, Detroit, Mi 48202			1/25/23	\$13,500						

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

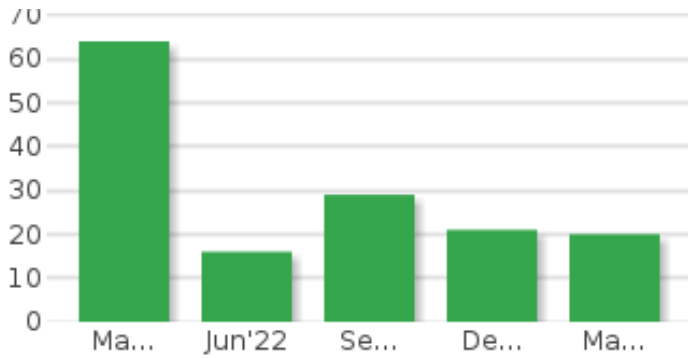


2.82 % Last 30 Days Price Change

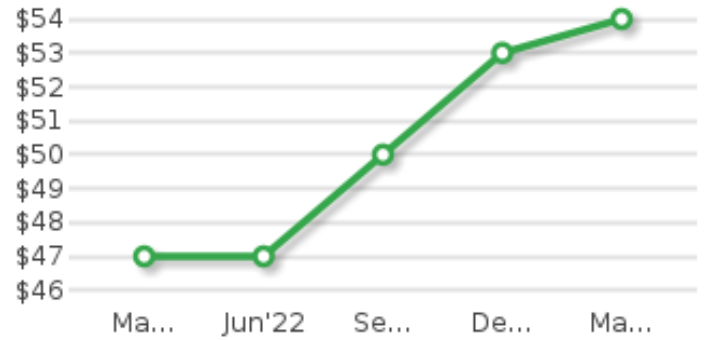


2.53 % Last 30 Days Rent Change

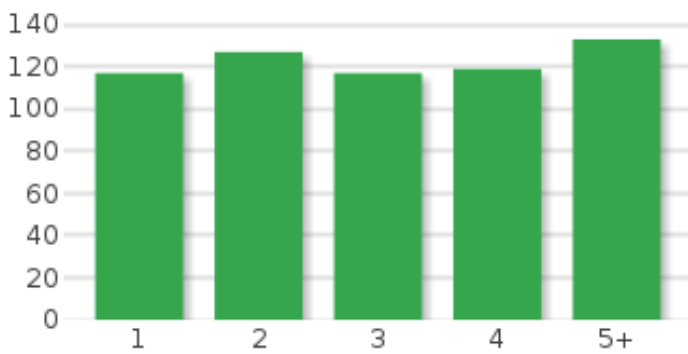
New Pre-Foreclosures



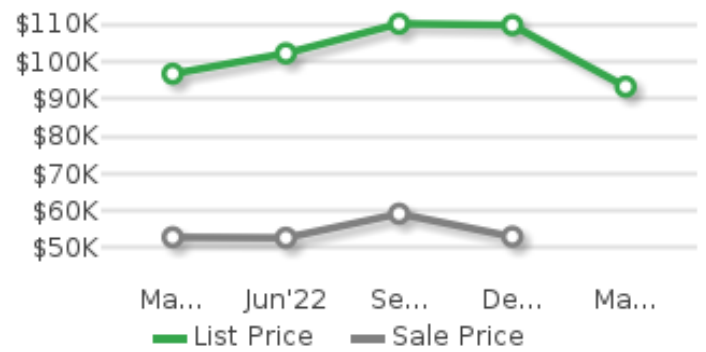
\$ / SqFt



Average Days on Market



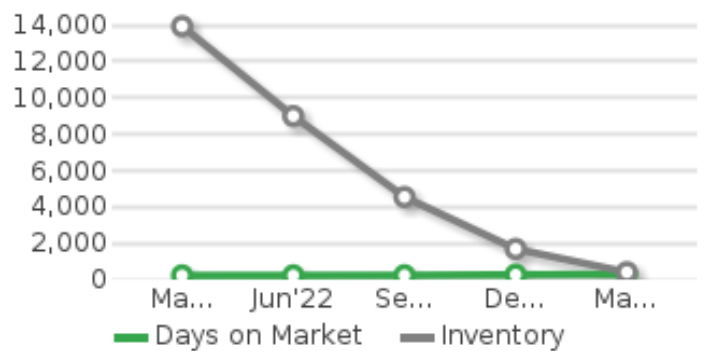
List Price vs. Sale Price



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