

Comparative Market Analysis

17586 Wisconsin St, Detroit, MI 48221

APN: 16034818.

Wayne County Data as of: 03/23/2023



Bedrooms: 5 **Year Built:** 1931
Bathrooms: 3 **Square Feet:** 1,984

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: WISCONSIN GV LLC
Mailing Address: 2222 W GRAND RIVER AVE #A
OKEMOS, MI 48864

Comparables

Properties:	60
Avg. Sale Price:	\$161,582
Days on Market:	94

Opportunity

Estimated Value:	\$126,260
Estimated Equity:	\$126,260
Mortgage Balance:	\$0
Monthly Rent:	\$1,277
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 17586 WISCONSIN ST, DETROIT, MI 48221-2504 C014 CURRENTLY OWNED BY WISCONSIN GV LLC HAVING A TAX ASSESSOR NUMBER OF 16034818. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 703 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.321671 DATED 10/27/2022 AND RECORDED 10/31/2022.

Last Market Sale

Seller: CB INVEST LLC
Buyer: WISCONSIN GV LLC
Rec. Date: 10/31/2022
Sale Date: 10/27/2022
Sale Price: \$117,500

Current Listing Status

Status: Sold
Date: 10/2022
Price: \$117,500/est

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:** 2 **Parking Spaces:** 1
Zoning: R2 **Living Area:** 1,984 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1931 **Bedrooms:** 5 **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 3 **Heating:** GRAVITY **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$59

Open Liens

Owner 1: WISCONSIN GV LLC **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$126,260

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
07/17/2007	1st / Trust Deed/Mortgage	\$15,000	Countrywide Bank Fsb	Brown Oliver	Conventional	30 Years
09/20/2007	1st / Trust Deed/Mortgage	\$110,200	Countrywide Home Loans Inc	Brown Oliver	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
06/24/2011	Warranty Deed	Arm's-length Residential	Perry Darryl	Ulker Isa	\$23,000
12/04/2013	Warranty Deed	Arm's-length Residential	Ulker Isa	Bondi Homes Llc	\$36,500
03/09/2015	Warranty Deed	New Construction	Bondi Homes Llc	Cb Invest Llc	\$39,500
10/27/2022	Warranty Deed	Arm's-length Residential	Cb Invest Llc	Wisconsin Gv Llc	\$117,500
01/26/2011	Other	Arm's-length Residential	Federal Home Loan Mortgage	Perry Darryl	\$19,500
03/31/2010	Sheriff's Deed	REO and Trustee Deeds	Brown Oliver	Federal Home Loan Mortgage Corp	\$125,032

Tax Status

Assessor Parcel #: 16034818.
Tax Year: 2022

Land Value:
Improvement Value:

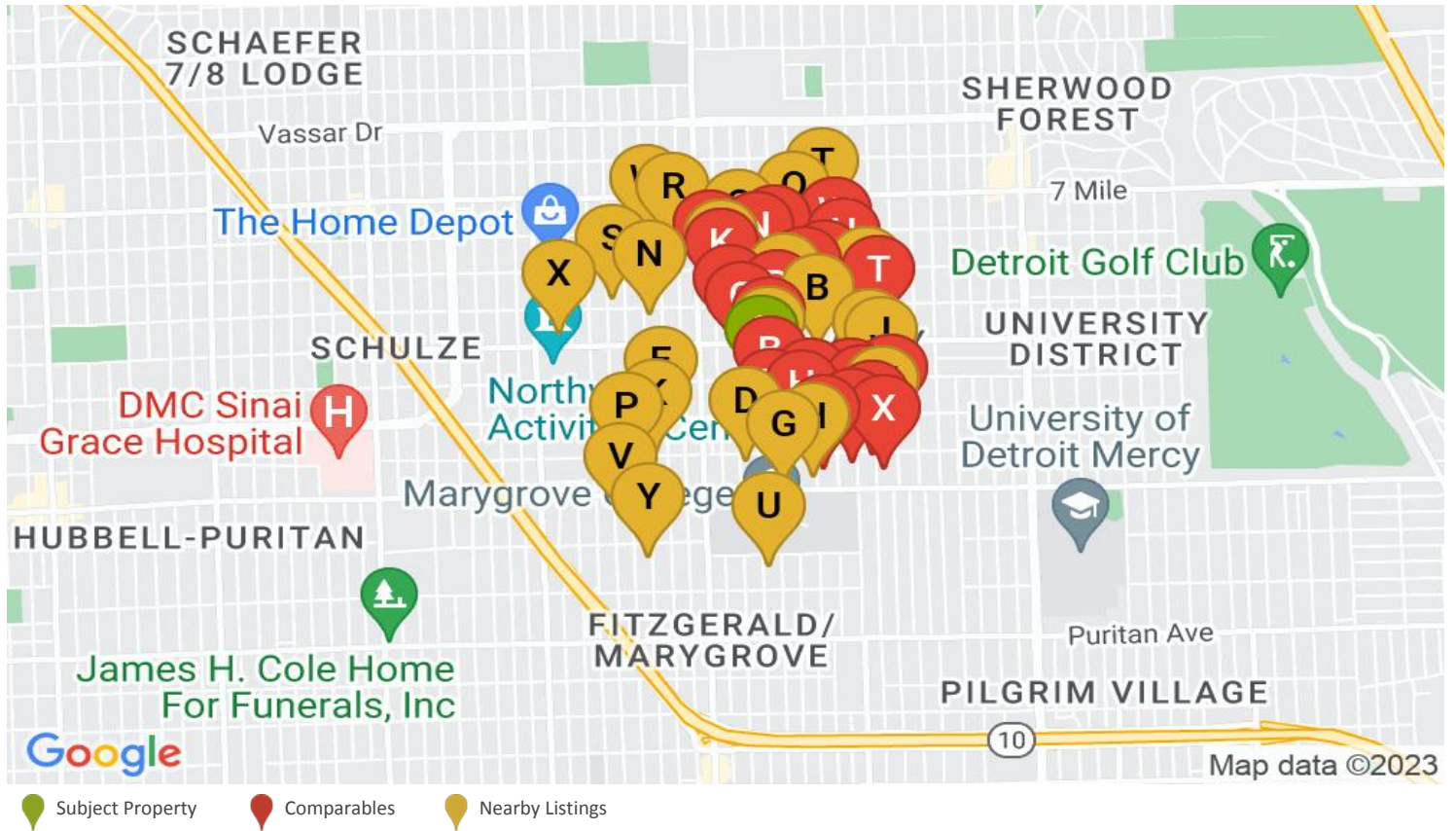
Total Taxable Value: \$38,000
Property Tax: \$799

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
10/2022	Sold	\$117,500/est	\$59	219	LETITIA PATTERSON	RCH Brokerage Legacy Inc	20221041090
9/12/2022	Pending	\$125,000	\$63	174	Letitia N Patterson	RCH Brokerage Legacy Inc	20221041090
9/14/2022	Active - Price	\$125,000	\$63	176	LETITIA PATTERSON	RCH Brokerage Legacy Inc	20221041090
3/23/2022	Active - New Listing	\$130,000	\$66	1	LETITIA PATTERSON	Rch Brokerage Legacy Inc	20221041090
03/2022	Fail - FAIL	\$130,000	\$66	3	LETITIA PATTERSON	Rch Brokerage Legacy Inc	2220019035
3/21/2022	Active - New Listing	\$130,000	\$66	1	Letitia N Patterson	RCH Brokerage Legacy Inc	2220019035
03/2022	Fail - FAIL	\$130,000	\$66	1	LETITIA PATTERSON	Rch Brokerage Legacy Inc	60061012
3/23/2022	Active - New Listing	\$130,000	\$66	1	LETITIA PATTERSON	Rch Brokerage Legacy Inc	60061012
11/2021	Fail - FAIL	\$130,000	\$66	3	LETITIA PATTERSON	Rch Brokerage Legacy Inc	2210097355
11/23/2021	Active - New Listing	\$130,000	\$66	1	Letitia N Patterson	RCH Brokerage Legacy Inc	2210097355
09/2022	Fail - FAIL	\$130,000	\$66	31	LETITIA PATTERSON	RCH Brokerage Legacy Inc	60138369
03/2022	Fail - FAIL	\$130,000	\$66	213	LETITIA PATTERSON	RCH Brokerage Legacy Inc	R2220019035
12/2021	Fail - FAIL	\$130,000	\$66	72	LETITIA PATTERSON	Rch Brokerage Legacy Inc	40257404

Comparables & Nearby Listings

Subject Property: 17586 Wisconsin St, Detroit, MI 48221-2504



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.06		18019 Ohio St, Detroit, Mi 48221	10/27/22	\$249,900			2,195	\$114	3	2	4,792	92
B	0.08		17511 Ohio St, Detroit, Mi 48221	1/19/23	\$228,500			1,726	\$132	3	1	4,792	90
C	0.13		18074 Indiana St, Detroit, Mi 48221	12/22/22	\$200,000			1,632	\$123	3	1	4,792	93
D	0.16		18114 Ohio St, Detroit, Mi 48221	8/30/22	\$225,000			1,613	\$139	3	2	4,356	91
E	0.18		17329 Ohio St, Detroit, Mi 48221	7/01/22	\$233,000			1,716	\$136	3	2	4,356	94
F	0.19		18203 Indiana St, Detroit, Mi 48221	8/30/22	\$212,000			1,932	\$110		1.5	5,227	72
G	0.21		17363 Northlawn St, Detroit, Mi 48221	3/01/22	\$200,000			1,714	\$117	3	1.5	4,792	88
H	0.22		17320 Cherrylawn St, Detroit, Mi 48221	12/01/22	\$240,000			2,212	\$108	3	2	4,792	84
I	0.27		18261 Northlawn St, Detroit, Mi 48221	6/17/22	\$245,000			2,068	\$118		2.5	4,792	87
J	0.31		17361 Greenlawn St, Detroit, Mi 48221	9/01/22	\$230,000			1,935	\$119	3	2	5,227	89
K	0.32		18400 Kentucky St, Detroit, Mi 48221	2/01/23	\$214,770			1,824	\$118	3	1.5	4,792	75
L	0.32		18285 Roselawn St, Detroit, Mi 48221	7/27/22	\$239,000			1,800	\$133	3	2	4,792	86
M	0.33		17160 Northlawn St, Detroit, Mi 48221	3/01/23				2,090		4	3	4,792	95
N	0.35		18460 Wisconsin St, Detroit, Mi 48221	9/19/22	\$190,000			1,989	\$96	4	2	4,792	93
O	0.35		17336 Greenlawn St, Detroit, Mi 48221	4/01/22	\$273,000			2,135	\$128	4	2	5,227	82
P	0.37		17183 Greenlawn St, Detroit, Mi 48221	7/01/22				2,085			2	4,356	96
Q	0.37		18480 Ohio St, Detroit, Mi 48221	5/16/22	\$235,000			1,824	\$129	3	2	4,356	92
R	0.39		18467 Kentucky St, Detroit, Mi 48221	12/01/22	\$200,000			1,846	\$108	4	1	4,356	73
S	0.4		17207 Woodingham Dr, Detroit, Mi 48221	5/06/22	\$230,000			1,970	\$117	3	1	4,356	89
T	0.41		18228 Woodingham Dr, Detroit, Mi 48221	7/15/22	\$237,000			1,900	\$125	3	2	4,792	83
U	0.41		18435 Greenlawn St, Detroit, Mi 48221	7/01/22	\$235,000			1,836	\$128	3	1	4,792	88

V	0.42	17369 Santa Barbara Dr, Detroit, Mi 48221	5/01/22		2,254		4	2	6,534	93
W	0.46	18508 Roselawn St, Detroit, Mi 48221	1/20/23	\$268,000	2,077	\$129	3	3	4,792	88
X	0.46	17156 Woodingham Dr, Detroit, Mi 48221	12/27/22	\$289,000	2,315	\$125	4	4	4,792	93

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	A	17617 Ohio St, Detroit, Mi 48221	12/15/20	\$71,700	3/11/23	\$129,000	1,625	\$79	2	1.5	4,356	76
B	0.22	P	18096 Northlawn St, Detroit, Mi 48221	5/13/16	\$40,000	2/24/23	\$219,900	3,364	\$65	6	2	5,227	72
C	0.22	P	18237 Cherrylawn St, Detroit, Mi 48221	9/15/17	\$127,600	2/09/23	\$194,900	1,806	\$108	3	1	3,920	88
D	0.25	P	17194 Indiana St, Detroit, Mi 48221			12/23/22	\$165,000	1,728	\$95	3	2		88
E	0.32	A	17415 Ilene St, Detroit, Mi 48221	4/13/22	\$125,000	3/12/23		1,203	\$104	3	1	4,356	88
F	0.33	P	17601 Woodingham Dr, Detroit, Mi 48221			1/31/23	\$99,990	1,581	\$63	3	2		93
G	0.33	A	8540 W Mcnichols Rd, Detroit, Mi 48221	8/26/21	\$15,000	1/13/23	\$150,000	1,680	\$89				77
H	0.34	P	17131 Northlawn St, Detroit, Mi 48221	1/29/21	\$60,000	1/31/23	\$259,900	2,094	\$124	3	3		95
I	0.35	A	18436 Kentucky St, Detroit, Mi 48221	8/06/14	\$70,000	1/11/23	\$135,000	1,694	\$80	3	1.5	4,792	81
J	0.36	A	17570 Woodingham Dr, Detroit, Mi 48221	1/06/11	\$6,380	1/18/23	\$164,900	1,564	\$105	3	2		88
K	0.39	P	17300 Griggs St, Detroit, Mi 48221	9/12/17	\$29,000	1/01/23	\$83,000	1,398	\$59	3	1	4,356	88
L	0.4	A	18261 Woodingham Dr, Detroit, Mi 48221	4/05/19	\$20,000	1/31/23	\$215,000	1,980	\$109	3	2		91
M	0.41	P	17332 Woodingham Dr, Detroit, Mi 48221	5/08/09	\$20,000	2/22/23	\$165,000	1,609	\$103	3	2		89
N	0.42	A	18292 Griggs St, Detroit, Mi 48221			2/22/23	\$67,000	1,270	\$53	3	1		83
O	0.43	A	18610 Indiana St, Detroit, Mi 48221	1/12/22	\$18,000	3/03/23	\$205,500	1,733	\$119	4	3		83
P	0.49	A	17189 Birwood St, Detroit, Mi 48221	4/20/21	\$95,000	2/10/23		1,552	\$61	4	2	3,920	93
Q	0.5	A	18672 Cherrylawn St, Detroit, Mi 48221	2/17/22	\$165,000	3/08/23	\$86,000	2,743	\$31	3	2		88
R	0.55	P	18675 Washburn St, Detroit, Mi 48221	8/04/22	\$80,000	2/13/23	\$60,000	1,042	\$58	4	2		76
S	0.55	P	18424 Mendota St, Detroit, Mi 48221	4/07/17	\$72,000	2/10/23	\$139,900	1,204	\$116	3	1	3,920	81
T	0.59	P	18925 Roselawn St, Detroit, Mi 48221			2/09/23	\$150,000	2,647	\$57	4	2	3,920	83
U	0.6	A	16570 Wisconsin St, Detroit, Mi 48221	10/13/22	\$85,000	2/24/23		1,700	\$50	3	2		95
V	0.61	C	16888 Mendota St, Detroit, Mi 48221	12/29/22	\$30,000	2/08/23	\$65,000	1,588	\$41	3	2	3,920	84
W	0.61	A	18700 Griggs St, Detroit, Mi 48221	1/03/17	\$59,200	1/27/23		1,108	\$53	3	1	3,920	73
X	0.64	P	18234 Manor St, Detroit, Mi 48221	10/08/19	\$75,000	3/07/23	\$77,900	788	\$99	3	1		81
Y	0.66	A	16611 Griggs St, Detroit, Mi 48221	8/18/22	\$53,271	3/10/23	\$46,800	1,220	\$38	3	1		74

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

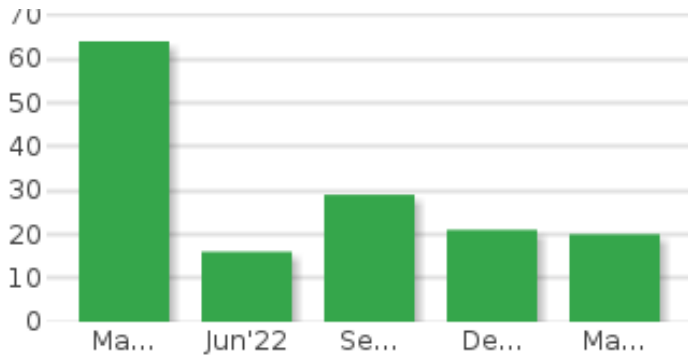


2.82 % Last 30 Days Price Change

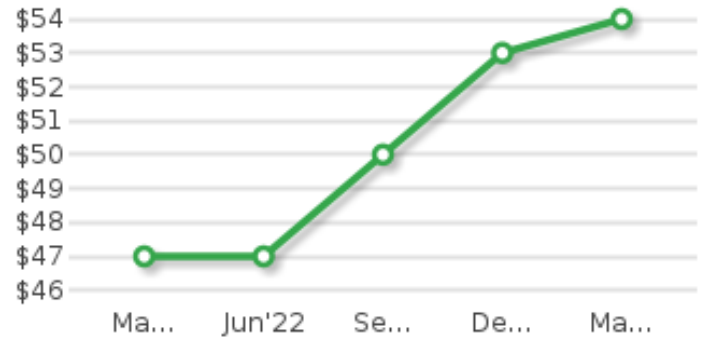


2.53 % Last 30 Days Rent Change

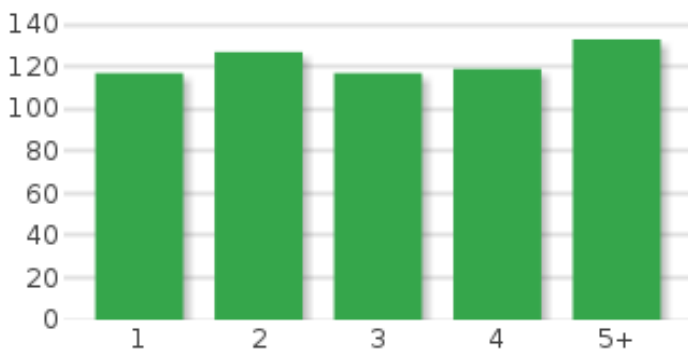
New Pre-Foreclosures



\$ / SqFt



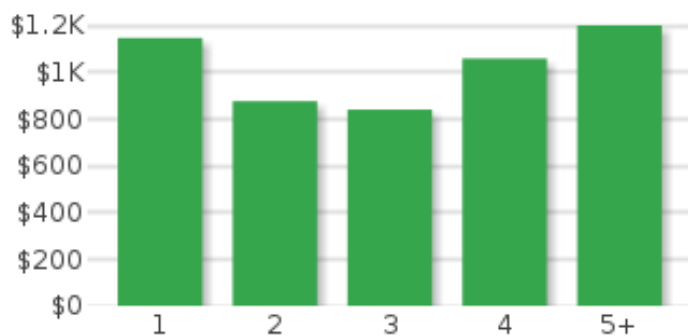
Average Days on Market



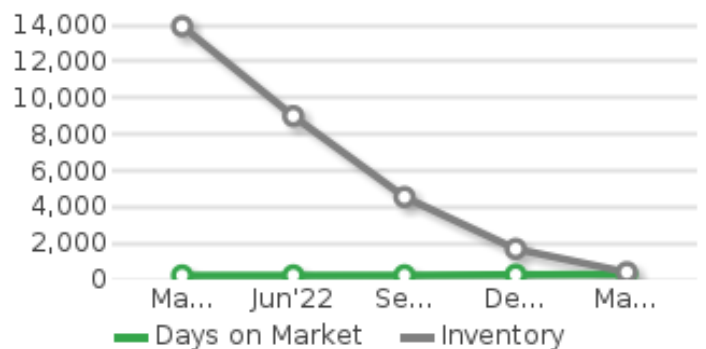
List Price vs. Sale Price



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