

Comparative Market Analysis

6001 Audubon Rd, Detroit, MI 48224

APN: 21072042.

Wayne County Data as of: 03/31/2023



Bedrooms: **Year Built:** 1951
Bathrooms: 1.5 **Square Feet:** 1,744

Status: Off Market
Distressed: Yes
Ownership: Individual
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: HARRIS DRU E
Mailing Address: 6001 AUDUBON RD
DETROIT, MI 48224

Comparables	
Properties:	56
Avg. Sale Price:	\$98,665
Days on Market:	91
Opportunity	
Estimated Value:	\$125,170
Estimated Equity:	\$125,170
Mortgage Balance:	\$0
Monthly Rent:	\$1,023
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 6001 AUDUBON RD, DETROIT, MI 48224-2601 C028 CURRENTLY OWNED BY HARRIS DRU E HAVING A TAX ASSESSOR NUMBER OF 21072042. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 504 LOT: 8-9 AND DESCRIBED IN DOCUMENT NUMBER 2012014715 DATED 01/13/2012 AND RECORDED 01/13/2012.

Last Market Sale

Seller: WAYNE COUNTY TREASURER
Buyer: HARRIS DRU
Rec. Date: 01/13/2012
Sale Date: 01/13/2012
Sale Price: \$2,379

Current Listing Status

There is no listing data available.

Active Pre-Foreclosure Status

Doc. Type: Notice of Rescission
Rec. Date: 04/07/2022
Default Date:
Default Amount:
Unpaid Balance:

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association		Home Owner Assessments Fee	\$50	

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 6,534 SqFt. **Stories:** 1.5 **Parking Spaces:** 1
Zoning: R1 **Living Area:** 1,744 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1951 **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.** \$1

Open Liens

Owner 1: HARRIS DRU E **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$125,170

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 #
04/07/2022	Notice of Rescission		Harris Dru E		141133
03/28/2022	County/City Tax Lien (DELINQUENT TAX)		Dru E Harris	Wayne County Treasurer	101572
04/01/2021	County/City Tax Lien (DELINQUENT TAX)		Dru E Harris	Wayne County Treasurer	135104
03/26/2020	County/City Tax Lien (DELINQUENT TAX)		Dru E Harris	Wayne County Treasurer	86865

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
01/27/2006	1st / Trust Deed/Mortgage	\$133,200	Peoples Choice Home Loan Inc	Nelson Lucille	Adjustable Rate	30 Years
08/11/2004	1st / Trust Deed/Mortgage	\$103,000	Michigan Fidelity Acceptance Corp	Nelson Lucille	Adjustable Rate	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
11/15/2007	Quit Claim Deed	Non-Arm's length	Mortgage Electronic Registration	Us Bank Na	
02/17/2009	Other	Arm's-length Residential	U S Bank National Association	Harris Dru E	\$13,000
01/13/2012	Redemption Deed	Arm's-length Residential	Wayne County Treasurer	Harris Dru	\$2,379
10/17/2007	Sheriff's Deed	REO and Trustee Deeds	Mackey Pauline, Nelson Lucille	Mortgage Electronic Registration	\$68,000

Tax Status

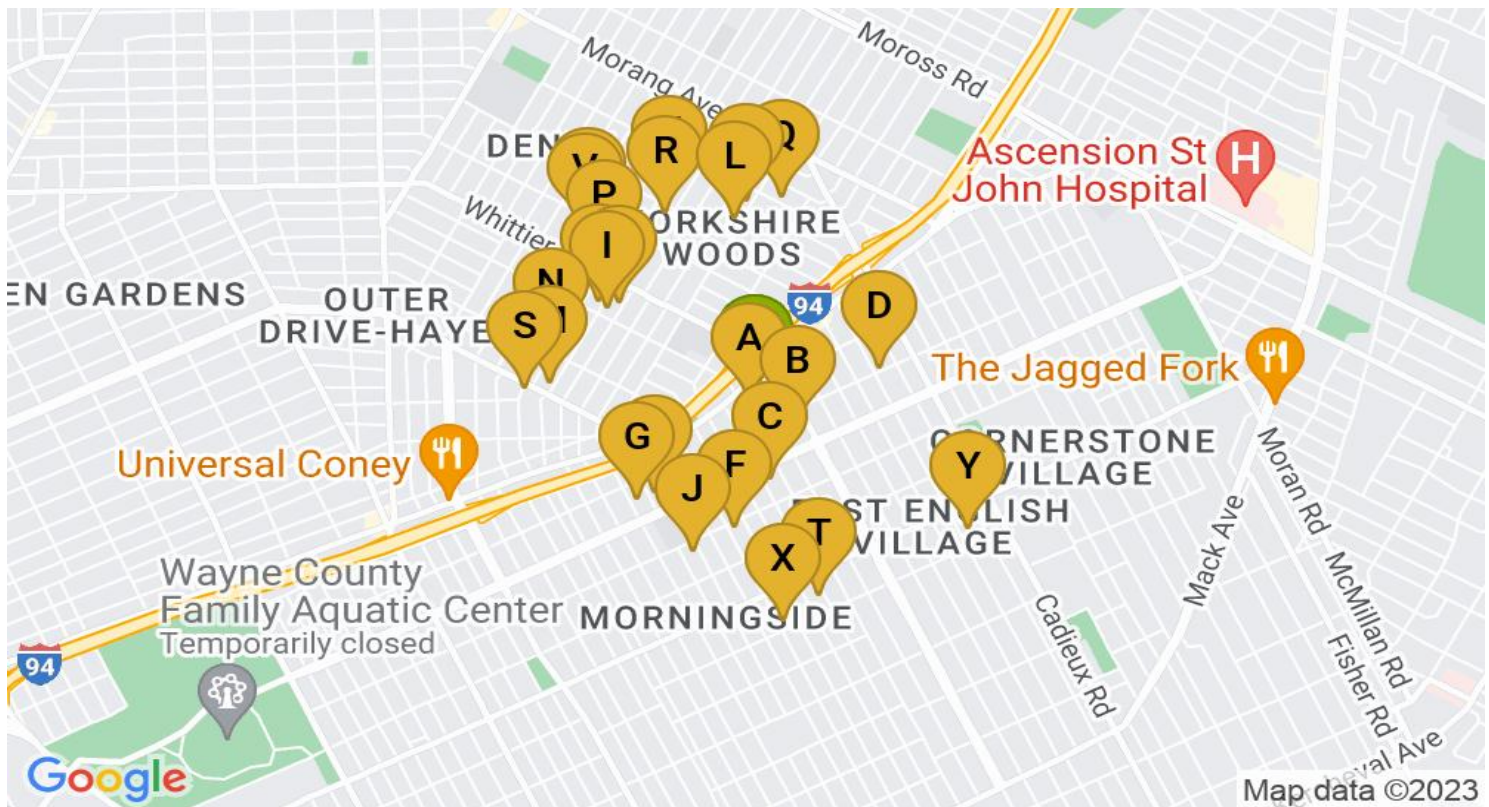
Assessor Parcel #:	21072042.	Land Value:		Total Taxable Value:	\$37,800
Tax Year:	2022	Improvement Value:		Property Tax:	\$726

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 6001 Audubon Rd, Detroit, MI 48224-2601



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	0.03	A	5984 Courville St, Detroit, Mi 48224	8/07/19	\$40,000	2/08/23	\$99,000	1,379	\$72	4	1		82

B	0.16	A	5767 Whittier St, Detroit, Mi 48224	12/15/20	\$99,900	3/12/23	\$130,000	2,494	\$52	2	6,534	96	
C	0.29	C	5572 Three Mile Dr, Detroit, Mi 48224	8/24/18	\$20,000	2/08/23		1,957	\$10	2	4,792	94	
D	0.38	A	5900 Grayton St, Detroit, Mi 48224	6/30/16	\$52,000	3/18/23		1,626	\$32	3	2	6,098	93
E	0.44	A	5752 Chatsworth St, Detroit, Mi 48224			2/25/23	\$105,000	2,600	\$40	3		95	
F	0.45	A	5306 Haverhill St, Detroit, Mi 48224	12/14/20	\$71,600	3/13/23		1,505	\$48	3	1.5	4,792	94
G	0.49	P	5766 Balfour Rd, Detroit, Mi 48224	1/27/22	\$53,750	2/18/23		1,910	\$28	3	1.5	5,227	90
H	0.5	P	10259 Nottingham Rd, Detroit, Mi 48224	1/15/19	\$41,500	2/18/23	\$39,900	1,146	\$35	3	1.5	3,920	85
I	0.52	A	10318 Beaconsfield St, Detroit, Mi 48224	9/25/19	\$36,000	2/22/23		1,146	\$31	3	1	4,792	83
J	0.55	A	5293 Berkshire St, Detroit, Mi 48224	3/02/20	\$72,900	3/16/23	\$82,000	1,240	\$66	3	1.5	4,356	77
K	0.55	P	10327 Beaconsfield St, Detroit, Mi 48224	5/03/22	\$49,000	3/07/23	\$80,000	941	\$85	3	1		85
L	0.57	A	10451 Mckinney St, Detroit, Mi 48224	12/23/19	\$16,500	3/06/23	\$50,000	1,369	\$37	3	1	4,356	93
M	0.61	A	9927 Beaconsfield St, Detroit, Mi 48224	2/28/19	\$44,000	3/10/23	\$49,900	1,175	\$42	3	1	4,356	81
N	0.63	A	10211 Greensboro St, Detroit, Mi 48224	3/25/22	\$57,500	3/07/23	\$65,000	1,250	\$52	3	1		83
O	0.63	A	10603 Mckinney St, Detroit, Mi 48224	6/29/18	\$35,000	2/23/23	\$54,900	899	\$61	3	1	4,356	81
P	0.63	P	10740 Roxbury St, Detroit, Mi 48224	8/16/22	\$40,000	2/10/23		1,150	\$35	3	2		83
Q	0.65	A	10370 Britain St, Detroit, Mi 48224	12/03/18	\$35,000	3/08/23	\$39,900	1,058	\$38	3	1		83
R	0.65	A	10711 Nottingham Rd, Detroit, Mi 48224	5/29/18	\$32,000	2/20/23	\$37,500	1,112	\$34	3	1		77
S	0.68	A	9961 Berkshire St, Detroit, Mi 48224	5/21/09	\$2,275	3/19/23		893	\$3	2	1		86
T	0.69	A	4851 Three Mile Dr, Detroit, Mi 48224			3/21/23	\$140,000	1,614	\$87	3	2		97
U	0.7	A	10930 Beaconsfield St, Detroit, Mi 48224	12/23/15	\$24,000	3/05/23		1,128	\$21	3	2	5,663	75
V	0.73	A	10887 Lakepointe St, Detroit, Mi 48224	6/23/21	\$67,000	3/15/23	\$89,000	1,147	\$78	3	1	4,792	84
W	0.74	A	10909 Lakepointe St, Detroit, Mi 48224	4/27/21	\$86,800	2/05/23	\$45,000	1,162	\$39	3	1		83
X	0.75	P	4820 Haverhill St, Detroit, Mi 48224	5/10/19	\$75,000	3/01/23	\$60,000	1,844	\$33	4	2		96
Y	0.77	A	4850 Grayton St, Detroit, Mi 48224	4/10/20	\$156,600	3/17/23	\$290,000	2,442	\$119	3			93

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

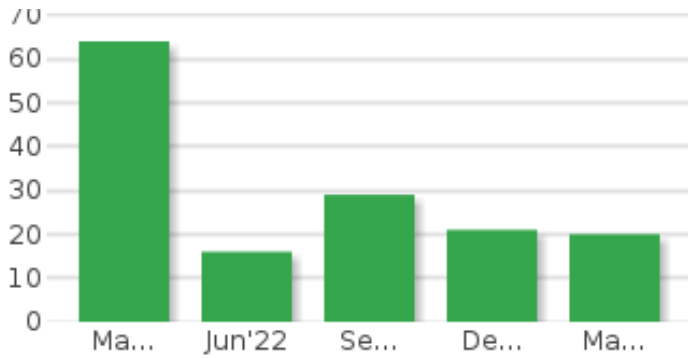


2.82 % Last 30 Days Price Change

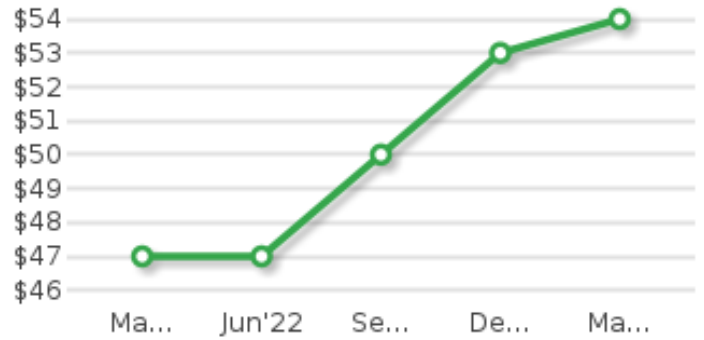


2.53 % Last 30 Days Rent Change

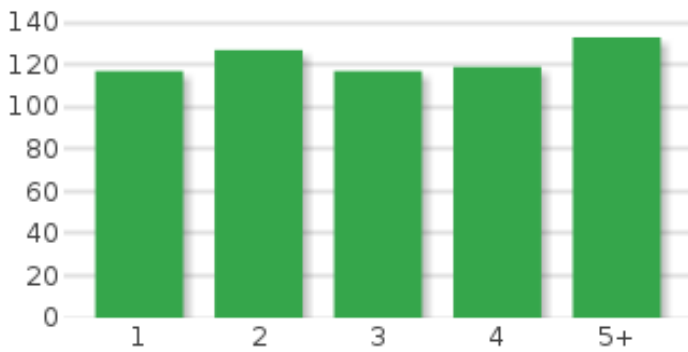
New Pre-Foreclosures



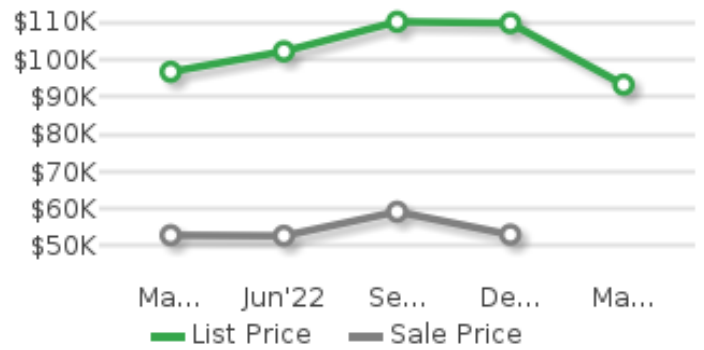
\$ / SqFt



Average Days on Market



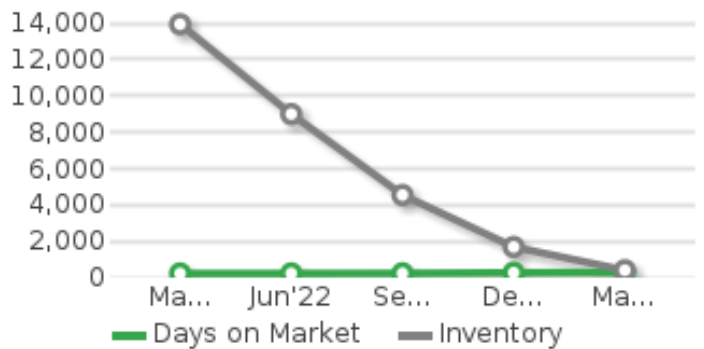
List Price vs. Sale Price



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