

Comparative Market Analysis

88 Calvert St, Detroit, MI 48202

APN: 02001561.

Wayne County Data as of: 03/06/2023



Bedrooms: Year Built: 1910
Bathrooms: 1.5 **Square Feet:** 1,560
Status: Off Market
Distressed: Yes
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: COOPER LESIA
Mailing Address: 19366 CONLEY ST
DETROIT, MI 48234

Comparables
Properties: 19
Avg. Sale Price: \$62,745
Days on Market: 93

Opportunity
Estimated Value: \$81,897
Estimated Equity: \$81,897
Mortgage Balance: \$0
Monthly Rent: \$1,396
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 88 CALVERT ST, DETROIT, MI 48202-1204 C044 CURRENTLY OWNED BY COOPER LESIA HAVING A TAX ASSESSOR NUMBER OF 02001561. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 301 LOT: .

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

Current Listing Status

There is no listing data available.

Active Pre-Foreclosure Status

Doc. Type: Notice of Rescission
Rec. Date: 07/29/2022
Default Date:
Default Amount:
Unpaid Balance:

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Planned Unit Development		Home Owner Assessments Fee	\$40	Annually

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 4,792 SqFt. **Stories:** 2 **Parking Spaces:** 2
Zoning: R1 **Living Area:** 1,560 SqFt. **Pool:** **Parking Type:** Detached Garage
Year Built: 1910 **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.**

Open Liens

Owner 1: COOPER LESIA **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$81,897

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 #
07/29/2022	Notice of Rescission		Cooper Lisa		250234
03/24/2022	County/City Tax Lien (DELINQUENT TAX)		Lisa Cooper	Wayne County Treasurer	78281
03/30/2021	County/City Tax Lien (DELINQUENT TAX)		Lisa Cooper	Wayne County Treasurer	112179
03/30/2021	County/City Tax Lien (DELINQUENT TAX)		Lisa Cooper	Wayne County Treasurer	112179
04/12/2019	County/City Tax Lien (DELINQUENT TAX)		Lisa Cooper	Wayne County Treasurer	134269
04/12/2019	County/City Tax Lien (DELINQUENT TAX)		Lisa Cooper	Wayne County Treasurer	134269

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
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
There is no sale data available.					

Tax Status

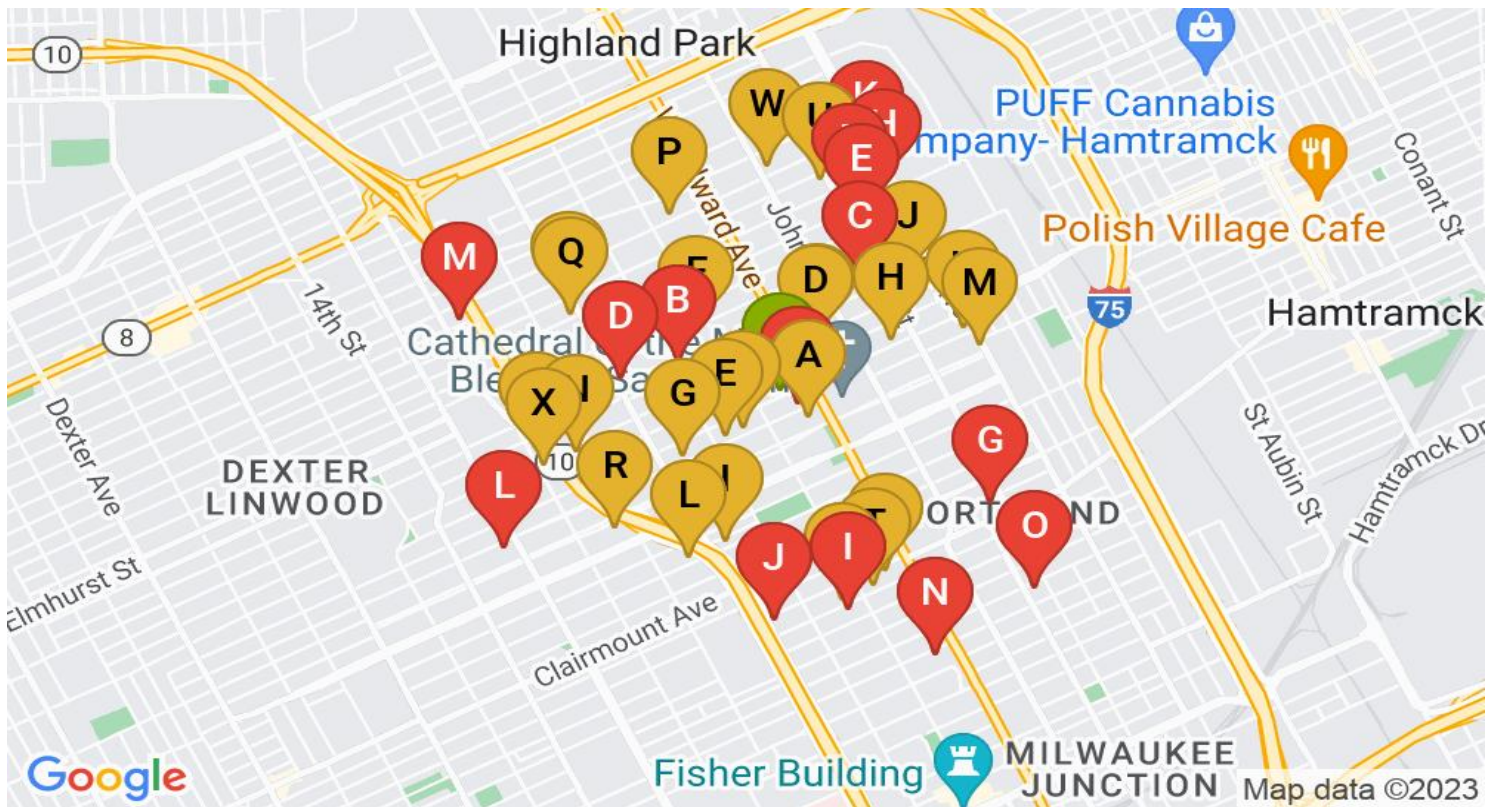
Assessor Parcel #:	02001561.	Land Value:		Total Taxable Value:	\$12,300
Tax Year:	2022	Improvement Value:		Property Tax:	\$512

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 88 Calvert St, Detroit, MI 48202-1204



● Subject Property
 ● Comparables
 ● Nearby Listings

COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.07		60 Glynn Ct, Detroit, Mi 48202	9/20/22	\$200,000			1,400	\$143	3	1	3,920	111
B	0.32		753 Webb St, Detroit, Mi 48202	12/14/22	\$229,000			1,797	\$127	4	3	4,792	119
C	0.44		306 Woodland St, Detroit, Mi 48202	2/06/23	\$200,000			1,862	\$107	3	1.5	5,227	109
D	0.48		958 Webb St, Detroit, Mi 48202	10/18/22	\$227,957			1,662	\$137		1.5	3,049	115

E	0.6	189 Connecticut St, Highland Park, Mi 48203	9/16/22	\$145,000			1,364	\$106	3	1	6,098	116
F	0.65	189 California St, Highland Park, Mi 48203	3/30/22	\$125,000			1,550	\$81	3	2	6,098	114
G	0.72	328 Josephine St, Detroit, Mi 48202	3/01/22	\$285,000			1,622	\$176		1.5	6,098	113
H	0.74	251 California St, Highland Park, Mi 48203	1/06/23	\$149,900			1,284	\$117	3	1	6,098	113
I	0.75	649 Gladstone St, Detroit, Mi 48202	7/28/22	\$102,434			1,747	\$59	4	1	3,920	118
J	0.76	905 Hazelwood St, Detroit, Mi 48202	4/01/22	\$170,070			1,425	\$119	3	1.5	6,970	115
K	0.8	246 Rhode Island St, Highland Park, Mi 48203	9/20/22	\$142,500			1,525	\$93	3	1.5	6,098	110
L	0.97	1939 Glynn Ct, Detroit, Mi 48206	2/06/23	\$249,000			1,658	\$150	4	1	4,792	103
M	0.98	1568 Highland St, Detroit, Mi 48206	9/02/22	\$100,000			1,344	\$74		1	3,920	107
N	0.98	55 W Euclid St #3, Detroit, Mi 48202	6/06/22	\$208,008			1,714	\$121	3	2	43,560	25
O	0.99	420 E Philadelphia St, Detroit, Mi 48202	4/01/22	\$260,410			1,640	\$159	3	2.5	5,227	113

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	0.12	A	70 W Boston Blvd, Detroit, Mi 48202			1/06/23	\$2,999,999	15,379	\$195	14	8	4	109
B	0.17	A	674 Glynn Ct, Detroit, Mi 48202	8/23/93	\$200,000	12/04/22	\$450,000	5,996	\$75	9	6		109
C	0.19	A	70 Rosedale Ct, Detroit, Mi 48202			2/06/23	\$75,000					7,405	
D	0.19	A	60 Rosedale Ct, Detroit, Mi 48202			2/06/23	\$85,000					3,485	
E	0.22	A	734 Glynn Ct, Detroit, Mi 48202	5/14/04	\$121,090	12/14/22	\$235,000	2,550	\$92	5	4		106
F	0.31	A	119 Tuxedo St, Highland Park, Mi 48203	3/06/20	\$7,250	1/17/23	\$64,900	1,796	\$36	3	2		107
G	0.36	A	902 Glynn Ct, Detroit, Mi 48202	8/07/08	\$3,900	1/26/23	\$109,000	1,579	\$69	4	1.5	3,920	110
H	0.37	A	299 Trowbridge St, Detroit, Mi 48202	7/22/21	\$139,000	11/23/22	\$149,900	2,500	\$60	4	2		109
I	0.52	A	916 Edison St, Detroit, Mi 48202	4/07/03	\$85,000	11/24/22	\$295,000	1,834	\$161	5	3		112
J	0.53	A	568 Englewood St, Detroit, Mi 48202	10/23/20	\$16,500	2/21/23	\$1,500	1,536	\$1	4	1		121
K	0.58	P	639 Belmont St, Detroit, Mi 48202	9/03/20	\$65,000	1/30/23	\$85,000	2,122	\$40		2		110
L	0.61	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
M	0.61	A	659 E Boston Blvd, Detroit, Mi 48202			1/15/23	\$165,000	2,879	\$57	4	2		101
N	0.64	A	1441 Lawrence St, Detroit, Mi 48206			3/01/23	\$1,960	2,600	\$1	3	1		96
O	0.67	A	71 Hazelwood St, Detroit, Mi 48202			1/25/23	\$13,500						
P	0.67	A	70 Highland St, Highland Park, Mi 48203	2/04/19	\$6,000	11/07/22	\$474,000	38,752	\$12				93
Q	0.67	A	280 Richton St, Highland Park, Mi 48203	8/10/22	\$330,000	10/29/22	\$549,900	21,696	\$25		34		95
R	0.67	P	1453 W Boston Blvd, Detroit, Mi 48206			10/23/22	\$289,900	2,547	\$114	5	3		108
S	0.68	A	12223 Hamilton Ave, Highland Park, Mi 48203	2/01/19	\$13,191	11/08/22	\$499,000	3,000	\$166			1	110
T	0.7	A	130 Gladstone St, Detroit, Mi 48202	8/09/10	\$150,000	12/09/22	\$80,000	3,204	\$25		4		111
U	0.7	A	166 Rhode Island St, Highland Park, Mi 48203			9/29/22		1,820		3	2		112
V	0.71	A	650 Gladstone St, Detroit, Mi 48202	2/08/08	\$40,200	11/15/22	\$68,000	35,516	\$2				97
W	0.74	A	101 Colorado St, Highland Park, Mi 48203	10/06/22	\$54,000	1/01/23	\$97,000	1,695	\$57	4	2	6,098	108
X	0.74	P	1553 Lawrence St, Detroit, Mi 48206	12/04/06		10/05/22	\$15,000	2,506	\$6		2		107
Y	0.75	A	11534 Woodrow Wilson St, Detroit, Mi 48206			8/22/22	\$75,000						

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

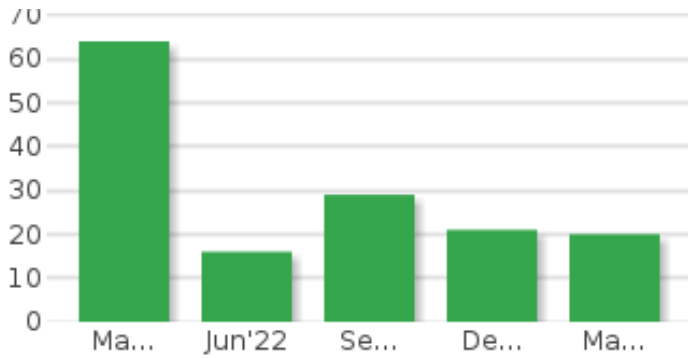


2.82 % Last 30 Days Price Change

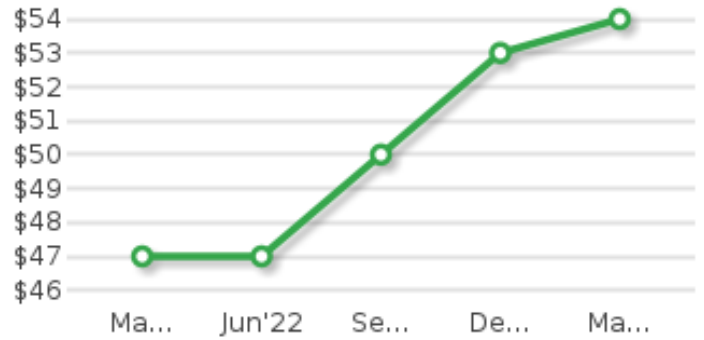


2.53 % Last 30 Days Rent Change

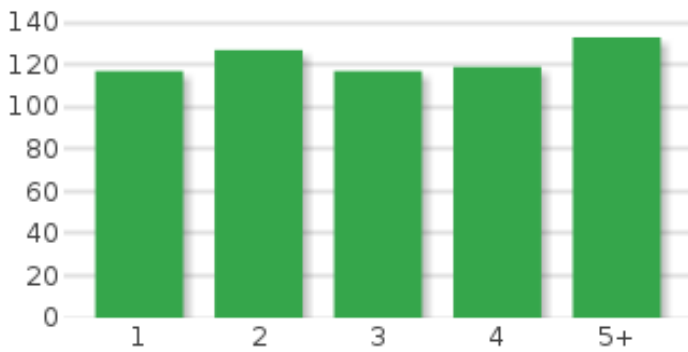
New Pre-Foreclosures



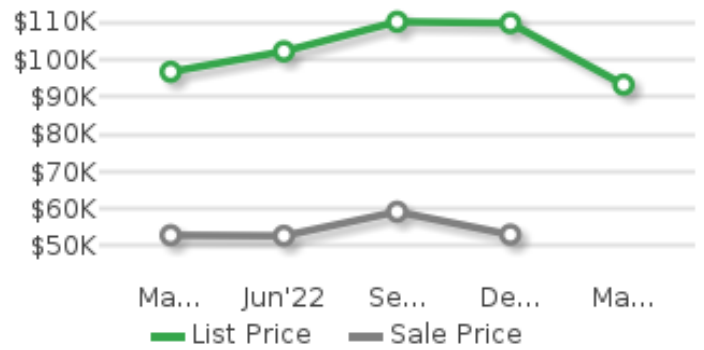
\$ / SqFt



Average Days on Market



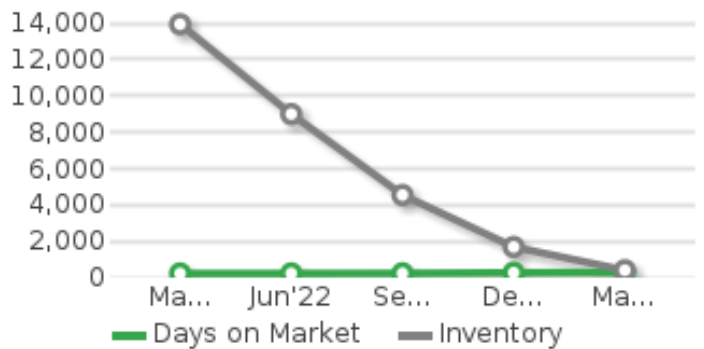
List Price vs. Sale Price



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