

Comparative Market Analysis

8355 Mayfair St, Taylor, MI 48180

APN: 60 032 04 0048 000

Wayne County Data as of: 04/18/2023



Bedrooms: **Year Built:** 1955
Bathrooms: 1 **Square Feet:** 915

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: BLACKBURN RANDALL J
Mailing Address: 8355 MAYFAIR ST
TAYLOR, MI 48180

Comparables
Properties: 49
Avg. Sale Price: \$142,061
Days on Market: 70

Opportunity
Estimated Value: \$144,052
Estimated Equity: \$101,902
Mortgage Balance: \$42,150
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 8355 MAYFAIR ST, TAYLOR, MI 48180-2921 C023 CURRENTLY OWNED BY BLACKBURN RANDALL J HAVING A TAX ASSESSOR NUMBER OF 60 032 04 0048 000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 48.

Last Market Sale

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

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:** 6,970 SqFt. **Stories:** 1 **Parking Spaces:** 2
Zoning: R-1C **Living Area:** 915 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1955 **Bedrooms:** **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** Forced air unit **Exterior Wall:**
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.**

Open Liens

Owner 1: BLACKBURN RANDALL J **Combined Loan To Value:** 29.26 %
Owner 2: **Estimated Equity:** \$101,902

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
07/09/2018	1st / Trust Deed/Mortgage	\$56,000	First Community Mtg Inc	Blackburn Randall J	Conventional	15 Years

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
09/25/2015	1st / Trust Deed/Mortgage	\$50,000	Citizens Bank Na	Blackburn Randall J	Variable	299 Months
02/14/2008	1st / Trust Deed/Mortgage	\$15,000	Nat'l City Bank	Blackburn Randall J	Conventional	30 Years
07/30/2007	1st / Trust Deed/Mortgage	\$10,000	Nat'l City Bank	Blackburn Randall J	Conventional	30 Years
08/01/2014	1st / Trust Deed/Mortgage	\$25,000	Rbs Citizens Na	Blackburn Randall J	Variable	298 Months

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

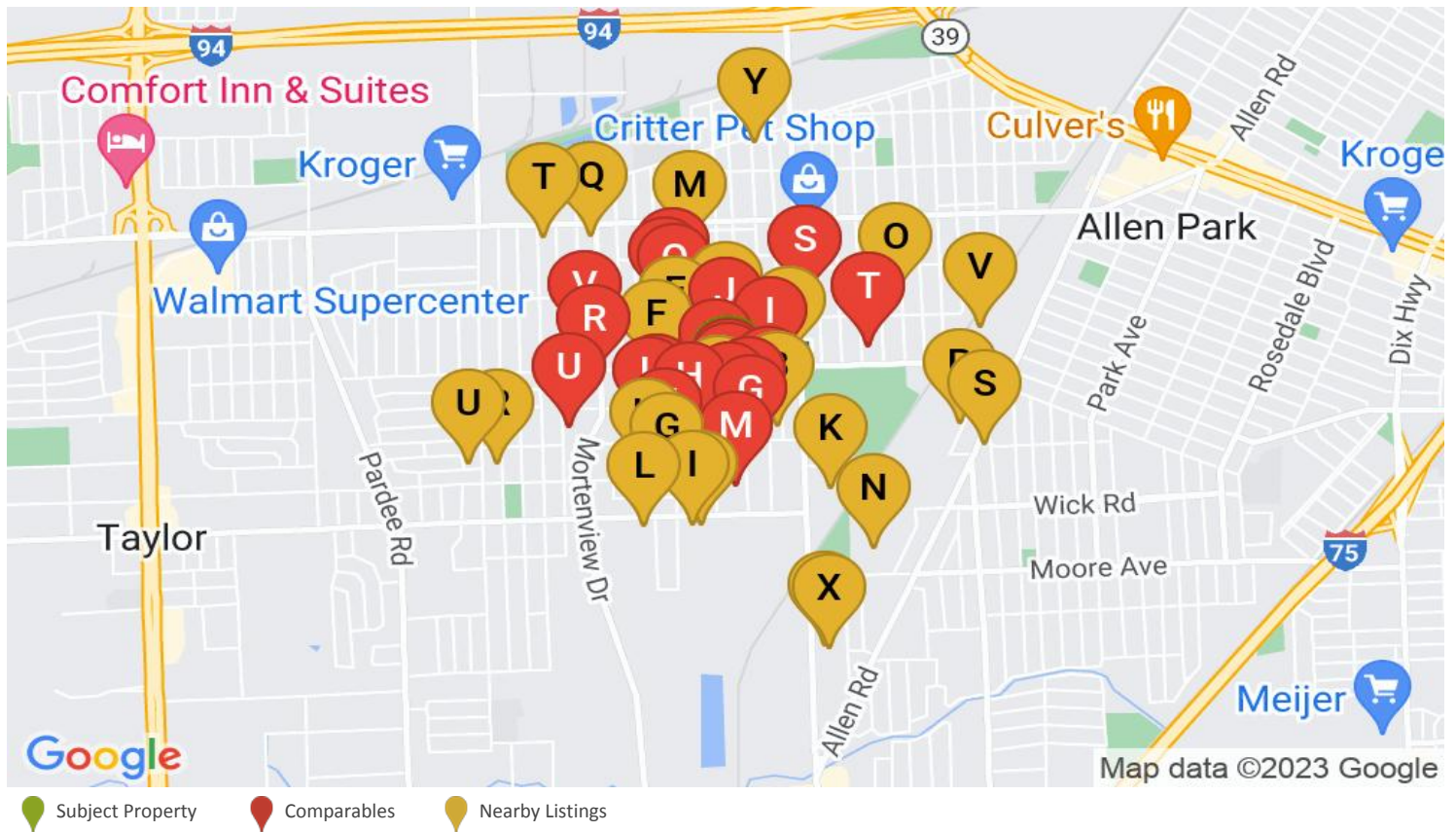
Assessor Parcel #:	60 032 04 0048 000	Land Value:		Total Taxable Value:	\$65,300
Tax Year:	2022	Improvement Value:		Property Tax:	\$1,791

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
There is no listing history data available.							

Comparables & Nearby Listings

Subject Property: 8355 Mayfair St, Taylor, MI 48180-2921



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.01		8365 Mayfair St, Taylor, Mi 48180	4/29/22	\$170,000			1,015	\$167	3	2	6,970	68
B	0.02		8375 Mayfair St, Taylor, Mi 48180	5/31/22	\$165,000			915	\$180	3	2	6,970	68
C	0.07		8292 Mayfair St, Taylor, Mi 48180	7/01/22	\$164,900			915	\$180	3	1	6,970	68
D	0.08		8749 Mayfair St, Taylor, Mi 48180	10/01/22	\$156,000			1,007	\$155	3	1	6,098	68
E	0.09		8729 Weddel St, Taylor, Mi 48180	6/10/22	\$159,000			1,020	\$156	3	2	6,098	68
F	0.13		8395 Jackson St, Taylor, Mi 48180	8/01/22	\$160,000			915	\$175	3	2	6,534	68
G	0.15		8829 Weddel St, Taylor, Mi 48180	12/29/22	\$153,000			892	\$172	3	2	5,663	68
H	0.15		8749 Hipp St, Taylor, Mi 48180	7/12/22	\$165,000			1,007	\$164	3	1	5,663	68

I	0.18	20177 Champaign St, Taylor, Mi 48180	1/20/23	\$150,000		1,050	\$143	3	1	4,356	73
J	0.2	8013 Mayfair St, Taylor, Mi 48180	3/01/23	\$156,720		971	\$161	3	1	4,792	75
K	0.23	8718 Polk St, Taylor, Mi 48180	10/01/22	\$190,130		1,034	\$184	3	2	4,792	67
L	0.25	8721 Merrick St, Taylor, Mi 48180	10/24/22	\$185,000		1,026	\$180	3	2	6,098	63
M	0.25	9064 Weddel St, Taylor, Mi 48180	12/01/22	\$168,000		892	\$188	3	1	6,534	68
N	0.26	20736 Millard St, Taylor, Mi 48180	10/01/22			1,053		3	1	5,663	68
O	0.35	7828 Hipp St, Taylor, Mi 48180	9/30/22	\$165,000		1,000	\$165	3	1	5,227	80
P	0.39	7771 Polk St, Taylor, Mi 48180	6/24/22	\$175,000		1,080	\$162	3	1	6,098	67
Q	0.4	7744 Hipp St, Taylor, Mi 48180	9/27/22	\$165,000		1,000	\$165	3	1	5,227	80
R	0.42	8230 Mortenview Dr, Taylor, Mi 48180	12/01/22	\$190,000		1,000	\$190	3	1	6,534	67
S	0.44	7829 Pelham Rd, Allen Park, Mi 48101	9/01/22	\$159,900		1,000	\$160	4	1	4,792	73
T	0.48	8139 Balfour Ave, Allen Park, Mi 48101	6/29/22	\$180,000		1,020	\$176	3	2	8,276	73
U	0.49	8495 Clippert St, Taylor, Mi 48180	6/07/22	\$190,000		1,055	\$180	3	1	7,405	67
V	0.49	8059 Campbell St, Taylor, Mi 48180	2/01/23	\$205,000		931	\$220	3	2	5,663	60

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	0.07	A	8730 Mayfair St, Taylor, Mi 48180			4/12/23	\$169,900	1,007	\$169	3	2		68
B	0.16	A	8718 Ziegler St, Taylor, Mi 48180	3/27/97	\$55,700	4/11/23	\$170,000	1,034	\$164	3	2		67
C	0.25	P	20038 Champaign St, Taylor, Mi 48180	11/04/21	\$84,710	2/18/23	\$115,500	1,056	\$109	3	1		74
D	0.25	P	7921 Mayfair St, Taylor, Mi 48180	2/20/20	\$70,486	1/18/22	\$140,000	1,001	\$140	3	1		66
E	0.26	C	8008 Hipp St, Taylor, Mi 48180	7/31/20		3/15/23	\$150,000	1,344	\$112	4	2	5,227	69
F	0.26	P	20713 Champaign St, Taylor, Mi 48180	1/27/22	\$46,891	2/11/23	\$79,900	750	\$107	2	1	4,792	68
G	0.32	P	20731 Mary St, Taylor, Mi 48180	10/22/21	\$82,000	3/15/23	\$155,000	1,263	\$123	3	1		68
H	0.33	A	20915 Millard St, Taylor, Mi 48180	4/07/22	\$107,595	4/07/23	\$106,000	1,053	\$101	3	1		68
I	0.4	A	Wick, Taylor, Mi 48180			11/01/22	\$79,900					1	
J	0.4	A	20525 Wick Rd, Taylor, Mi 48180	8/10/18	\$10,292	8/12/22	\$165,900	2,527	\$66			1	46
K	0.41	P	19257 Herrick St, Allen Park, Mi 48101	9/16/05	\$145,000	3/28/23	\$225,000	1,007	\$223	4	2		69
L	0.47	P	20907 Wick Rd, Taylor, Mi 48180	8/21/17	\$5,417	3/25/23	\$149,900	1,181	\$127	3	1		71
M	0.57	P	7280 Huron St, Taylor, Mi 48180	7/13/17	\$67,000	3/27/23	\$115,000	825	\$139	3	1		83
N	0.64	P	18739 Lucy Ave, Allen Park, Mi 48101			3/31/23	\$175,000	1,091	\$160	3	2		70
O	0.64	P	7828 Cortland Ave, Allen Park, Mi 48101	8/05/99	\$89,353	3/24/23	\$185,000	1,100	\$168	3	1		71
P	0.71	P	8656 Louise Ave, Allen Park, Mi 48101	3/13/17	\$122,900	11/04/22	\$199,900	1,026	\$195	3	1		70
Q	0.72	P	7156 Mortenview Dr, Taylor, Mi 48180	9/22/09	\$40,006	3/22/23	\$164,900	910	\$181	3	2		62
R	0.73	P	8856 Katherine St, Taylor, Mi 48180	5/17/02	\$71,000	4/11/23	\$120,900	812	\$149	2	1		69
S	0.79	A	8907 Allen Rd, Allen Park, Mi 48101	6/09/22	\$113,290	3/25/23	\$204,900	1,708	\$120	3	1	3,920	68
T	0.81	P	7141 William St, Taylor, Mi 48180	8/18/17	\$89,900	2/02/23	\$100,000	707	\$141	2	1		70
U	0.82	P	22032 Brian St, Taylor, Mi 48180			3/07/23	\$179,900	1,008	\$178	3	2		57
V	0.82	A	16235 Belmont Ave, Allen Park, Mi 48101	7/19/21	\$975,000	1/31/23	\$995	849	\$1	2	1	22,651	57
W	0.85	C	10018 Allen Pointe Dr, Allen Park, Mi 48101	4/23/04	\$80,990	3/19/23	\$85,000	796	\$107	2	1		54
X	0.86	A	10065 Allen Pointe Dr, Allen Park, Mi 48101	10/19/22	\$75,000	11/06/22	\$1,200	796	\$2	2	2		54
Y	0.91	P	20185 Pinecrest St, Taylor, Mi 48180	9/30/21	\$91,267	2/02/23	\$89,000	987	\$90	3	3		84

A: Active P: Pending C: Contingent

Statistics for Taylor, MI

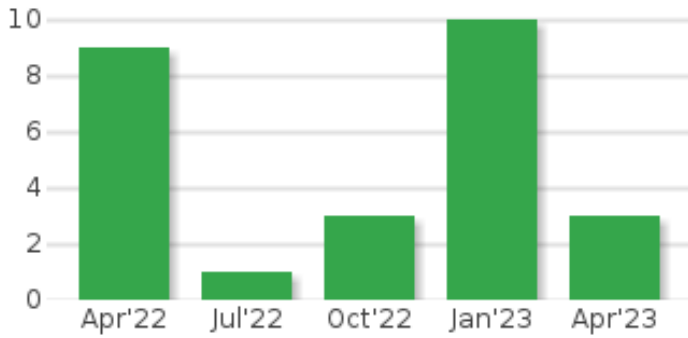


0.56 % Last 30 Days Price Change

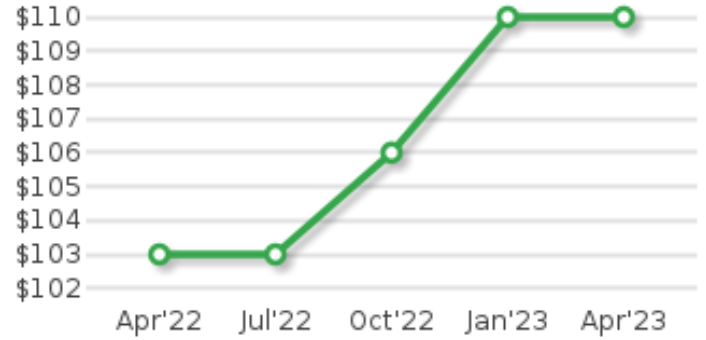


3.27 % Last 30 Days Rent Change

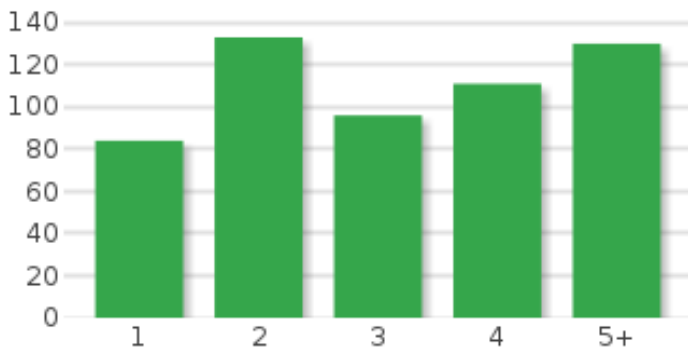
New Pre-Foreclosures



\$ / SqFt



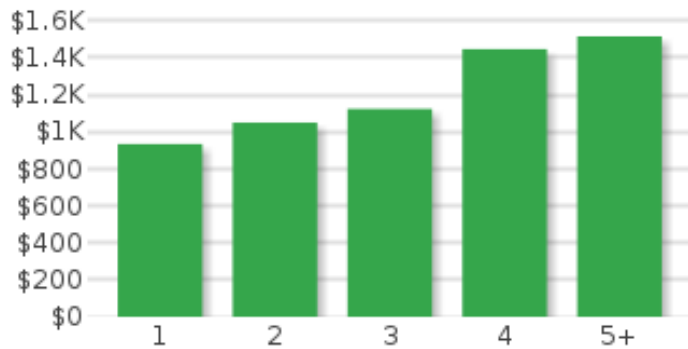
Average Days on Market



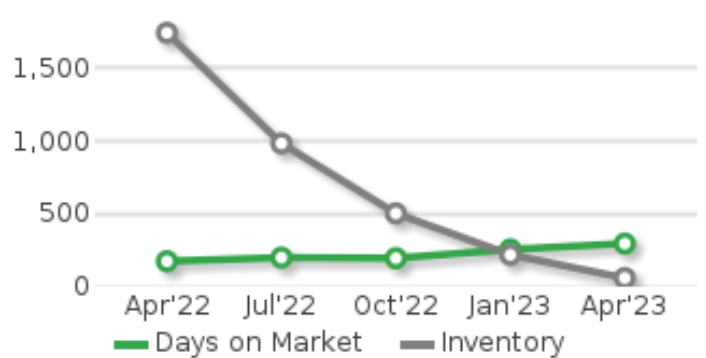
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Taylor, MI


Market Trend

 0 %
82
New Listings


Last 30 Days

 0 %
9
Closed Sales


Market Trend

 0 %
711
New Listings


Last 6 Months

 0 %
198
Closed Sales


Listing Trend

 0 %
59
Homes for Sale


Last 30 Days


 7.02 %
\$113,986
Average List Price


Listing Trend


 0 %
502
Homes for Sale


Last 6 Months

 0.58 %
\$118,903
Average List Price

 4.66 %
\$97
Average List \$ / SqFt

 -7.7 %
295
Average DOM


 -0.58 %
\$93
Average List \$ / SqFt

 8.7 %
195
Average DOM


Sales Trend

 -100 %
0
Homes Sold


Last 30 Days


 0 %
Average Sale Price


Sales Trend


 0 %
402
Homes Sold


Last 6 Months

 4.21 %
\$123,269
Average Sale Price

 0 %
Average Sale \$ / SqFt

 -35.94 %
69
Average DOM

 6.83 %
\$107
Average Sale \$ / SqFt

 0.36 %
115
Average DOM