

Comparative Market Analysis

5553 Nottingham Rd, Detroit, MI 48224

APN: 21066882.

Wayne County Data as of: 05/08/2023



Bedrooms:
Bathrooms: 1.5
Year Built: 1927
Square Feet: 1,784
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: PALMER PARTINA
Mailing Address: 5511 DREXEL ST
DETROIT, MI 48213

Comparables	
Properties:	51
Avg. Sale Price:	\$78,371
Days on Market:	163
Opportunity	
Estimated Value:	\$67,031
Estimated Equity:	\$30,427
Mortgage Balance:	\$36,604
Monthly Rent:	\$1,188
Liens:	\$0

Property Description:
A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 5553 NOTTINGHAM RD, DETROIT, MI 48224-3134 C021 CURRENTLY OWNED BY PALMER PARTINA HAVING A TAX ASSESSOR NUMBER OF 21066882. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 712 LOT: AND DESCRIBED IN DOCUMENT NUMBER 203495269 DATED 06/11/2003 AND RECORDED 07/29/2003.

Last Market Sale

Seller: HUD
Buyer: PALMER PARTINA
Rec. Date: 07/29/2003
Sale Date: 06/11/2003
Sale Price: \$27,000

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
Zoning: R2
Year Built: 1927
Style: Bungalow
Basement: Unspecified Basement
Lot Size: 4,792 SqFt.
Living Area: 1,784 SqFt.
Bedrooms:
Bathrooms: 1.5
Total Rooms:
Stories: 1.5
Pool:
Fireplace:
Heating: Forced air unit
Cooling:
Parking Spaces: 2
Parking Type: Garage
Interior Wall:
Exterior Wall: Brick
Price / Sq.Ft. \$15

Open Liens

Owner 1: PALMER PARTINA
Owner 2:
Combined Loan To Value: 54.61 %
Estimated Equity: \$30,427

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
05/24/2013	1st / Trust Deed/Mortgage	\$57,281	Citibank Na	Palmer Allen	Conventional	22 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
08/31/2005	1st / Trust Deed/Mortgage	\$25,000	Michigan First Cu	Palmer Partina	Conventional	10 Years
03/31/2006	1st / Trust Deed/Mortgage	\$62,500	Sallie Mae Home Loans Inc	Palmer Allen	Conventional	30 Years

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
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Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
07/17/2002	Warranty Deed	Non-Arm's length	National City Mortgage Co	Hud	
06/11/2003	Deed	Arm's-length Residential	Hud, Federal Housing Commissioner	Palmer Partina	\$27,000

Tax Status

Assessor Parcel #: 21066882.
Tax Year: 2022

Land Value:
Improvement Value:

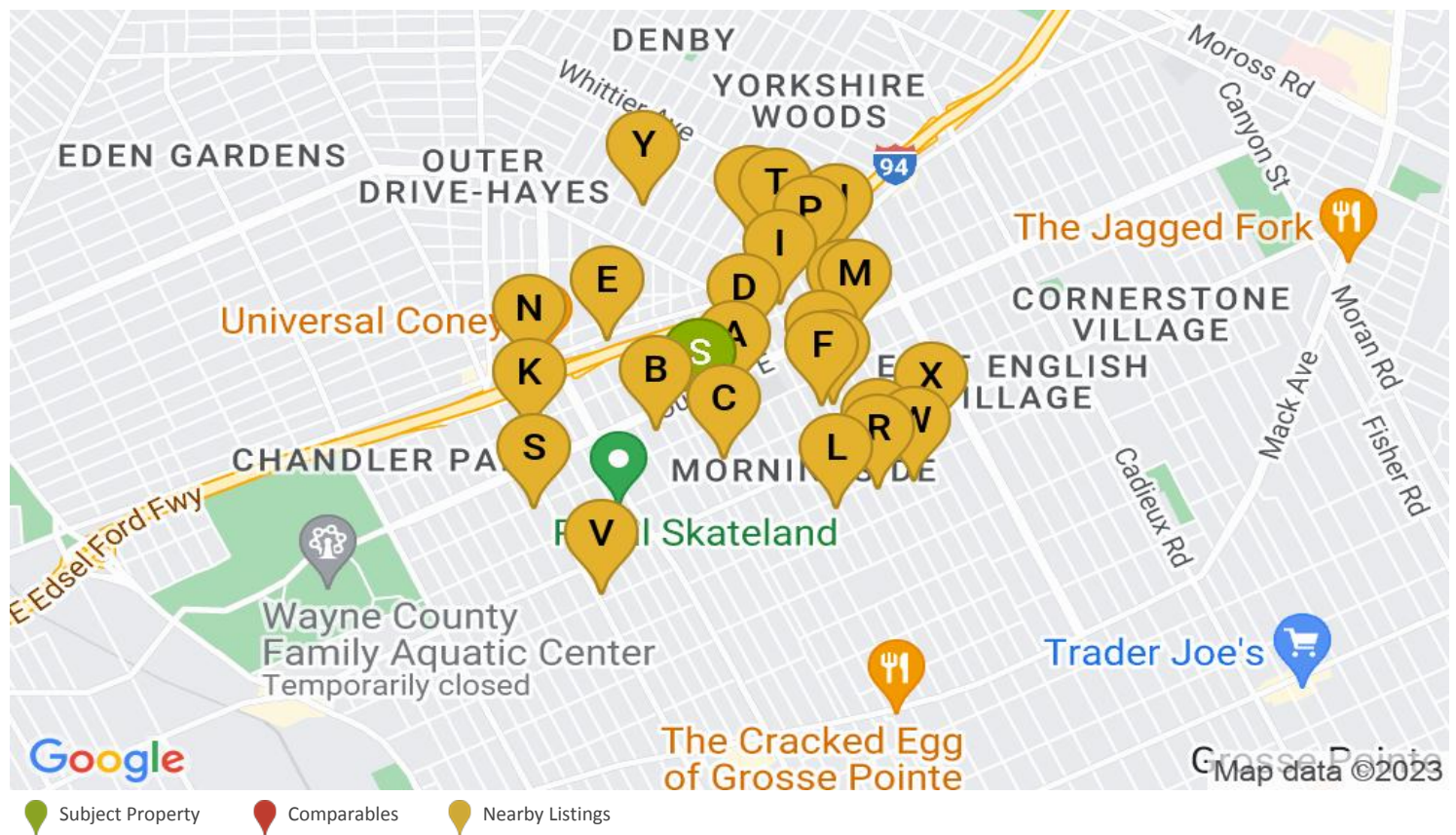
Total Taxable Value: \$22,700
Property Tax: \$575

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 5553 Nottingham Rd, Detroit, MI 48224-3134



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

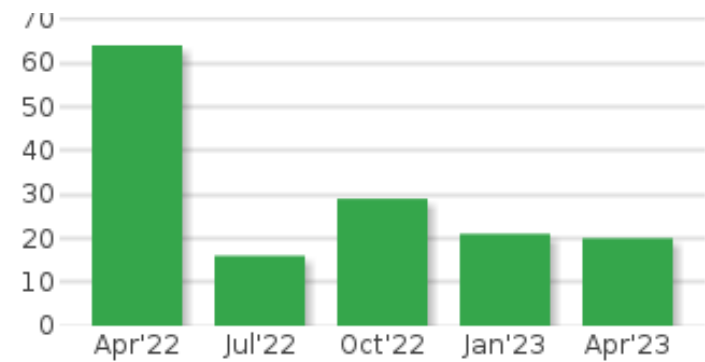
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.12	A	5561 Balfour Rd, Detroit, Mi 48224	8/29/19	\$50,000	3/18/23	\$119,000	1,482	\$80	4	2	5,663	85
B	0.14	A	5561 Lakepointe St, Detroit, Mi 48224	7/28/22	\$40,000	2/01/23	\$117,400	1,010	\$116	3	2		82
C	0.17	A	5201 Nottingham Rd, Detroit, Mi 48224			4/20/23		1,156		3	1		72
D	0.25	P	5752 Chatsworth St, Detroit, Mi 48224			2/25/23	\$105,000	2,600	\$40		3		95
E	0.37	A	15144 Harper Ave, Detroit, Mi 48224	10/09/20	\$100,000	4/15/23	\$349,900	2,200	\$159				70

F	0.37	A	5235 Haverhill St, Detroit, Mi 48224	6/04/21	\$50,000	3/03/23	\$199,900	2,154	\$93	4	3	4,792	95
G	0.38	A	5298 Haverhill St, Detroit, Mi 48224	3/11/22	\$30,000	4/19/23	\$164,900	1,573	\$105	3	3		94
H	0.41	P	5220 Haverhill St, Detroit, Mi 48224	9/28/22	\$39,000	4/03/23	\$62,900	1,448	\$43	3	1		96
I	0.44	P	5918 Haverhill St, Detroit, Mi 48224	5/28/21	\$72,000	1/30/23	\$105,000	1,282	\$82	3	2		95
J	0.51	A	11784 E Outer Dr, Detroit, Mi 48224	5/10/19	\$55,000	4/06/23	\$140,000	1,172	\$119	3	1		83
K	0.52	A	5803 Marlborough St, Detroit, Mi 48224	11/11/22	\$1,200	4/27/23	\$15,000	882	\$17	2	1		97
L	0.52	P	4693 Berkshire St, Detroit, Mi 48224	6/27/19	\$19,000	3/29/23	\$38,000	1,221	\$31	3	1	4,480	83
M	0.54	A	5580 Three Mile Dr, Detroit, Mi 48224	5/12/08	\$20,000	4/30/23	\$20,000	1,224	\$16	3	2	4,356	78
N	0.54	A	14622 Harper Ave, Detroit, Mi 48224	3/27/14	\$9,999	2/08/23	\$169,900	2,640	\$64				73
O	0.58	A	4813 Devonshire Rd, Detroit, Mi 48224	5/10/17	\$100,000	4/22/23		1,651	\$61	3	3		85
P	0.59	A	16230 Harper Ave, Detroit, Mi 48224	7/20/06	\$48,000	4/17/23	\$245,000	3,000	\$82				68
Q	0.6	A	9200 Devonshire Rd, Detroit, Mi 48224	10/25/20	\$59,000	4/18/23	\$89,000	1,760	\$51	3	1	4,356	92
R	0.6	P	4690 Haverhill St, Detroit, Mi 48224	10/26/12	\$40,440	3/28/23		1,296	\$31	3	2		84
S	0.6	P	5314 Lakewood St, Detroit, Mi 48213	12/07/22	\$80,000	3/10/23		835	\$96	3	1		82
T	0.62	A	9215 Bedford St, Detroit, Mi 48224	11/30/22	\$59,000	3/12/23	\$59,900	1,450	\$41	3	1	5,663	94
U	0.66	A	5984 Courville St, Detroit, Mi 48224	8/07/19	\$40,000	2/08/23	\$99,000	1,379	\$72	4	1		82
V	0.68	A	4810 Chalmers St, Detroit, Mi 48215	9/03/22	\$62,000	4/23/23	\$99,000	2,084	\$48		2	4,356	100
W	0.69	A	4666 Bedford St, Detroit, Mi 48224	10/06/22	\$27,500	2/13/23	\$115,000	2,032	\$57	4	2		93
X	0.71	A	4850 Courville St, Detroit, Mi 48224	11/27/20	\$86,900	3/29/23	\$165,000	1,498	\$110	3	1		97
Y	0.72	A	10211 Greensboro St, Detroit, Mi 48224	3/25/22	\$57,500	3/07/23	\$65,000	1,250	\$52	3	1		83

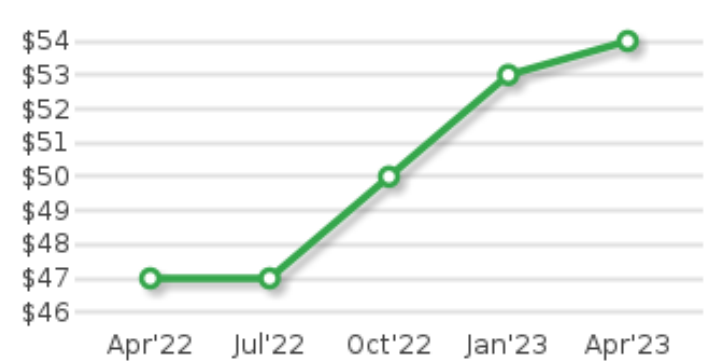
A: Active P: Pending C: Contingent



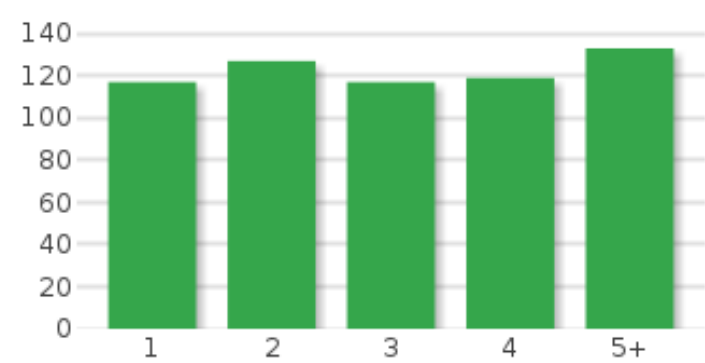
New Pre-Foreclosures



\$ / SqFt



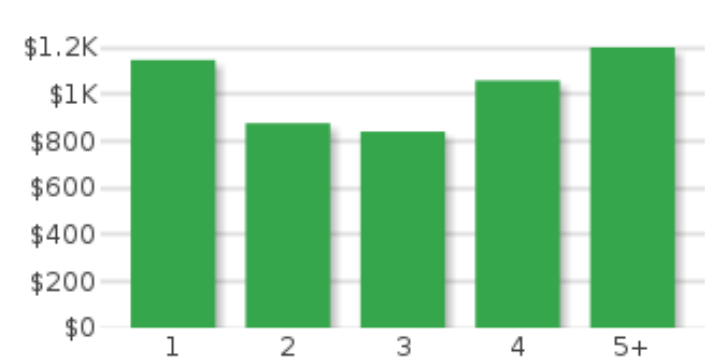
Average Days on Market



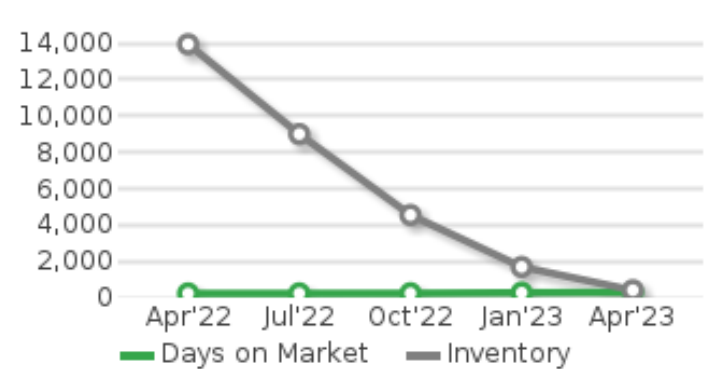
List Price vs. Sale Price




Average Monthly Rent



Days on Market vs. Inventory



Statistics for Detroit, MI

Market Trend		Last 30 Days		Market Trend		Last 6 Months	
 0 % 736		 0 % 46		 0 % 5,728		 0 % 1,168	
New Listings		Closed Sales		New Listings		Closed Sales	
Listing Trend		Last 30 Days		Listing Trend		Last 6 Months	
 0 % 408		 -16.77 % \$93,336		 0 % 4,549		 12.29 % \$110,230	
Homes for Sale		Average List Price		Homes for Sale		Average List Price	
 1.68 % \$61		 13.9 % 296		 2.04 % \$59		 4.8 % 239	
Average List \$ / SqFt		Average DOM		Average List \$ / SqFt		Average DOM	
Sales Trend		Last 30 Days		Sales Trend		Last 6 Months	
 -100 % 0		 0 %		 0 % 3,887		 22.84 % \$59,221	
Homes Sold		Average Sale Price		Homes Sold		Average Sale Price	
 0 %		 20.97 % 148		 10.86 % \$37		 -6.63 % 129	
Average Sale \$ / SqFt		Average DOM		Average Sale \$ / SqFt		Average DOM	