

Comparative Market Analysis

4510 High St, Ecorse, MI 48229

APN: 34-013-02-0019-000

Wayne County Data as of: 06/20/2023



Bedrooms: **Year Built:** 1915
Bathrooms: 2 **Square Feet:** 2,222

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: BARGAINEER LIONEL
Mailing Address: 43461 FIREBERRY DR
STERLING HEIGHTS, MI 48314

Comparables

Properties:	5
Avg. Sale Price:	\$142,400
Days on Market:	38

Opportunity

Estimated Value:	\$137,714
Estimated Equity:	\$137,714
Mortgage Balance:	\$0
Monthly Rent:	\$1,357
Liens:	\$2,299

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 4510 HIGH ST, ECORSE, MI 48229-1476 C036 CURRENTLY OWNED BY BARGAINEER LIONEL HAVING A TAX ASSESSOR NUMBER OF 34-013-02-0019-000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 19 AND DESCRIBED IN DOCUMENT NUMBER 2010.262701 DATED 06/02/2010 AND RECORDED 07/07/2010.

Listing Description:

Current tenants are moving out in two weeks; the seller will leave a deposit of \$2500 at the title company to ensure that tenants move out Two family units are currently occupied, and both tenants are moving out within the month. ARV \$180K

Last Market Sale

Seller: HSBC BANK USA NATIONAL
Buyer: WAQUAN TONY A
Rec. Date: 07/07/2010
Sale Date: 06/02/2010
Sale Price: \$8,000

Current Listing Status

Status: Fail
Date: 07/2022
Price: \$115,000

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: 5,227 SqFt.	Stories: 2	Parking Spaces:
Zoning:	Living Area: 2,222 SqFt.	Pool:	Parking Type:
Year Built: 1915	Bedrooms:	Fireplace:	Interior Wall:
Style:	Bathrooms: 2	Heating: Steam	Exterior Wall:
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$4

Open Liens

Owner 1: BARGAINEER LIONEL
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$137,714

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 #
03/31/2023	County/City Tax Lien (DELINQUENT TAX)		Tony Waquan	Wayne County Treasurer	107527
04/02/2021	County/City Tax Lien (DELINQUENT TAX)		Tony A Waquan	Wayne County Treasurer	151407
04/02/2021	County/City Tax Lien (DELINQUENT TAX)		Tony A Waquan	Wayne County Treasurer	151407
03/27/2020	County/City Tax Lien (DELINQUENT TAX)		Tony Waquan	Wayne County Treasurer	102142
09/10/2019	State Tax Lien (INCOME TAX)	\$2,299	Tony A Waquan		259698
04/11/2017	County/City Tax Lien (DELINQUENT TAX)		Tony Waquan	Wayne County Treasurer	149112

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
10/31/2006	1st / Trust Deed/Mortgage	\$85,000	Quicken Loans Inc	El Annan Kathy Raupp	Adjustable Rate	30 Years
11/03/2005	1st / Trust Deed/Mortgage	\$66,500	Quicken Loans Inc	El Annan Mohamad M	Conventional	30 Years
03/30/2006	1st / Trust Deed/Mortgage	\$76,500	Quicken Loans Inc	El Annan Mohamad M	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
06/02/2010	Other	Arm's-length Residential	Hsbc Bank Usa National Association	Waquan Tony A	\$8,000
10/14/2009	Sheriff's Deed	REO and Trustee Deeds	El Annan Kathy Raupp, El Annan	Hsbc Bank Usa National Association	\$98,308
07/19/2022	Quit Claim Deed	Non-Arm's length	Waquan Tony Alfred	Bargaineer Lionel	

Tax Status

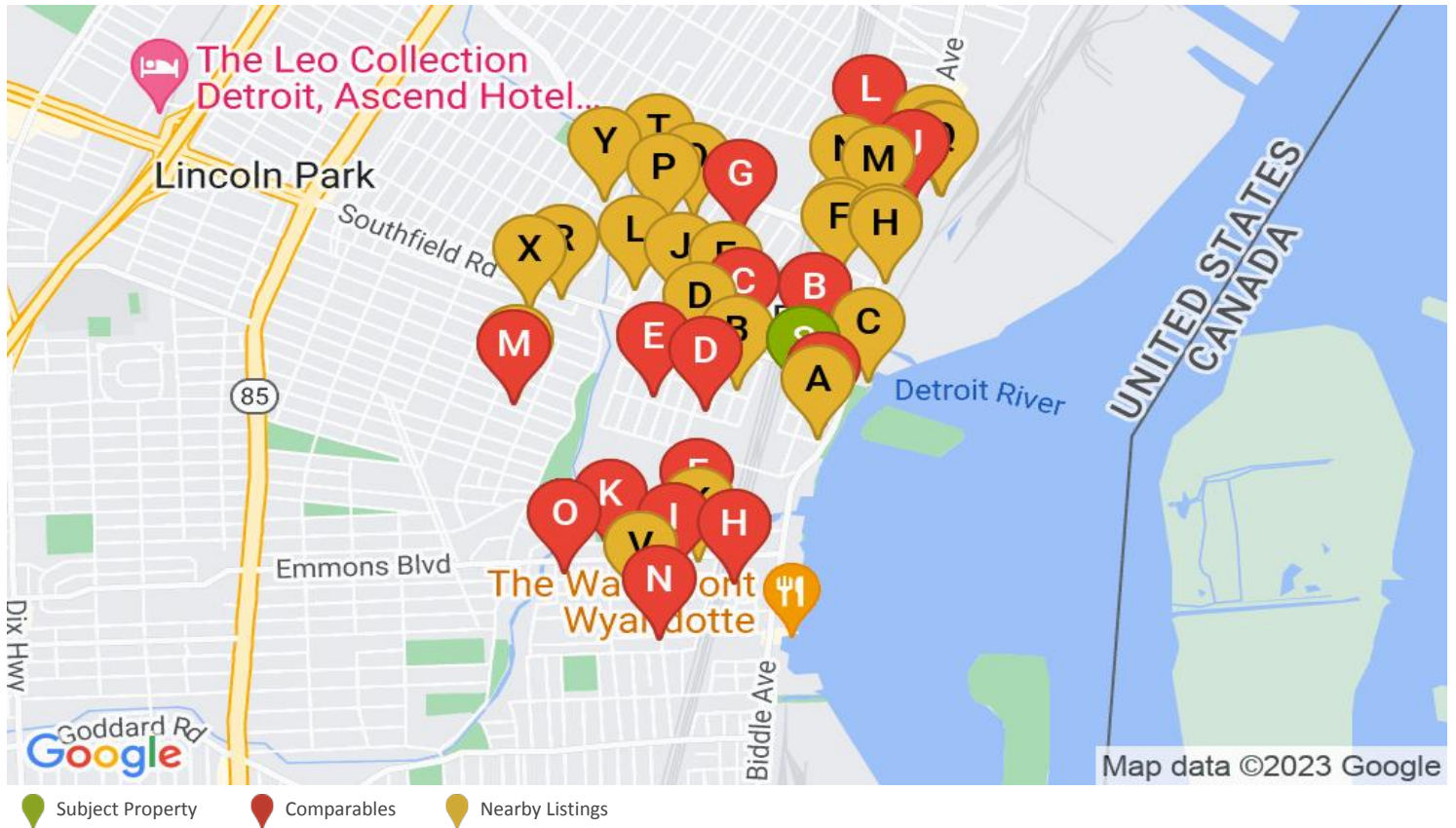
Assessor Parcel #:	34-013-02-0019-000	Land Value:		Total Taxable Value:	\$46,200
Tax Year:	2022	Improvement Value:		Property Tax:	\$1,195

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
07/2022	Fail - FAIL	\$115,000	\$52	11	La Donna Terrell	Eastside Real Estate Svcs	20221012738

Comparables & Nearby Listings

Subject Property: 4510 High St, Ecorse, MI 48229-1476



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.11		4548 W Jefferson Ave, Ecorse, Mi 48229	12/23/22	\$132,000			2,547	\$52		2	6,534	113
B	0.18		61 Labadie St, Ecorse, Mi 48229	8/12/22	\$126,000			2,151	\$59	5	1.5	9,148	112
C	0.27		148 Southfield Rd, Ecorse, Mi 48229	9/01/22	\$159,000			1,792	\$89			9,148	
D	0.3		4594 3rd St, Ecorse, Mi 48229	2/02/23	\$165,000			2,014	\$82			7,841	80
E	0.45		256 Suburban St, Ecorse, Mi 48229	9/01/22	\$94,000			1,820	\$52	3	1	4,356	65
F	0.55		266 North Dr, Wyandotte, Mi 48192	9/08/22	\$235,000			2,383	\$99	3	2	4,356	97
G	0.59		4265 7th St, Ecorse, Mi 48229	6/22/22	\$130,000			2,000	\$65	2	2	2,614	103
H	0.65		300 2nd St, Wyandotte, Mi 48192	2/13/23	\$180,000			1,939	\$93		3	5,663	99
I	0.72		353 Kings Hwy, Wyandotte, Mi 48192	11/01/22	\$202,700			2,000	\$101		2	3,485	96
J	0.74		14 E Josephine St, Ecorse, Mi 48229	8/01/22	\$140,000			1,920	\$73	4	2	7,405	109
K	0.78		542 Emmons Blvd, Wyandotte, Mi 48192	7/01/22	\$200,500			2,070	\$97	3	1	6,098	83
L	0.87		52 Salliotte Rd, Ecorse, Mi 48229	12/28/22	\$100,000			2,113	\$47	4	2	4,792	84
M	0.88		540 Farnham Ave, Lincoln Park, Mi 48146	11/01/22	\$199,900			2,112	\$95	5	3	4,356	72
N	0.92		403 Clinton St, Wyandotte, Mi 48192	8/01/22	\$199,900			1,782	\$112	4	2	3,049	97
O	0.93		734 Kings Hwy, Wyandotte, Mi 48192	10/18/22	\$255,000			2,600	\$98	5	3	3,485	97

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	0.14	P	4572 W Jefferson Ave, Ecorse, Mi 48229	10/28/10		4/15/23	\$189,000	1,330	\$142	2	2	3,485	88
B	0.2	P	134 White St, Ecorse, Mi 48229			10/25/22	\$65,000	924	\$70	2	2		102
C	0.21	A	4453 W Jefferson Ave, Ecorse, Mi 48229	1/11/02	\$48,000	6/06/23	\$850,000	2,288	\$372			1	79
D	0.35	P	4499 5th St, Ecorse, Mi 48229	6/09/09	\$4,100	5/18/23		1,134	\$4	4	2	3,049	105
E	0.37	A	4377 5th St, Ecorse, Mi 48229	2/20/15	\$5,000	4/25/23	\$59,900	800	\$75	2	1		100
F	0.43	P	4269 High St, Ecorse, Mi 48229	10/21/21	\$42,640	6/05/23	\$29,700	1,512	\$20	4	2		107
G	0.45	A	4255 High St, Ecorse, Mi 48229	1/27/23	\$90,000	5/28/23	\$299,000	3,480	\$86			16,117	
H	0.47	A	4265 W Jefferson Ave, Ecorse, Mi 48229	7/29/20	\$75,000	1/23/23	\$149,000	3,472	\$43				87
I	0.48	A	4259 W Jefferson Ave, Ecorse, Mi 48229	7/30/20	\$175,000	1/23/23	\$199,000	3,520	\$57				87
J	0.49	A	4402 7th St, Ecorse, Mi 48229	3/26/18	\$22,900	6/12/23	\$125,000	1,256	\$100	4	1		100
K	0.63	A	267 Emmons Blvd, Wyandotte, Mi 48192			6/11/23	\$225,000	2,856	\$79		2		98
L	0.63	P	4416 10th St, Ecorse, Mi 48229	2/02/17	\$43,000	3/15/23	\$70,000	1,012	\$69	3	1	7,841	51
M	0.65	A	19 W Woodward St, Ecorse, Mi 48229	4/14/22	\$52,000	6/03/23	\$99,000	1,045	\$95	3	2	3,049	103
N	0.66	P	59 W Woodward St, Ecorse, Mi 48229	3/04/21	\$30,000	3/30/23	\$74,800	1,216	\$62		2		101
O	0.7	A	4273 10th St, Ecorse, Mi 48229	7/29/22	\$5,000	4/30/23	\$45,000	480	\$94	1	1	6,534	99
P	0.72	A	4309 11th St, Ecorse, Mi 48229	9/22/17	\$900	3/30/23	\$55,000	864	\$64	3	1		69
Q	0.81	A	40 Cherrygrove St, Ecorse, Mi 48229	3/20/09	\$2,200	6/14/23	\$59,999	704	\$85	2	1		101
R	0.81	A	533 Southfield Rd, Lincoln Park, Mi 48146	11/13/08	\$320,000	3/20/23	\$999,000	9,000	\$111			1	66
S	0.81	A	36 Cherrygrove St, Ecorse, Mi 48229	4/05/18	\$10,218	12/06/22	\$75,000	816	\$92	2	2		98
T	0.84	P	4266 12th St, Ecorse, Mi 48229	12/28/22	\$10,000	4/15/23	\$90,000	1,188	\$76		2	3,920	102
U	0.84	A	21 Cherrygrove St, Ecorse, Mi 48229	7/06/20	\$53,000	2/27/23	\$139,000	1,440	\$97	3	1		85
V	0.85	A	454 Riverbank St, Wyandotte, Mi 48192	7/28/11	\$36,000	6/09/23	\$300,000	1,810	\$166	5	2	12,632	107
W	0.87	P	529 Mill St, Lincoln Park, Mi 48146	10/28/11	\$20,000	5/08/23	\$124,500	1,072	\$116	2	1	4,356	74
X	0.89	P	606 Park Ave, Lincoln Park, Mi 48146			5/12/23	\$109,900	884	\$124	3	1	3,049	62
Y	0.9	A	1330 Lejeune Ave, Lincoln Park, Mi 48146	8/21/18	\$70,950	6/12/23	\$99,900	936	\$107	3	2		66

Statistics for Ecorse, MI

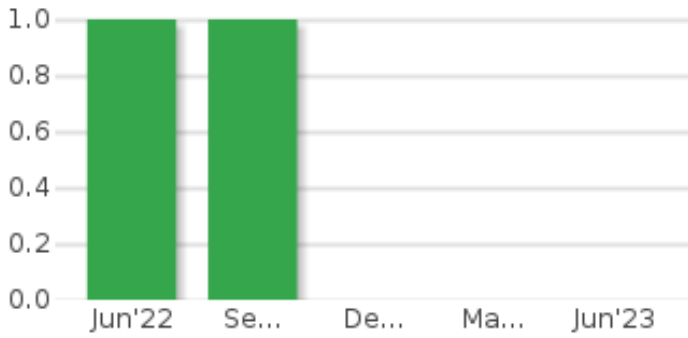


1.5 % Last 30 Days Price Change

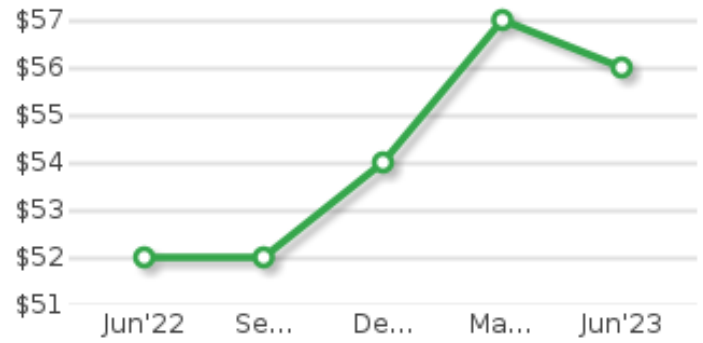


4.75 % Last 30 Days Rent Change

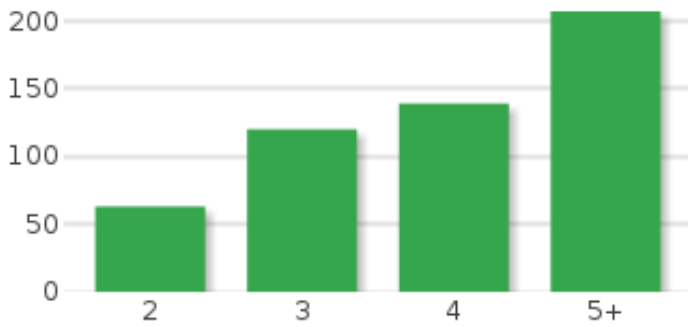
New Pre-Foreclosures



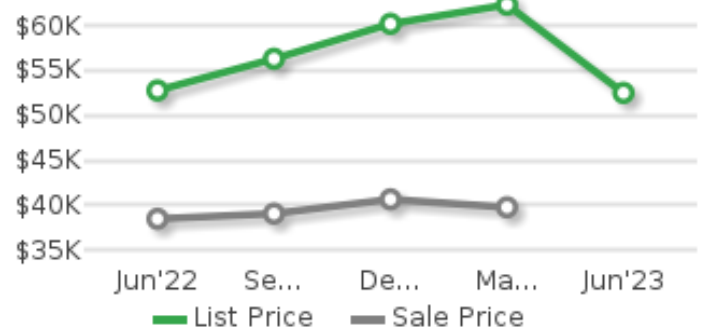
\$ / SqFt



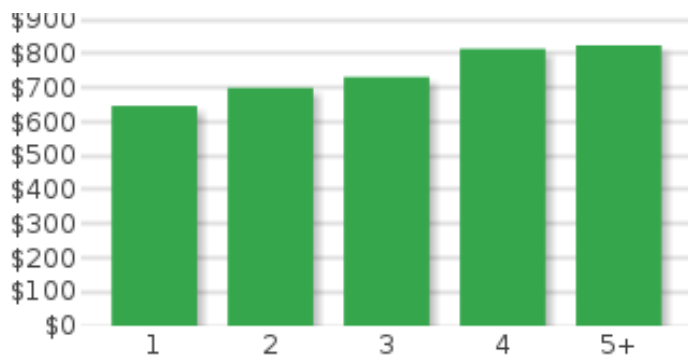
Average Days on Market



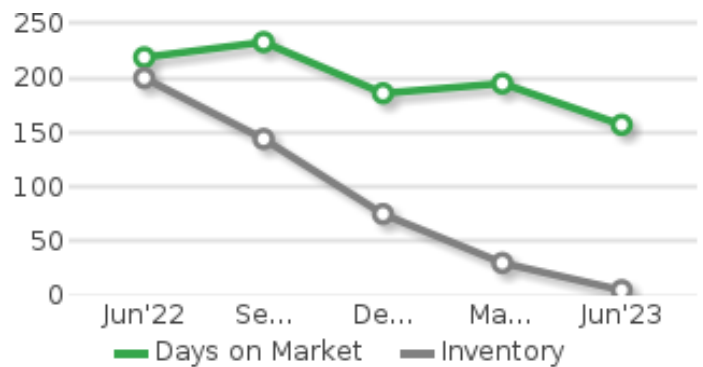
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Ecorse, MI


Market Trend

 0 %
19
New Listings


Last 30 Days

 0 %
2
Closed Sales


Market Trend

 0 %
103
New Listings


Last 6 Months

 0 %
28
Closed Sales


Listing Trend

 0 %
5
Homes for Sale


Last 30 Days


 -8.24 %
\$52,479
Average List Price


Listing Trend


 0 %
75
Homes for Sale


Last 6 Months

 12.33 %
\$60,141
Average List Price

 0.48 %
\$41
Average List \$ / SqFt

 -11.21 %
157
Average DOM


 12.12 %
\$45
Average List \$ / SqFt

 -20.47 %
186
Average DOM


Sales Trend

 -100 %
0
Homes Sold


Last 30 Days

 0 %
Average Sale Price


Sales Trend


 0 %
44
Homes Sold


Last 6 Months

 12.05 %
\$40,679
Average Sale Price

 0 %
Average Sale \$ / SqFt

 182.5 %
113
Average DOM

 13.43 %
\$35
Average Sale \$ / SqFt

 -28.69 %
94
Average DOM