

# Comparative Market Analysis

12773 Stoepel St, Detroit, MI 48238

APN: 16019684.

Wayne County Data as of: 08/05/2023



**Bedrooms:**                      **Year Built:** 1927  
**Bathrooms:** 2                      **Square Feet:** 2,096

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Corporate  
**Occupancy:** Vacant  
**Property Type:** Single Family (SFR)  
**Owner Name:** CEO BLACK LLC  
**Mailing Address:** 1530 PENNSYLVANIA

**Comparables**

<b>Properties:</b>	52
<b>Avg. Sale Price:</b>	\$86,294
<b>Days on Market:</b>	123

**Opportunity**

<b>Estimated Value:</b>	\$55,183
<b>Estimated Equity:</b>	\$55,183
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$1,316
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 12773 STOEPEL ST, DETROIT, MI 48238-4209 C032 CURRENTLY OWNED BY CEO BLACK LLC HAVING A TAX ASSESSOR NUMBER OF 16019684. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 402 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.36656 DATED 01/19/2022 AND RECORDED 02/10/2022.

## Last Market Sale

**Seller:** DETROIT LAND BANK AUTHORITY  
**Buyer:** CEO BLACK LLC  
**Rec. Date:** 02/10/2022  
**Sale Date:** 01/19/2022  
**Sale Price:** \$11,200

## 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

<b>Land Use:</b> Single Family Residential	<b>Lot Size:</b> 3,920 SqFt.	<b>Stories:</b> 2	<b>Parking Spaces:</b> 1
<b>Zoning:</b> R3	<b>Living Area:</b> 2,096 SqFt.	<b>Pool:</b>	<b>Parking Type:</b> Detached Garage
<b>Year Built:</b> 1927	<b>Bedrooms:</b>	<b>Fireplace:</b>	<b>Interior Wall:</b>
<b>Style:</b>	<b>Bathrooms:</b> 2	<b>Heating:</b> Forced air unit	<b>Exterior Wall:</b> Brick
<b>Basement:</b> Unspecified Basement	<b>Total Rooms:</b>	<b>Cooling:</b>	<b>Price / Sq.Ft.</b> \$5

## Open Liens

**Owner 1:** CEO BLACK LLC                      **Combined Loan To Value:** 0 %  
**Owner 2:**    **Estimated Equity:** \$55,183

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 #
There is no involuntary lien data available.					

## Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
12/23/2005	1st / Trust Deed/Mortgage	\$74,700	Long Beach Mtg Co	Horton Sullivan	Adjustable Rate	

## 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
06/20/2008	Quit Claim Deed	Non-Arm's length	Deutsche Bank National Trust Co	Paramount Land Holdings Llc	\$800
12/09/2005	Warranty Deed	Arm's-length Residential	Perry Amylee	Horton Sullivan	\$83,000
01/13/2016	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Detroit Land Bank Authority	
07/26/2007	Sheriff's Deed	REO and Trustee Deeds	Horton Sullivan, Horton Patricia A	Deutsche Bank National Trust Co,	\$89,385
06/16/2005	Sheriff's Deed	REO and Trustee Deeds	Perry Wille J, Perry Amy	Mortgage Electronic Registration	\$66,807
02/14/2011	Quit Claim Deed	Non-Arm's length	Paramount Land Holdings Llc	Pegasus Investments Llc	
01/19/2022	Quit Claim Deed	Arm's-length Residential	Detroit Land Bank Authority	Ceo Black Llc	\$11,200

### Tax Status

Assessor Parcel #: 16019684.  
Tax Year: 2022

Land Value:  
Improvement Value:

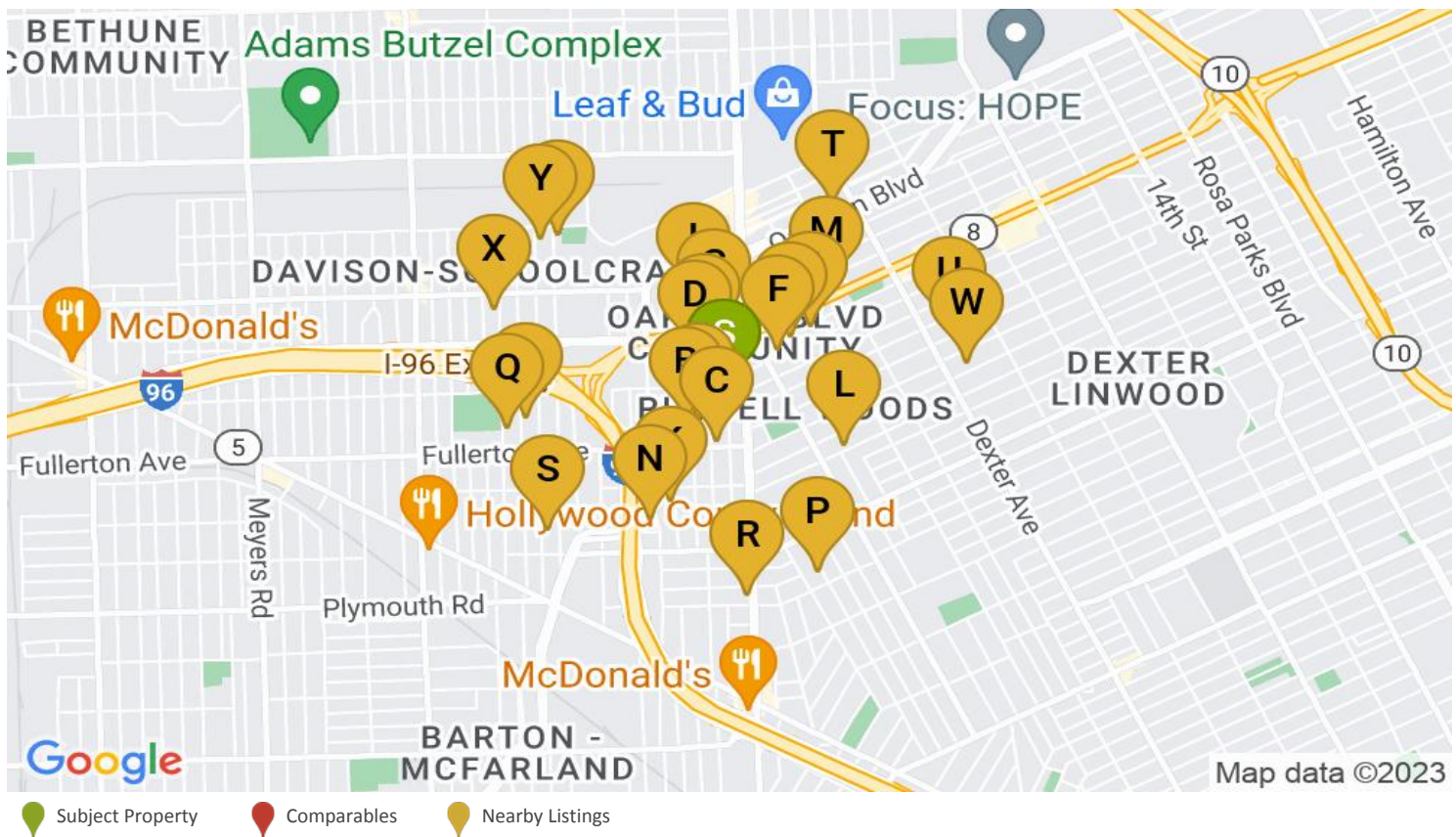
Total Taxable Value:  
Property Tax:

### Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

### Comparables & Nearby Listings

Subject Property: 12773 Stoepel St, Detroit, MI 48238-4209



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	0.11	A	12694 Monica St, Detroit, Mi 48238	11/11/19	\$100,000	7/20/23	\$114,900	2,600	\$44		3		95

B	0.14	A	12681 Monica St, Detroit, Mi 48238			7/19/23	\$35,000	1,638	\$21	4	2	3,920	100
C	0.16	A	12608 Santa Rosa Dr, Detroit, Mi 48238	10/12/20	\$75,000	7/13/23	\$120,000	2,282	\$53	4	2		96
D	0.16	A	13202 Monica St, Detroit, Mi 48238	11/19/19	\$7,611	6/30/23	\$35,000	2,190	\$16		2		97
E	0.17	A	13225 Santa Rosa Dr, Detroit, Mi 48238	10/06/22	\$15,500	7/21/23	\$46,000	1,746	\$26		1.5	3,920	96
F	0.22	A	4370 Tyler St, Detroit, Mi 48238	3/31/21	\$55,000	7/22/23	\$110,000	2,450	\$45		2.5	3,920	98
G	0.24	A	13536 Santa Rosa Dr, Detroit, Mi 48238	11/04/20	\$5,000	7/11/23	\$104,900	2,320	\$45		2		98
H	0.28	A	4317 Waverly St, Detroit, Mi 48238			6/24/23	\$70,000	2,016	\$35		2		97
I	0.34	A	13628 Monica St, Detroit, Mi 48238	8/13/14	\$63,250	7/13/23	\$109,900	1,529	\$72	3	1.5	3,920	96
J	0.35	P	4241 Waverly St, Detroit, Mi 48238	2/09/22	\$3,000	6/30/23	\$59,900	1,248	\$48	3	1		99
K	0.39	A	3603 Oakman Blvd, Detroit, Mi 48204	3/22/22	\$280,000	6/19/23	\$309,900	4,308	\$72		4		97
L	0.4	P	4328 Cortland St, Detroit, Mi 48204	4/08/05	\$80,000	7/09/23	\$100,000	2,100	\$48		2		98
M	0.47	A	4066 W Davison, Detroit, Mi 48238			6/19/23	\$62,700	1,458	\$43	3	2	3,920	87
N	0.48	A	3697 Oakman Blvd #14, Detroit, Mi 48204	2/07/22	\$35,000	7/05/23		1,108	\$32	2	1	1,984	58
O	0.61	A	12708 Northlawn St, Detroit, Mi 48238	8/26/19	\$35,000	7/27/23	\$95,000	2,016	\$47		2		98
P	0.66	A	11643 Yosemite St, Detroit, Mi 48204			6/26/23	\$47,500	1,311	\$36	3	1		103
Q	0.66	A	12676 Cherrylawn St, Detroit, Mi 48238			6/25/23	\$79,999	1,699	\$47	3	2		100
R	0.68	A	11633 Livernois Ave, Detroit, Mi 48204	1/18/07	\$275,000	7/24/23	\$5,500	2,192	\$3				73
S	0.7	A	12076 Cloverlawn St, Detroit, Mi 48204	5/28/10	\$2,500	6/17/23	\$71,000	1,492	\$48	4	2	3,920	102
T	0.72	A	2246 Oakman Blvd, Detroit, Mi 48238	4/19/12	\$7,885	7/22/23		1,913	\$4	3	1.5	6,098	75
U	0.72	P	3328 Leslie St, Detroit, Mi 48238	8/02/13	\$2,500	7/13/23	\$29,000	1,677	\$17	3	2		98
V	0.73	P	14088 Roselawn St, Detroit, Mi 48238	7/19/16	\$6,501	6/30/23	\$59,900	1,264	\$47	3	1	3,485	95
W	0.75	A	3330 Sturtevant St, Detroit, Mi 48206	10/06/22	\$17,000	7/15/23	\$56,000	2,630	\$21		2.5	4,356	99
X	0.75	A	13609 Cherrylawn St, Detroit, Mi 48238	4/13/21	\$32,500	7/10/23	\$75,000	1,500	\$50	3	2		97
Y	0.76	P	14072 Cloverlawn St, Detroit, Mi 48238			6/28/23	\$70,000	1,298	\$54	3	2		94

**A: Active      P: Pending      C: Contingent**

## Statistics for Detroit, MI

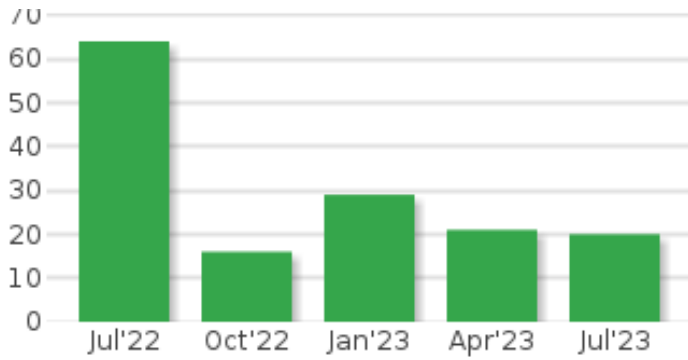


**2.82 %** Last 30 Days Price Change

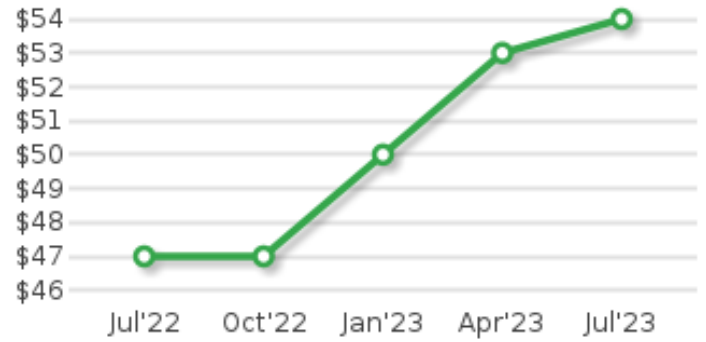


**2.53 %** Last 30 Days Rent Change

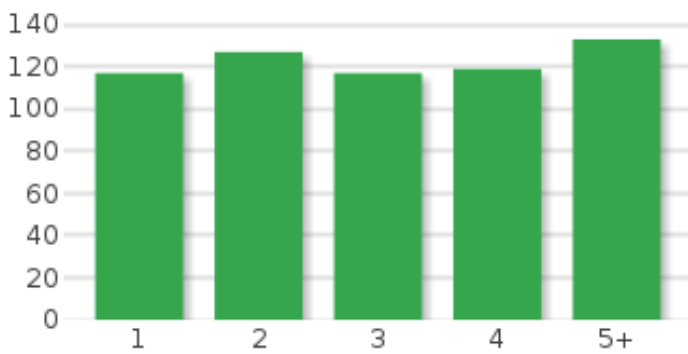
### New Pre-Foreclosures



### \$ / SqFt



### Average Days on Market



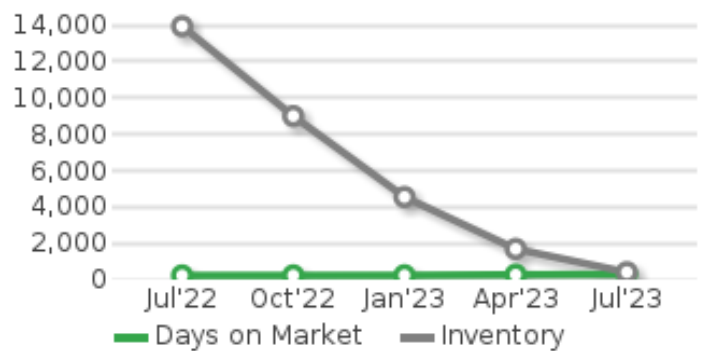
### List Price vs. Sale Price



### 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