

# Comparative Market Analysis

12680 Stoepel St, Detroit, MI 48238

APN: 16018815.

Wayne County Data as of: 09/19/2023



**Bedrooms:**                      **Year Built:** 1927  
**Bathrooms:** 2.5                **Square Feet:** 2,500

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Individual  
**Occupancy:** Non-Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** JACKSON ANDREA  
**Mailing Address:** 9943 SORRENTO ST  
DETROIT, MI 48227

**Comparables**

<b>Properties:</b>	51
<b>Avg. Sale Price:</b>	\$77,761
<b>Days on Market:</b>	81

**Opportunity**

<b>Estimated Value:</b>	\$47,859
<b>Estimated Equity:</b>	\$47,859
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$1,295
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 12680 STOEPEL ST, DETROIT, MI 48238-3115 C032 CURRENTLY OWNED BY JACKSON ANDREA HAVING A TAX ASSESSOR NUMBER OF 16018815. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 401 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2008.173768 DATED 03/18/2008 AND RECORDED 04/29/2008.

## Last Market Sale

**Seller:** MTGLQ INVESTORS LP  
**Buyer:** WILLIAMSON DOROTHY  
**Rec. Date:** 04/29/2008  
**Sale Date:** 03/18/2008  
**Sale Price:** \$3,000

## 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    **Lot Size:** 3,920 SqFt.    **Stories:** 2    **Parking Spaces:** 1  
**Zoning:** R3    **Living Area:** 2,500 SqFt.    **Pool:**    **Parking Type:** Garage  
**Year Built:** 1927    **Bedrooms:**    **Fireplace:**    **Interior Wall:**  
**Style:**    **Bathrooms:** 2.5    **Heating:** Forced air unit    **Exterior Wall:** Brick  
**Basement:** Unspecified Basement    **Total Rooms:**    **Cooling:**    **Price / Sq.Ft.** \$1

## Open Liens

**Owner 1:** JACKSON ANDREA    **Combined Loan To Value:** 0 %  
**Owner 2:**    **Estimated Equity:** \$47,859

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
06/29/2006	1st / Trust Deed/Mortgage	\$95,000	Mtg Investment Lending Assoc Inc	Williams Dana	Adjustable Rate	

## Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
11/06/2003	Intrafamily Transfer & Dissolution	Non-Arm's length	Bates Waldine, Murray Waldine	Bates Robert	

## Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
12/02/2019	Quit Claim Deed	Non-Arm's length	Detroit Land Bank Authority	Jackson Andrea	\$1,200
01/25/2007	Quit Claim Deed	Non-Arm's length	Lasalle Bank Na	Goldman Sachs Mortgage Co	
12/06/2006	Sheriff's Deed	REO and Trustee Deeds	Williams Dana, Williams Dana M	Lasalle Bank Na, Gsamp Trust 2006-	\$70,125
03/18/2008	Deed	Arm's-length Residential	Mtglq Investors Lp	Williamson Dorothy	\$3,000
03/14/2008	Quit Claim Deed	Non-Arm's length	Goldman Sachs Mortgage Co	Mtglq Investors Lp	
02/07/2013	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Planning & Development Dept City	
04/20/2006	Warranty Deed	Arm's-length Residential	Bates Waldine, Bates Robert	Williams Dana	\$95,000

## Tax Status

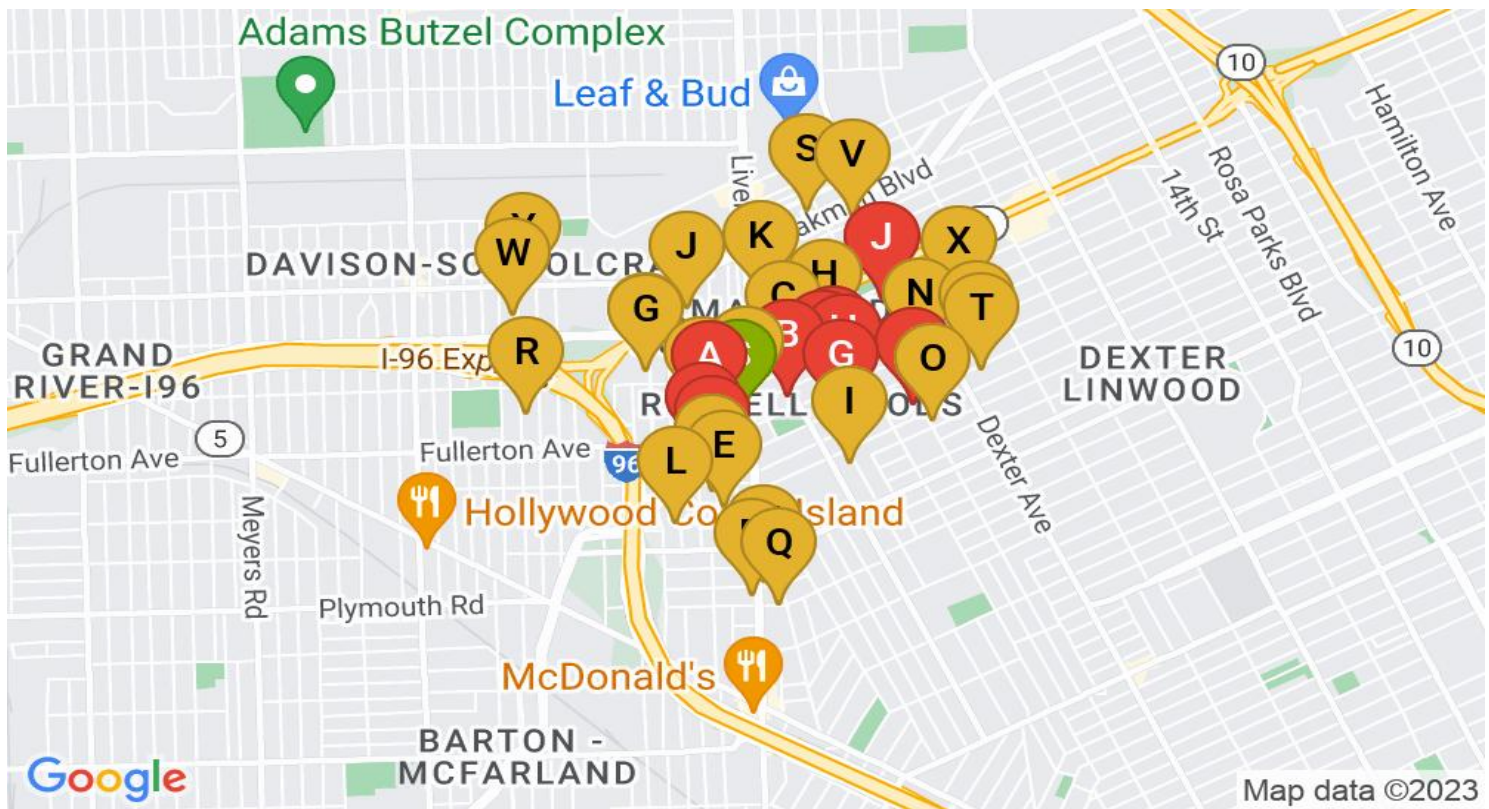
<b>Assessor Parcel #:</b>	16018815.	<b>Land Value:</b>		<b>Total Taxable Value:</b>	\$13,100
<b>Tax Year:</b>	2022	<b>Improvement Value:</b>		<b>Property Tax:</b>	\$609

## Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

## Comparables & Nearby Listings

Subject Property: 12680 Stoepel St, Detroit, MI 48238-3115



● 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	0.09		12681 Santa Rosa Dr, Detroit, Mi 48238	2/23/23	\$150,000			2,600	\$58	2.5	3,920		96
B	0.16		12733 Broadstreet Ave, Detroit, Mi 48238	10/28/22	\$170,000			2,565	\$66	5	2.5	6,970	95
C	0.18		12376 Monica St, Detroit, Mi 48204	11/17/22	\$150,000			2,404	\$62	2	3,920		96
D	0.2		12325 Santa Rosa Dr, Detroit, Mi 48204	6/27/23	\$180,000			2,306	\$78	4	2	3,920	96
E	0.27		4324 Leslie St, Detroit, Mi 48238	5/17/23	\$202,000			2,306	\$88	2	5,227		99

F	0.3	4290 Leslie St, Detroit, Mi 48238	10/07/22	\$290,000		2,241	\$129	4	3	5,227	98
G	0.3	4325 Fullerton St, Detroit, Mi 48238	5/16/23	\$275,000		2,400	\$115	5	2	5,227	99
H	0.32	4277 Leslie St, Detroit, Mi 48238	1/30/23	\$249,000		2,100	\$119	6	2	5,227	98
I	0.52	4015 Sturtevant St, Detroit, Mi 48204	11/18/22	\$275,000		2,338	\$118	4	3	4,792	87
J	0.57	3794 Tyler St, Detroit, Mi 48238	4/24/23	\$220,000		2,600	\$85		3	3,920	96

**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	0.05	A	12801 Livernois Ave, Detroit, Mi 48238	1/03/18	\$7,500	7/26/23	\$159,900	1,750	\$91				80
B	0.11	A	12694 Monica St, Detroit, Mi 48238	11/11/19	\$100,000	7/20/23	\$114,900	2,600	\$44		3		95
C	0.23	P	13134 Broadstreet Ave, Detroit, Mi 48238	9/20/13	\$12,000	8/10/23		1,476	\$8	3	2		72
D	0.26	A	12191 Santa Rosa Dr, Detroit, Mi 48204	12/12/17	\$13,099	8/15/23	\$85,000	2,400	\$35		2		98
E	0.3	A	12134 Santa Rosa Dr, Detroit, Mi 48204	9/30/22	\$44,000	8/21/23	\$1,550	1,200	\$1	2	1	3,485	97
F	0.32	A	3152 Ewald Cir, Detroit, Mi 48238			8/19/23	\$60,000	1,066	\$56	2	1	3,049	68
G	0.32	A	3158 Ewald Cir, Detroit, Mi 48238			8/19/23	\$60,000	1,066	\$56	2	1	3,049	68
H	0.36	A	4245 Tyler St, Detroit, Mi 48238	3/18/15	\$6,100	8/19/23		3,360	\$2	4	2	3,920	98
I	0.36	A	12151 N Martindale St, Detroit, Mi 48204			8/19/23		2,116		6	2	3,485	97
J	0.39	A	13573 Monica St, Detroit, Mi 48238	5/10/23	\$29,999	8/05/23		1,698	\$18	3	3		95
K	0.39	A	4370 Clements St, Detroit, Mi 48238	4/19/12	\$4,906	7/26/23		1,661	\$3		1.5	8,276	69
L	0.4	A	12083 Prairie St, Detroit, Mi 48204	5/27/22	\$80,000	7/31/23	\$99,000	2,290	\$43		2		97
M	0.55	A	11700 Livernois Ave, Detroit, Mi 48204	9/11/18	\$95,000	8/20/23	\$425,000	9,248	\$46			4,792	93
N	0.57	A	3775 Leslie St, Detroit, Mi 48238	9/30/19	\$65,000	8/23/23	\$150,000	1,804	\$83	3	1.5	5,227	75
O	0.57	A	3842 Richton St, Detroit, Mi 48206	10/06/22	\$5,200	8/09/23	\$45,000	1,318	\$34	3	1	2,614	98
P	0.59	A	11633 Livernois Ave, Detroit, Mi 48204	1/18/07	\$275,000	7/24/23	\$5,500	2,192	\$3				73
Q	0.63	A	11445 Belleterre St, Detroit, Mi 48204	9/23/21	\$65,000	8/11/23	\$1,200	1,150	\$1	3	1		99
R	0.63	A	12708 Northlawn St, Detroit, Mi 48238	8/26/19	\$35,000	7/27/23	\$95,000	2,016	\$47		2		98
S	0.7	C	2360 Oakman Blvd, Detroit, Mi 48238	10/16/17	\$51,000	7/27/23	\$165,000	1,677	\$98	3	2	6,098	86
T	0.73	P	3337 Sturtevant St, Detroit, Mi 48206	2/15/23	\$47,000	8/14/23		2,672	\$18		2		99
U	0.73	P	3330 Sturtevant St, Detroit, Mi 48206	10/06/22	\$17,000	7/15/23	\$56,000	2,630	\$21		2	4,356	99
V	0.74	A	3750 Pasadena St, Detroit, Mi 48238			8/12/23	\$114,900	1,956	\$59	4	2	3,920	97
W	0.75	A	13565 Northlawn St, Detroit, Mi 48238	10/20/20	\$36,900	8/09/23	\$85,000	2,330	\$36		2		98
X	0.75	A	3294 Glendale St, Detroit, Mi 48238			8/07/23	\$65,000	2,760	\$24	4	2		99
Y	0.76	A	13648 Northlawn St, Detroit, Mi 48238	2/13/19	\$45,000	8/24/23	\$60,000	2,140	\$28		2		97

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

## Statistics for Detroit, MI

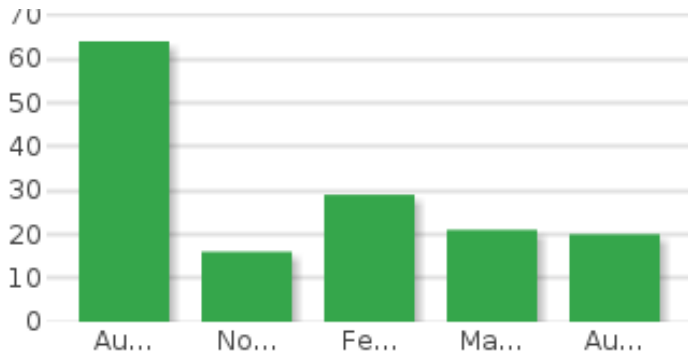


**2.82 %** Last 30 Days Price Change

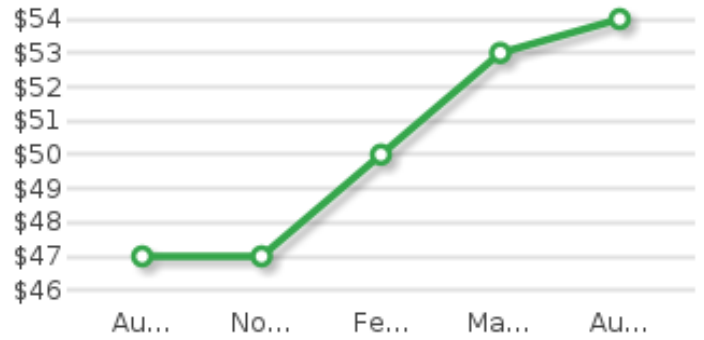


**2.53 %** Last 30 Days Rent Change

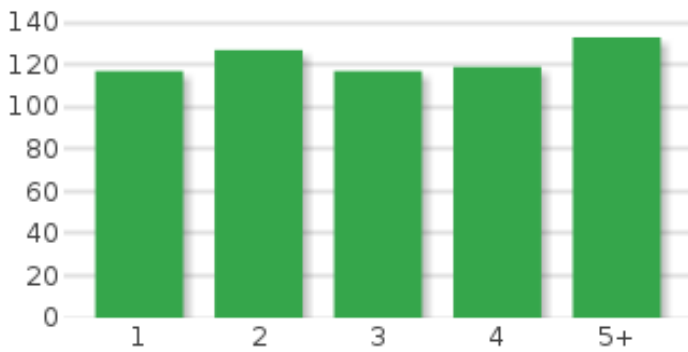
### New Pre-Foreclosures



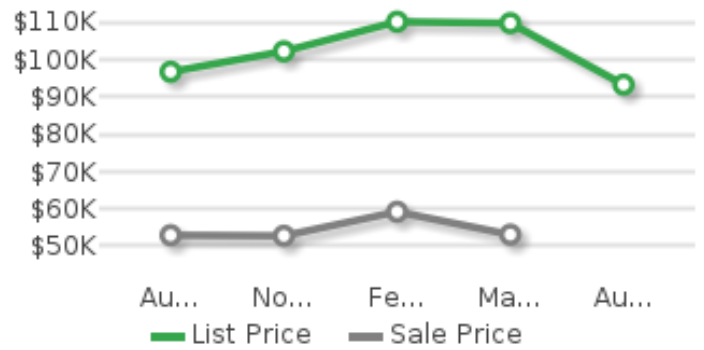
### \$ / SqFt



### Average Days on Market



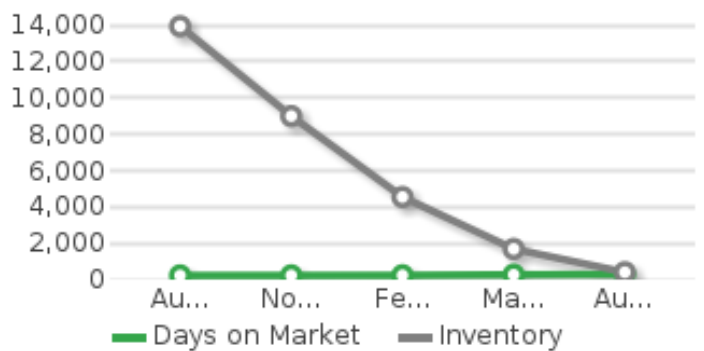
### List Price vs. Sale Price



### 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