

Comparative Market Analysis

18067 Rosetta Ave, Eastpointe, MI 48021

APN: 02-14-32-207-024

Macomb County Data as of: 09/15/2023



Bedrooms: Year Built: 1953
Bathrooms: 1 **Square Feet:** 1,100
Status: Off Market
Distressed: Yes
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: BELL JAMES R
Mailing Address: 18067 ROSETTA AVE
EASTPOINTE, MI 48021

Comparables
Properties: 75
Avg. Sale Price: \$131,979
Days on Market: 69

Opportunity
Estimated Value: \$131,361
Estimated Equity: \$56,432
Mortgage Balance: \$74,929
Monthly Rent:
Liens: \$10,605

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF MACOMB, WITH A SITUS ADDRESS OF 18067 ROSETTA AVE, EASTPOINTE, MI 48021-2629 C004 CURRENTLY OWNED BY BELL JAMES R HAVING A TAX ASSESSOR NUMBER OF 02-14-32-207-024 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 168 AND DESCRIBED IN DOCUMENT NUMBER 7169667 DATED 12/14/2007 AND RECORDED 12/28/2007.

Last Market Sale

Seller: BELL RUSSELL E
Buyer: BELL JAMES R
Rec. Date: 12/28/2007
Sale Date: 12/14/2007
Sale Price: \$107,000

Current Listing Status

There is no listing data available.

Active Pre-Foreclosure Status

Doc. Type: Notice of Rescission
Rec. Date: 04/03/2023
Default Date:
Default Amount:
Unpaid Balance:

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:** 4,138 SqFt. **Stories:** 1.25 **Parking Spaces:** 2
Zoning: R-1 **Living Area:** 1,100 SqFt. **Pool:** **Parking Type:** Detached Garage
Year Built: 1953 **Bedrooms:** **Fireplace:** 1 **Interior Wall:**
Style: Bungalow **Bathrooms:** 1 **Heating:** Forced air unit **Exterior Wall:** Siding (Alum/Vinyl)
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$97

Open Liens

Owner 1: BELL JAMES R **Combined Loan To Value:** 57.04 %
Owner 2: **Estimated Equity:** \$56,432

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
12/28/2007	1st / Trust Deed/Mortgage	\$107,000	Russell E Bell	Bell James R	Conventional	30 Years

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
04/03/2023	Notice of Rescission		Bell James R		25263
04/02/2021	County/City Tax Lien (DELINQUENT TAX)	\$3,852	James R Bell	Macomb County Treasurer	2146646
04/02/2020	County/City Tax Lien (DELINQUENT TAX)	\$4,128	James R Bell	Macomb County Treasurer	37988
03/27/2019	County/City Tax Lien (DELINQUENT TAX)	\$2,625	James R Bell	Macomb County Treasurer	29725

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
09/20/2004	1st / Trust Deed/Mortgage	\$70,000	Argent Mtg Co Llc	Piontek Michael J	Adjustable Rate	30 Years

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
08/04/2006	Intrafamily Transfer & Dissolution	Arm's-length Residential	Piontek James R, Estate Of Michael J	Piontek Michael J, Bell Russell	\$75,000
01/26/2018	Intrafamily Transfer & Dissolution	Non-Arm's length	Bell Russell E, Bell Debra M	Bell James R	

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
09/07/2004	Warranty Deed	Arm's-length Residential	Prano Julie, Briski Tom	Piontek Michael J	\$82,500
12/14/2007	Land Contract	Arm's-length Residential	Bell Russell E, Bell Debra M	Bell James R	\$107,000

Tax Status

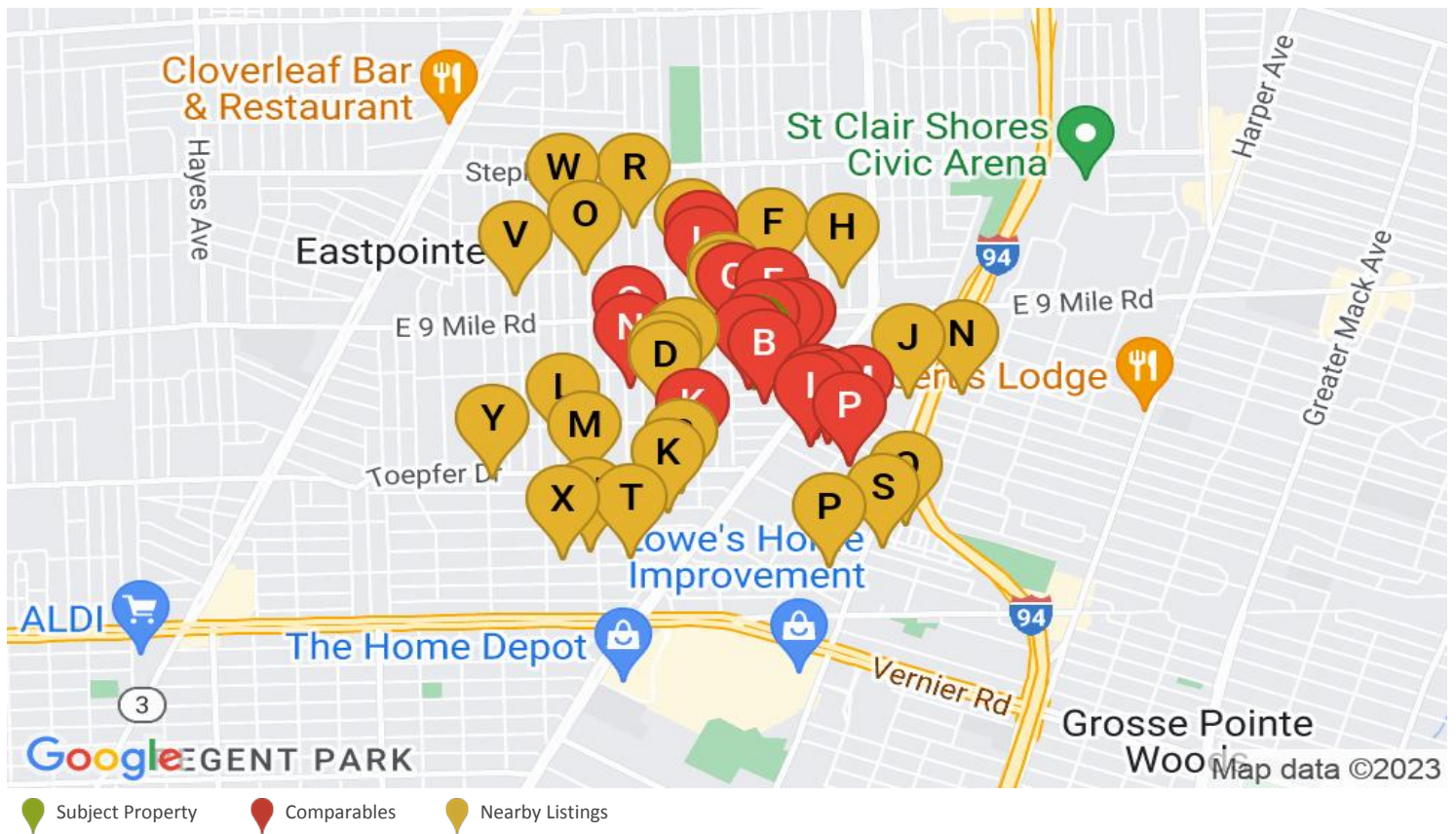
Assessor Parcel #:	02-14-32-207-024	Land Value:		Total Taxable Value:	\$45,500
Tax Year:	2023	Improvement Value:		Property Tax:	\$3,241

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 18067 Rosetta Ave, Eastpointe, MI 48021-2629



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.02		18051 Rosetta Ave, Eastpointe, Mi 48021	10/12/22	\$155,000			1,000	\$155	3	1	4,138	69
B	0.06		18103 Lister Ave, Eastpointe, Mi 48021	7/01/23	\$195,000			1,280	\$152	3	2	6,186	67
C	0.06		18097 Curtain Ave, Eastpointe, Mi 48021	3/08/23	\$180,000			1,054	\$171	3	2	5,140	69
D	0.11		18223 Curtain Ave, Eastpointe, Mi 48021	2/01/23	\$182,000			1,053	\$173	3	2	5,140	68
E	0.15		18263 Curtain Ave, Eastpointe, Mi 48021	12/01/22	\$179,900			1,053	\$171	3	2	5,140	69
F	0.17		18135 Empire Ave, Eastpointe, Mi 48021	7/01/23	\$206,000			1,159	\$178	3	2	5,227	70

G	0.18	18004 Holland Ave, Eastpointe, Mi 48021	4/28/23	\$172,000			1,004	\$171	3	1.5	4,574	68
H	0.25	18291 Ash Ave, Eastpointe, Mi 48021	10/17/22	\$170,000			1,061	\$160	3	1	5,663	69
I	0.26	18290 Ash Ave, Eastpointe, Mi 48021	12/05/22	\$155,000			1,062	\$146	3	1	5,489	69
J	0.29	18331 Ash Ave, Eastpointe, Mi 48021	6/22/23	\$168,000			1,100	\$153	3	1	5,663	69
K	0.31	21719 Normandy Ave, Eastpointe, Mi 48021	2/27/23	\$150,000			1,308	\$115	4	2	5,271	80
L	0.34	22745 Schroeder Ave, Eastpointe, Mi 48021	7/14/23	\$165,000			1,215	\$136	3	1.5	7,100	56
M	0.36	19015 Lister Ave, Eastpointe, Mi 48021	6/01/23	\$181,000			1,126	\$161	3	1.5	6,316	68
N	0.38	22114 Lambrecht Ave, Eastpointe, Mi 48021	5/05/23	\$159,900			1,008	\$159	3	2	4,443	81
O	0.38	22801 Schroeder Ave, Eastpointe, Mi 48021	6/23/23	\$159,900			984	\$162	3	1	7,884	67
P	0.39	19046 Ash Ave, Eastpointe, Mi 48021	8/01/23	\$198,730			1,140	\$174	3	2	5,489	69
Q	0.39	22424 Lambrecht Ave, Eastpointe, Mi 48021	10/04/22	\$161,000			1,062	\$152	3	1	4,443	82

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	0.2	P	22511 Wilmot Ave, Eastpointe, Mi 48021			8/12/23	\$149,900	959	\$156	2	1	4,879	77
B	0.22	A	22098 Brittany Ave, Eastpointe, Mi 48021	12/20/21	\$122,000	8/28/23	\$184,900	2,094	\$88	5	3		98
C	0.23	A	22535 Wilmot Ave, Eastpointe, Mi 48021	1/17/20	\$30,000	8/06/23	\$90,000	776	\$116	2	1	4,443	77
D	0.28	A	22010 Gascony Ave, Eastpointe, Mi 48021	1/15/10	\$5,000	8/27/23	\$130,000	852	\$153	2	1	4,792	82
E	0.28	A	22042 Gascony Ave, Eastpointe, Mi 48021	9/06/19	\$47,500	8/08/23	\$144,900	1,228	\$118	3	1	4,792	82
F	0.36	A	22804 Rosalind Ave, Eastpointe, Mi 48021	11/16/16	\$35,000	8/17/23	\$159,999	1,152	\$139	3	1		73
G	0.42	A	17710 Lincoln Ave, Eastpointe, Mi 48021	3/21/11	\$14,000	8/14/23	\$85,000	1,099	\$77	3	1		75
H	0.43	P	22771 Courtland Ave, Eastpointe, Mi 48021			8/25/23	\$120,000	1,374	\$87	3	2		70
I	0.43	P	22844 Normandy Ave, Eastpointe, Mi 48021	7/19/23	\$65,000	8/23/23	\$134,900	1,100	\$123	3	1		77
J	0.47	A	21881 Beaconsfield Ave, Eastpointe, Mi 48021	2/20/20	\$105,000	8/31/23	\$249,900	1,646	\$152	3	2		48
K	0.49	P	17666 Veronica Ave, Eastpointe, Mi 48021	4/12/23	\$119,900	8/11/23	\$189,900	1,300	\$146	3	2	6,665	69
L	0.61	P	21778 Donald Ave, Eastpointe, Mi 48021	12/21/15	\$118,000	8/14/23	\$89,900	701	\$128	3	1		97
M	0.61	P	17113 Lincoln Ave, Eastpointe, Mi 48021	4/14/11	\$5,000	7/27/23	\$107,000	974	\$110	3	1		74
N	0.63	P	19701 Alger St, Saint Clair Shores, Mi 48080	9/29/21	\$150,000	8/04/23	\$239,900	1,051	\$228	3	2		70
O	0.64	A	22851 David Ave, Eastpointe, Mi 48021	4/19/17	\$60,101	8/24/23	\$129,900	942	\$138	3	2	5,619	77
P	0.64	P	19172 Veronica Ave, Eastpointe, Mi 48021			7/25/23	\$140,000	1,453	\$96	3	1	1	72
Q	0.65	P	1020 Woodbridge St, Saint Clair Shores, Mi 48080	8/24/20	\$85,900	8/22/23	\$120,000	1,128	\$106	2	2	701,403	51
R	0.65	A	23138 Lambrecht Ave, Eastpointe, Mi 48021	4/30/13	\$36,500	7/18/23	\$167,900	986	\$170	3	1		53
S	0.66	A	19509 Salisbury St, Saint Clair Shores, Mi 48080	5/08/23	\$233,500	7/25/23	\$354,900	2,238	\$159	4	4	5,750	56
T	0.68	A	17399 Ego Ave, Eastpointe, Mi 48021	3/29/23	\$92,000	8/27/23	\$209,900	1,138	\$184	3	1	5,314	68
U	0.74	A	17126 Sprenger Ave, Eastpointe, Mi 48021	2/23/23	\$106,215	8/15/23		1,305	\$81	3	1.5	7,841	70
V	0.79	A	22791 Rein Ave, Eastpointe, Mi 48021			8/30/23	\$129,900	1,356	\$96	2	1		98
W	0.79	P	23149 Rausch Ave, Eastpointe, Mi 48021	10/31/19	\$43,500	7/29/23	\$142,900	1,200	\$119	3	1	7,797	82
X	0.82	A	17043 Ego Ave, Eastpointe, Mi 48021	2/18/13	\$58,965	8/07/23	\$149,900	1,041	\$144	3	1	7,318	70
Y	0.85	P	16704 Toepfer Dr, Eastpointe, Mi 48021	5/04/23	\$99,900	8/22/23	\$194,900	1,375	\$142	3	2		73

A: Active P: Pending C: Contingent

Statistics for Eastpointe, MI

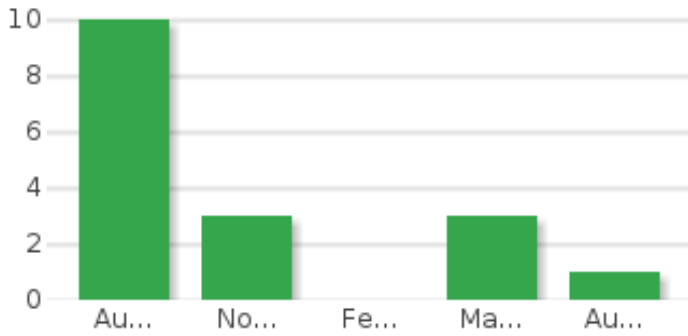


0.71 % Last 30 Days Price Change

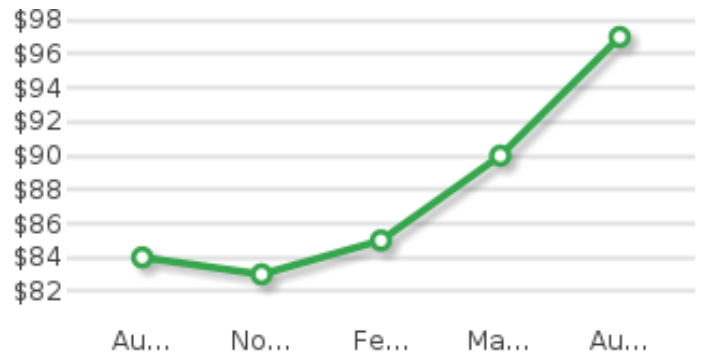


-3.08 % Last 30 Days Rent Change

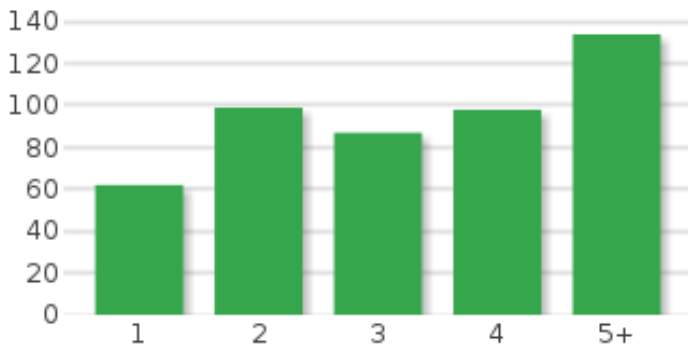
New Pre-Foreclosures



\$ / SqFt



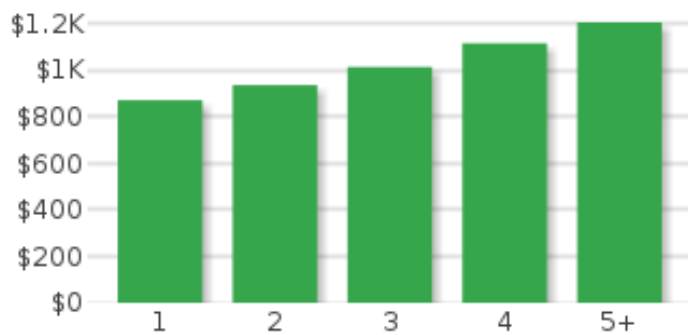
Average Days on Market



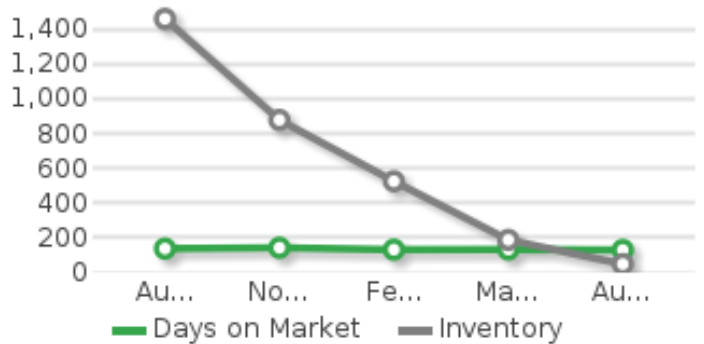
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Eastpointe, MI


Market Trend

 0 %
102
New Listings


Last 30 Days

 0 %
15
Closed Sales


Market Trend

 0 %
773
New Listings


Last 6 Months

 0 %
250
Closed Sales


Listing Trend

 0 %
49
Homes for Sale


Last 30 Days


 23.59 %
\$166,866
Average List Price


Listing Trend


 0 %
525
Homes for Sale


Last 6 Months

 2.29 %
\$109,553
Average List Price


 6.9 %
\$95
Average List \$ / SqFt

 6 %
130
Average DOM


 -2.6 %
\$82
Average List \$ / SqFt

 -9.04 %
132
Average DOM


Sales Trend

 -100 %
0
Homes Sold


Last 30 Days


 0 %
Average Sale Price


Sales Trend


 0 %
303
Homes Sold


Last 6 Months

 5.14 %
\$106,109
Average Sale Price

 0 %
Average Sale \$ / SqFt

 33.8 %
88
Average DOM

 6.9 %
\$91
Average Sale \$ / SqFt

 -3.03 %
89
Average DOM