

Comparative Market Analysis

18854 Moenart St, Detroit, MI 48234

APN: 13015717.

Wayne County Data as of: 09/27/2023



Bedrooms: Year Built: 1941
Bathrooms: 1.5 **Square Feet:** 1,041
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: MOORE PATRICIA
Mailing Address: 18854 MOENART ST
DETROIT, MI 48234

| Comparables | |
|--------------------------|----------|
| Properties: | 76 |
| Avg. Sale Price: | \$27,358 |
| Days on Market: | 59 |
| Opportunity | |
| Estimated Value: | \$52,614 |
| Estimated Equity: | \$52,614 |
| Mortgage Balance: | \$0 |
| Monthly Rent: | \$942 |
| Liens: | \$0 |

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 18854 MOENART ST, DETROIT, MI 48234-2352 C017 CURRENTLY OWNED BY MOORE PATRICIA HAVING A TAX ASSESSOR NUMBER OF 13015717. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 501 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2011394743 DATED 11/22/2011 AND RECORDED 11/22/2011.

Last Market Sale

Seller: WAYNE COUNTY TREASURER
Buyer: OMC REAL ESTATE LLC
Rec. Date: 11/22/2011
Sale Date: 11/22/2011
Sale Price: \$6,200

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 |
|--------------------------|------|----------------------------|------------|---------------|
| Planned Unit Development | | Home Owner Assessments Fee | \$150 | |

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 3,485 SqFt. **Stories:** 1 **Parking Spaces:**
Zoning: R1 **Living Area:** 1,041 SqFt. **Pool:** **Parking Type:**
Year Built: 1941 **Bedrooms:** **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 1.5 **Heating:** Forced air unit **Exterior Wall:** Asbestos shingle
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$6

Open Liens

Owner 1: MOORE PATRICIA
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$52,614

| 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 # |
|------------|---------------------------------------|--------|----------------|------------------------|------------|
| 03/30/2021 | County/City Tax Lien (DELINQUENT TAX) | | Patricia Moore | Wayne County Treasurer | 114948 |
| 03/20/2019 | County/City Tax Lien (DELINQUENT TAX) | | Patricia Moore | Treasurer | 66564 |
| 03/26/2018 | County/City Tax Lien (DELINQUENT TAX) | | Patricia Moore | Wayne County Treasurer | 75140 |
| 04/03/2017 | County/City Tax Lien (DELINQUENT TAX) | | Patricia Moore | Wayne County Treasurer | 103304 |

Prior Loan History

| Date | Position / Type | Amount | Lender | Borrower(s) | Loan Type | Term |
|--|-----------------|--------|--------|-------------|-----------|------|
| There is no prior loan data available. | | | | | | |

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 |
|------------|------------------|-----------------------|---------------------------------|-----------------------|-----------|
| 05/22/2003 | Sheriff's Deed | REO and Trustee Deeds | Moore Patricia | Mla Inc | \$37,439 |
| 08/01/2006 | Quit Claim Deed | Non-Arm's length | Metro Land Contracts Ltd, Metro | Mkj Holdings Llc | \$517,000 |
| 11/22/2011 | Quit Claim Deed | Non-Arm's length | Wayne County Treasurer | Omc Real Estate Llc | \$6,200 |
| 10/08/2010 | Corporation Deed | Non-Arm's length | One Management Inc | Management Office Llc | |
| 02/17/2016 | Quit Claim Deed | Non-Arm's length | Management Office Llc | Omc Real Estate Llc | |

Tax Status

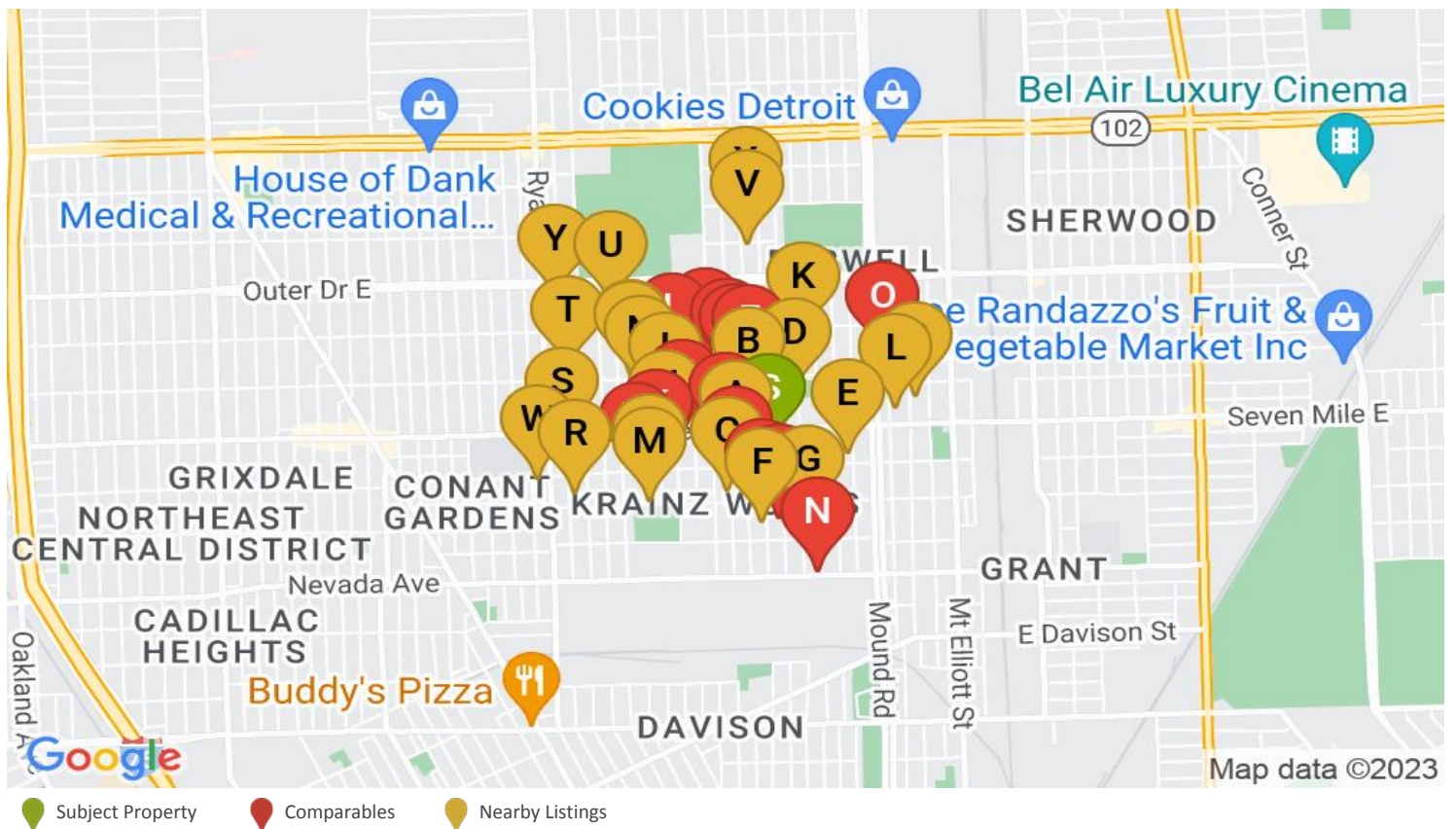
| | | | | | |
|---------------------------|-----------|---------------------------|--|-----------------------------|----------|
| Assessor Parcel #: | 13015717. | Land Value: | | Total Taxable Value: | \$10,000 |
| Tax Year: | 2022 | Improvement Value: | | Property Tax: | \$355 |

Listing History

| Date | Action | Price | PPSF | DOM | Agent | Brokerage | MLS/Listing# |
|------|--------|-------|------|-----|-------|-----------|--------------|
| | | | | | | | |

Comparables & Nearby Listings

Subject Property: 18854 Moenart St, Detroit, MI 48234-2352



| COMPARABLES | | | | | | | | | | | | | |
|-------------|------|----|--------------------------------------|---------|----------|--------|-----------|--------|-----------|------|-------|----------|-----|
| # | MI | ST | Address | Sold | Sold For | Listed | Listed At | Sq.Ft. | \$/Sq.Ft. | Beds | Baths | Lot Size | Age |
| A | 0.13 | | 18861 Conley St, Detroit, Mi 48234 | 3/20/23 | \$72,000 | | | 963 | \$75 | 2 | 1 | 3,485 | 83 |
| B | 0.15 | | 18670 Conley St, Detroit, Mi 48234 | 7/31/23 | \$80,000 | | | 1,041 | \$77 | | 1 | 3,485 | 82 |
| C | 0.17 | | 19184 Keystone St, Detroit, Mi 48234 | 6/08/23 | \$54,000 | | | 1,176 | \$46 | 3 | 2 | | 72 |
| D | 0.22 | | 18485 Moenart St, Detroit, Mi 48234 | 6/23/23 | \$65,000 | | | 834 | \$78 | | 1 | 3,485 | 73 |

| | | | | | | | | | | |
|---|------|--------------------------------------|----------|-----------|-------|-------|---|-------|--------|----|
| E | 0.24 | 18465 Bloom St, Detroit, Mi 48234 | 4/20/23 | \$54,500 | 1,041 | \$52 | 1 | 4,356 | 63 | |
| F | 0.24 | 19264 Keystone St, Detroit, Mi 48234 | 10/17/22 | \$52,000 | 1,037 | \$50 | 3 | 1 | 9,583 | 82 |
| G | 0.26 | 19269 Keystone St, Detroit, Mi 48234 | 1/20/23 | \$70,000 | 856 | \$82 | 3 | 1 | 5,227 | 73 |
| H | 0.27 | 4800 E 7 Mile Rd, Detroit, Mi 48234 | 10/07/22 | \$50,000 | 1,246 | \$40 | | | 15,246 | 69 |
| I | 0.28 | 19300 Conley St, Detroit, Mi 48234 | 11/01/22 | \$65,870 | 900 | \$73 | 3 | 1 | 5,663 | 80 |
| J | 0.35 | 19344 Fenelon St, Detroit, Mi 48234 | 8/17/23 | \$126,000 | 850 | \$148 | | 1 | 3,049 | 98 |
| K | 0.35 | 18811 Hasse St, Detroit, Mi 48234 | 2/01/23 | \$63,000 | 888 | \$71 | 3 | 1 | 3,920 | 65 |
| L | 0.4 | 19328 Healy St, Detroit, Mi 48234 | 4/19/23 | \$50,009 | 1,051 | \$48 | 3 | 1 | 3,920 | 76 |
| M | 0.41 | 18693 Eureka St, Detroit, Mi 48234 | 7/13/23 | \$53,000 | 843 | \$63 | 3 | 1 | 4,792 | 75 |
| N | 0.44 | 18001 Caldwell St, Detroit, Mi 48234 | 10/18/22 | \$102,223 | 922 | \$111 | | 1 | 5,663 | 63 |
| O | 0.47 | 19355 Gable St, Detroit, Mi 48234 | 11/15/22 | \$65,000 | 925 | \$70 | 3 | 1 | 5,227 | 75 |

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 | 18834 Conley St, Detroit, Mi 48234 | 12/21/20 | \$36,000 | 9/18/23 | | 988 | \$36 | 3 | 1 | 3,485 | 82 |
| B | 0.17 | A | 19184 Keystone St, Detroit, Mi 48234 | 6/08/23 | \$54,000 | 7/25/23 | \$1,300 | 1,176 | \$1 | 3 | 2 | | 72 |
| C | 0.19 | A | 18637 Conley St, Detroit, Mi 48234 | 2/25/22 | \$20,000 | 7/25/23 | \$1,450 | 1,051 | \$1 | 3 | 1 | | 82 |
| D | 0.2 | A | 19211 Buffalo St, Detroit, Mi 48234 | 5/23/23 | \$17,000 | 8/03/23 | \$87,000 | 960 | \$91 | 3 | 1 | | 74 |
| E | 0.24 | A | 18829 Albany St, Detroit, Mi 48234 | 5/11/11 | \$5,287 | 9/11/23 | \$70,000 | 1,396 | \$50 | 3 | 2 | | 97 |
| F | 0.25 | A | 18451 Moenart St, Detroit, Mi 48234 | 2/16/22 | \$38,000 | 8/02/23 | \$64,900 | 1,080 | \$60 | 4 | 1 | 3,485 | 73 |
| G | 0.27 | A | 18458 Buffalo St, Detroit, Mi 48234 | | | 8/12/23 | | 783 | | 2 | 1 | 4,356 | 95 |
| H | 0.32 | A | 18880 Hasse St, Detroit, Mi 48234 | 3/17/22 | \$41,500 | 8/01/23 | \$31,700 | 1,233 | \$26 | 4 | 2 | | 97 |
| I | 0.34 | A | 19175 Healy St, Detroit, Mi 48234 | 7/31/06 | \$65,000 | 8/30/23 | \$35,000 | 912 | \$38 | 3 | 1 | 3,049 | 53 |
| J | 0.39 | A | 18650 Eureka St, Detroit, Mi 48234 | 5/17/21 | \$17,000 | 9/21/23 | | 1,351 | \$13 | 3 | 1 | | 86 |
| K | 0.39 | A | 19428 Buffalo St, Detroit, Mi 48234 | 2/27/23 | \$2,000 | 9/20/23 | \$37,400 | 725 | \$52 | 3 | 1 | | 83 |
| L | 0.41 | A | 19150 Gable St, Detroit, Mi 48234 | | | 8/29/23 | \$49,900 | 1,174 | \$42 | 2 | 1 | 4,356 | 87 |
| M | 0.41 | A | 18600 Eureka St, Detroit, Mi 48234 | 8/22/08 | \$3,000 | 8/18/23 | \$85,500 | 849 | \$101 | 3 | 1 | | 75 |
| N | 0.44 | P | 19236 Eureka St, Detroit, Mi 48234 | 4/19/22 | \$20,000 | 8/11/23 | \$52,900 | 731 | \$72 | 2 | 1 | 3,920 | 79 |
| O | 0.48 | P | 19190 Dwyer St, Detroit, Mi 48234 | | | 9/08/23 | \$35,000 | 729 | \$48 | 2 | 1 | 6,534 | 74 |
| P | 0.49 | A | 19301 Eureka St, Detroit, Mi 48234 | 10/05/20 | \$41,000 | 8/16/23 | \$75,000 | 912 | \$82 | 3 | 1 | 3,049 | 53 |
| Q | 0.49 | P | 19309 Eureka St, Detroit, Mi 48234 | | | 7/12/23 | \$30,000 | 912 | \$33 | 2 | 1 | | 53 |
| R | 0.61 | A | 18634 Dean St, Detroit, Mi 48234 | 12/21/20 | \$22,000 | 7/22/23 | \$59,000 | 1,040 | \$57 | 3 | 2 | | 87 |
| S | 0.63 | A | 18911 Dean St, Detroit, Mi 48234 | 5/20/21 | \$30,000 | 7/25/23 | \$1,500 | 1,303 | \$1 | 3 | 1 | | 95 |
| T | 0.67 | A | 19328 Dean St, Detroit, Mi 48234 | 4/08/22 | \$24,000 | 9/08/23 | \$89,900 | 1,094 | \$82 | 3 | 1 | | 76 |
| U | 0.68 | A | 19685 Justine St, Detroit, Mi 48234 | 6/20/23 | \$23,000 | 9/06/23 | \$59,900 | 708 | \$85 | 2 | 1 | | 80 |
| V | 0.69 | P | 19970 Keystone St, Detroit, Mi 48234 | 4/25/23 | \$38,100 | 9/04/23 | \$103,000 | 892 | \$115 | 3 | 1 | 6,534 | 71 |
| W | 0.71 | A | 18674 Binder St, Detroit, Mi 48234 | | | 9/07/23 | | 1,200 | | 3 | 1 | 3,920 | 94 |
| X | 0.77 | P | 20060 Keystone St, Detroit, Mi 48234 | 5/18/12 | \$2,882 | 7/30/23 | \$39,000 | 889 | \$44 | 3 | 1 | | 71 |
| Y | 0.83 | A | 19711 Dean St, Detroit, Mi 48234 | 8/27/21 | \$20,000 | 9/11/23 | \$40,000 | 975 | \$41 | 3 | 1 | | 73 |

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

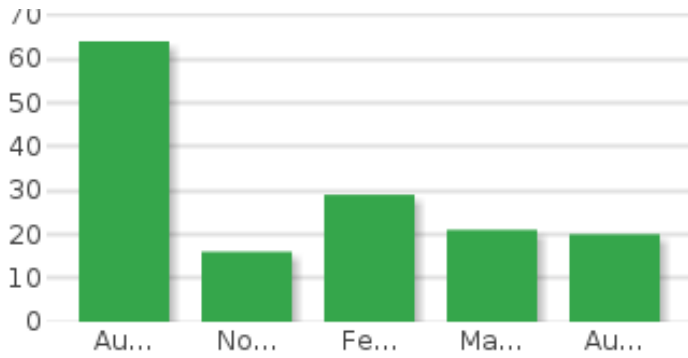


2.82 % Last 30 Days Price Change

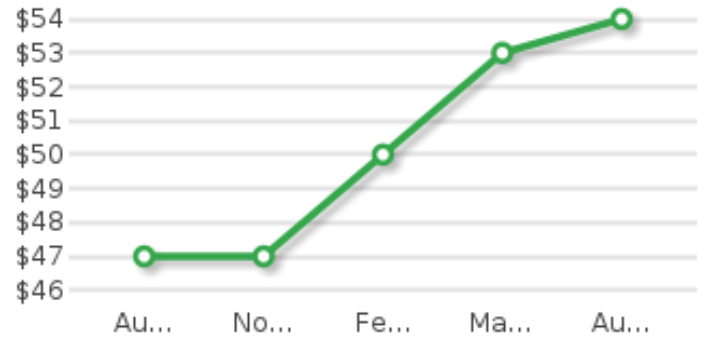


2.53 % Last 30 Days Rent Change

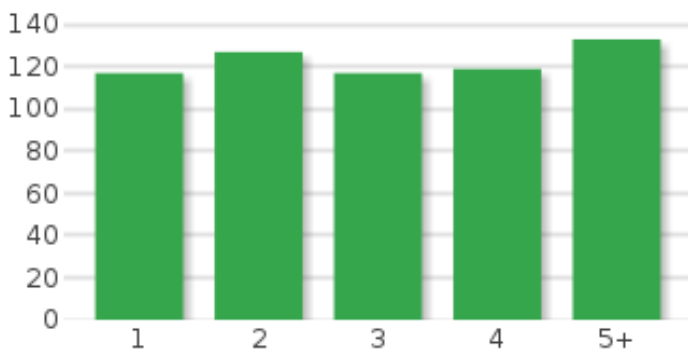
New Pre-Foreclosures



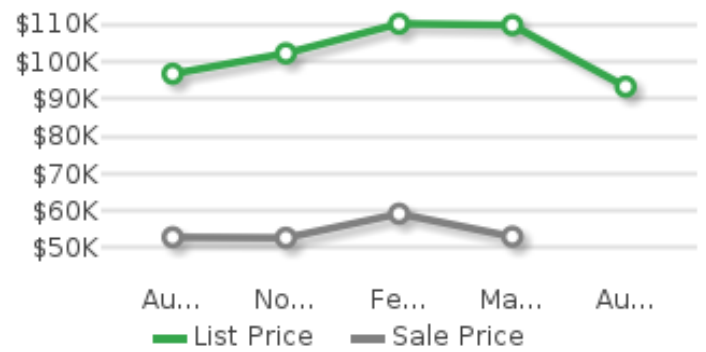
\$ / SqFt



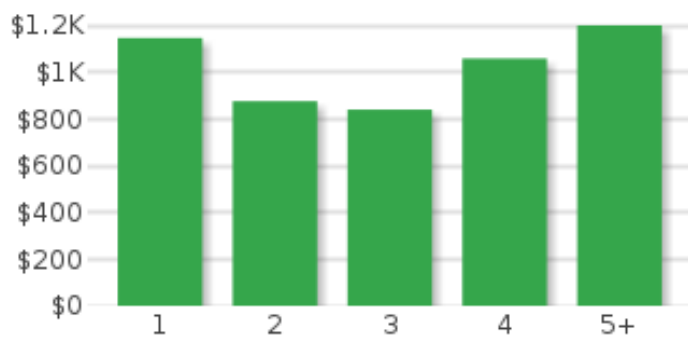
Average Days on Market



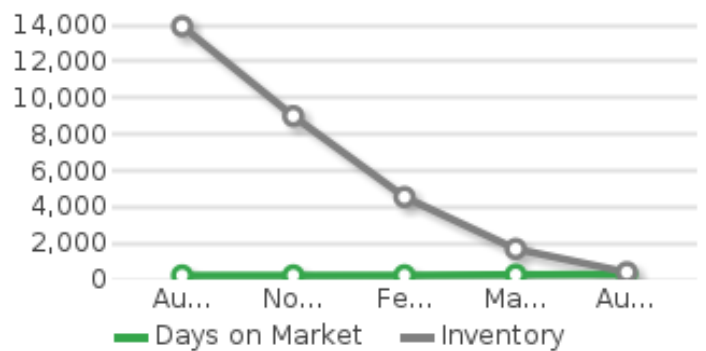
List Price vs. Sale Price



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