

Comparative Market Analysis

27396 Beechurst St, Roseville, MI 48066

APN: 08-14-17-378-006

Macomb County Data as of: 09/15/2023



Bedrooms: 3 **Year Built:** 1950
Bathrooms: 1 **Square Feet:** 1,024

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: STOCKMAN THOMAS
Mailing Address: 52030 ANTOINETTE DR
MACOMB, MI 48042

Comparables

Properties:	47
Avg. Sale Price:	\$119,911
Days on Market:	60

Opportunity

Estimated Value:	\$88,145
Estimated Equity:	\$88,145
Mortgage Balance:	\$0
Monthly Rent:	\$1,176
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF MACOMB, WITH A SITUS ADDRESS OF 27396 BEECHURST ST, ROSEVILLE, MI 48066-2874 C008 CURRENTLY OWNED BY STOCKMAN THOMAS HAVING A TAX ASSESSOR NUMBER OF 08-14-17-378-006 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 384 AND DESCRIBED IN DOCUMENT NUMBER 7011243 DATED 01/09/2017 AND RECORDED 01/27/2017.

Last Market Sale

Seller: BRUNELL JAMES D
Buyer: STOCKMAN THOMAS
Rec. Date: 01/27/2017
Sale Date: 01/09/2017
Sale Price: \$43,000

Current Listing Status

Status: Sold
Date: 01/2017
Price: \$43,000/est

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: 4,182 SqFt.	Stories: 3	Parking Spaces: 1
Zoning:	Living Area: 1,024 SqFt.	Pool: Pool (yes)	Parking Type: Garage
Year Built: 1950	Bedrooms: 3	Fireplace: 1	Interior Wall:
Style: Bungalow	Bathrooms: 1	Heating: FORCED AIR	Exterior Wall: Siding (Alum/Vinyl)
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$42

Open Liens

Owner 1: STOCKMAN THOMAS	Combined Loan To Value:	0 %
Owner 2:	Estimated Equity:	\$88,145

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
05/05/1995	1st / Trust Deed/Mortgage	\$53,527	Homestead Mtg Co	Langham Kelly R	Conventional	360

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
08/17/2005	Warranty Deed	Arm's-length Residential	Mart Van Properties Llc	Brunell James D	\$94,500
04/28/1995			Thomas J Leszczynski	Langham Kelly R	\$53,600
01/09/2017	Warranty Deed	Arm's-length Residential	Brunell James D	Stockman Thomas	\$43,000

Tax Status

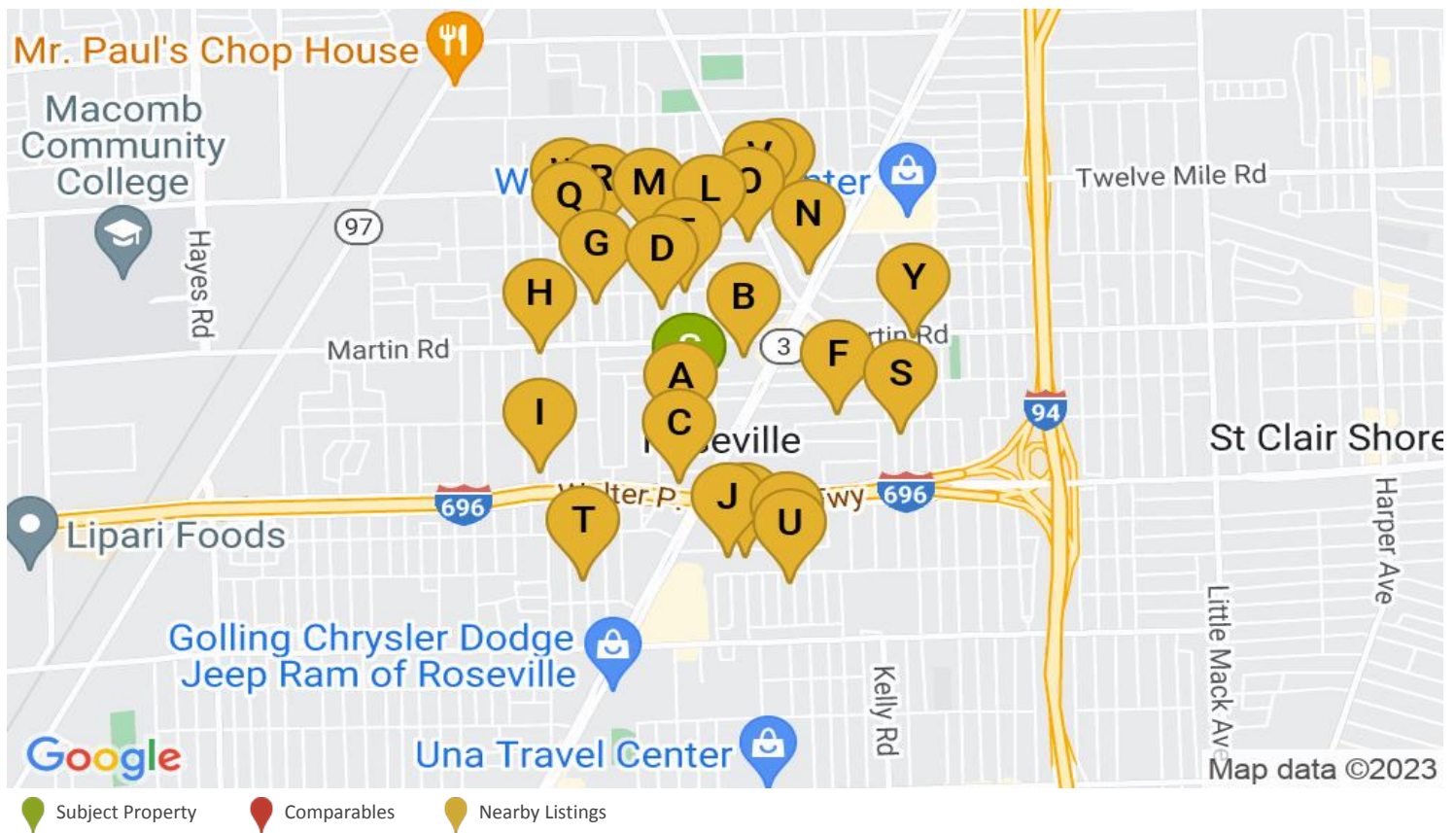
Assessor Parcel #: 08-14-17-378-006	Land Value:	Total Taxable Value: \$32,700
Tax Year: 2023	Improvement Value:	Property Tax: \$2,199

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
01/2017	Sold	\$43,000/est	\$42	259	KIMBERLY HOSNER	RE/MAX Vision	216046369

Comparables & Nearby Listings

Subject Property: 27396 Beechurst St, Roseville, MI 48066-2874



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age

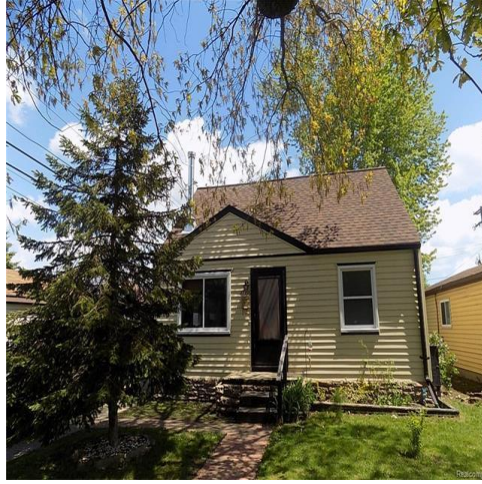
L: Listed **F: Foreclosure** **P: Pre-Foreclosure** **A: Auction**

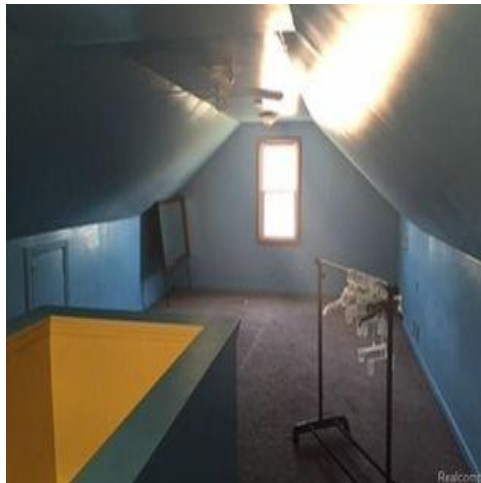
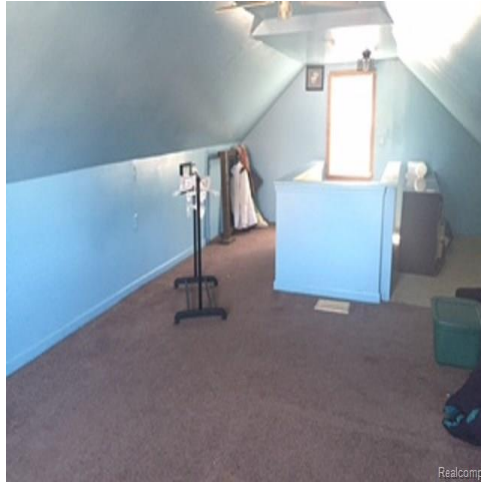
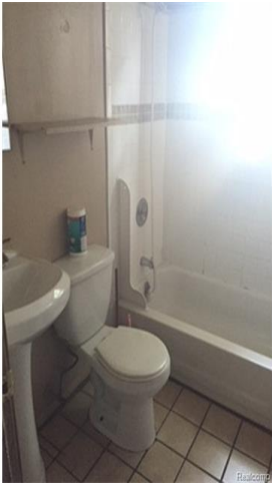
NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.1	P	27301 Beechurst St, Roseville, Mi 48066	6/29/23	\$127,500	8/15/23	\$164,900	1,212	\$136	3	1		89
B	0.24	P	27754 Eastwick Sq, Roseville, Mi 48066			7/20/23	\$89,000	1,000	\$89	2	2	255,349	56
C	0.26	A	17455 E 11 Mile Rd, Roseville, Mi 48066	10/31/19	\$220,000	8/28/23	\$1,150	700	\$2	1	1	6,403	70
D	0.34	P	28204 Maple St, Roseville, Mi 48066	9/06/22	\$20,005	5/24/23	\$123,900	650	\$191	2	1		79
E	0.39	A	28259 Hillview St, Roseville, Mi 48066			8/15/23	\$145,500	1,224	\$119	3	1		74

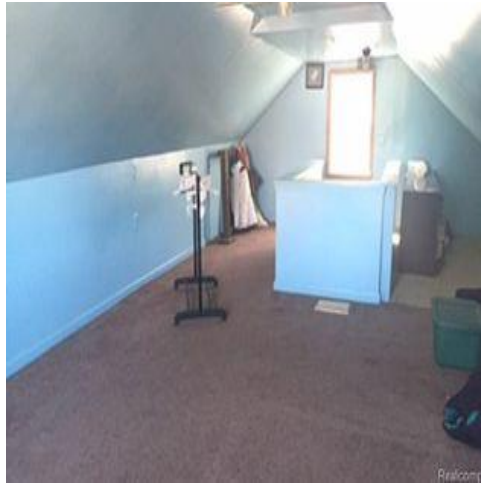
F	0.45	P	18475 Hazelwood St, Roseville, Mi 48066			8/15/23	\$65,000	1,232	\$53	3	1	83	
G	0.45	P	28222 Edward St, Roseville, Mi 48066	6/10/22	\$120,000	7/09/23	\$169,900	967	\$176	3	1	71	
H	0.49	A	16832 Martin Rd, Roseville, Mi 48066	9/06/01	\$100,000	7/16/23	\$895	800	\$1	1	1	70	
I	0.5	P	27179 Groveland St, Roseville, Mi 48066	10/22/14	\$93,000	3/27/23	\$189,900	928	\$205	3	2	62	
J	0.52	A	17940 Glendale St, Roseville, Mi 48066	6/25/03	\$163,000	8/24/23	\$180,000	2,048	\$88	4	2	88	
K	0.53	A	18000 Glendale St, Roseville, Mi 48066			3/23/23	\$300,000	7,648	\$39				
L	0.54	A	17809 Bayne St, Roseville, Mi 48066	12/15/22	\$21,500	7/17/23	\$160,000	1,425	\$112	3	1	78	
M	0.57	P	28647 Maple St, Roseville, Mi 48066	7/15/22	\$84,050	8/18/23	\$44,500	725	\$61	2	1	135	74
N	0.58	A	28419 Gratiot Ave, Roseville, Mi 48066			4/18/23	\$799,900	2,155	\$371			4,792	58
O	0.59	P	17964 Peters St, Roseville, Mi 48066	2/06/20	\$110,000	5/12/23	\$169,900	1,386	\$123	3	2	5,619	93
P	0.61	A	18265 Marquette St, Roseville, Mi 48066	2/25/22	\$120,000	8/25/23	\$194,500	1,026	\$190	3	2	72	
Q	0.63	C	28611 Bohn St, Roseville, Mi 48066	5/31/19	\$99,210	7/25/23	\$199,000	945	\$211	3	1	5,184	71
R	0.63	P	28705 Rosemont St, Roseville, Mi 48066			6/04/23	\$79,000	696	\$114	2	1	4,182	70
S	0.65	A	27320 Collingwood St, Roseville, Mi 48066	2/01/19	\$110,000	7/19/23	\$139,000	1,116	\$125	3	1	4,400	97
T	0.67	P	26375 Oakland St, Roseville, Mi 48066	3/23/20	\$103,000	8/21/23	\$135,000	925	\$146	2	1	73	
U	0.67	P	26281 Hoffmeyer St, Roseville, Mi 48066			7/20/23	\$163,000	1,026	\$159	3	2	5,009	71
V	0.68	A	28750 Utica Rd, Roseville, Mi 48066	5/29/18	\$212,000	8/02/23	\$980,000	2,088	\$469			11,326	23
W	0.69	P	28727 Bohn St, Roseville, Mi 48066	3/13/18	\$121,000	8/15/23	\$197,500	1,201	\$164	3	2	71	
X	0.71	P	28732 Victor St, Roseville, Mi 48066			7/31/23	\$150,000	2,104	\$71	5	2	76	
Y	0.72	C	18936 Martin Rd, Roseville, Mi 48066	3/23/21	\$118,000	8/13/23	\$129,900	688	\$189	2	2	5,009	74

A: Active P: Pending C: Contingent

Property Images (32)







Statistics for Roseville, MI

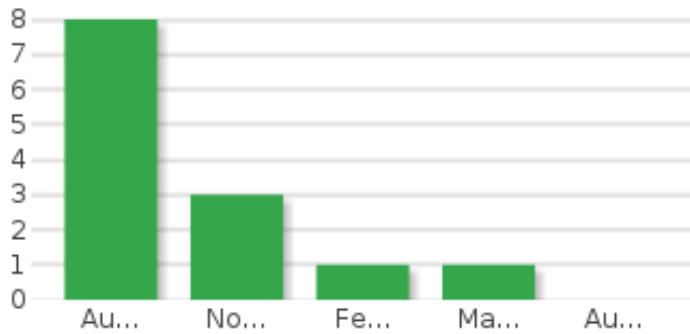


1.07 % Last 30 Days Price Change

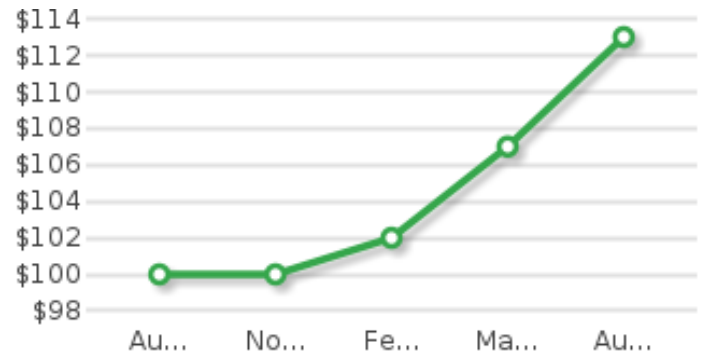


2.8 % Last 30 Days Rent Change

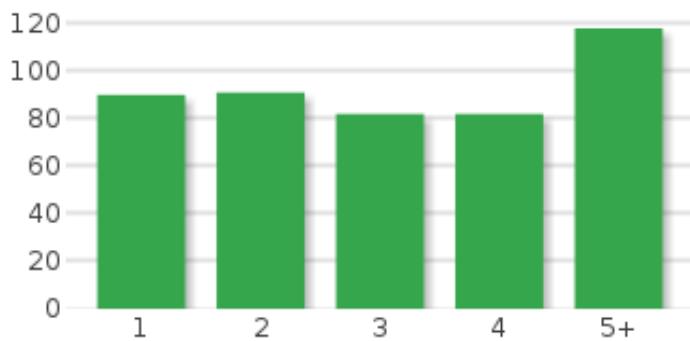
New Pre-Foreclosures



\$ / SqFt



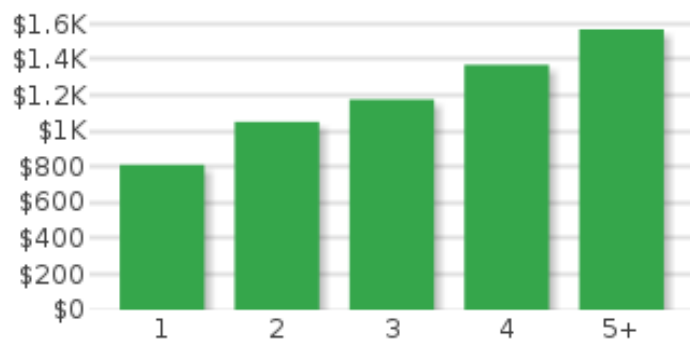
Average Days on Market



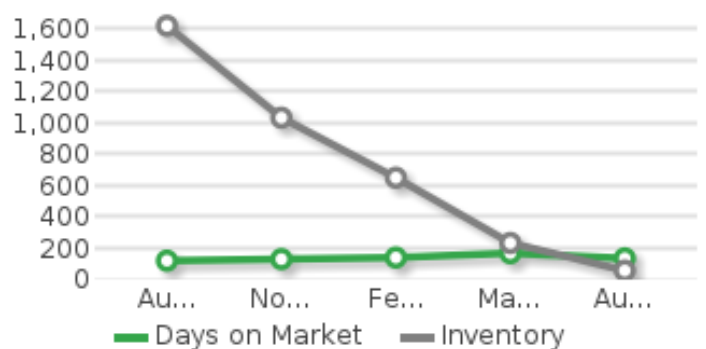
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Roseville, MI


Market Trend

 0 %
128
New Listings


Last 30 Days

 0 %
33
Closed Sales


Market Trend

 0 %
880
New Listings


Last 6 Months

 0 %
331
Closed Sales


Listing Trend

 0 %
58
Homes for Sale


Last 30 Days


 -15.13 %
\$115,249
Average List Price


Listing Trend


 0 %
651
Homes for Sale


Last 6 Months

 3.98 %
\$126,447
Average List Price

 -4.74 %
\$90
Average List \$ / SqFt

 0.53 %
136
Average DOM


 -2.92 %
\$381
Average List \$ / SqFt

 10.53 %
141
Average DOM


Sales Trend

 -100 %
0
Homes Sold


Last 30 Days


 0 %
Average Sale Price


Sales Trend


 0 %
410
Homes Sold


Last 6 Months

 3.74 %
\$116,559
Average Sale Price

 0 %
Average Sale \$ / SqFt

 45.67 %
103
Average DOM

 3.44 %
\$107
Average Sale \$ / SqFt

 7.37 %
89
Average DOM