

Sales Comparable

18067 Rosetta Ave, Eastpointe, MI 48021-2629

APN: 02-14-32-207-024 / County: Macomb

9/15/2023



Subject Property

18067 Rosetta Ave, Eastpointe, MI 48021-2629

Owner Name: JAMES BELL

Mailing Address: 18067 ROSETTA AVE, EASTPOINTE, MI 48021-2629

Owner Status: Owner Occupied

Length of Ownership: 189

Current Occupancy: Owner Occupied

<b>Property Type:</b> Single Family Residential	<b>Status:</b> Off Market
<b>Beds:</b> null	<b>Baths:</b> 1.0
<b>Heating:</b> Forced air unit	<b>Distressed:</b> Yes
<b>Total Rooms:</b>	<b>Cooling:</b>
<b>SqFt:</b> 1,100	<b>Floor Coverings:</b>
<b>Lot Size/Acres:</b> 4,138	<b>HOA/COA:</b> No
<b>Year Built/Eff:</b> 1953	<b>Total Assd Val:</b> \$45,500
<b>Parking Type:</b>	<b>Land Assd Val:</b>
<b>Pool:</b>	<b>Imp Assd Val:</b>
	<b>Assd Year:</b> 2023

Current Listing Status

Listing Status:

Listing Date:

Listing Price:

DOM:

Price Change Date:

Price Change Amount:

Price Change %:

Public Record Sales

Last Sale Date: 12/14/2007

Last Sale Price: \$107,000

Last Purchase Method: Financed

Prior Sale Date: 8/04/2006

Prior Sale Price: \$75,000

Prior Purchase Method: Cash

MLS Sales

Last Sale Date:

Last Sale Price:

Last Listing Date:

Last DOM:

Prior Sale Date:

Prior Sale Price:

Prior Listing Date:

Prior DOM:

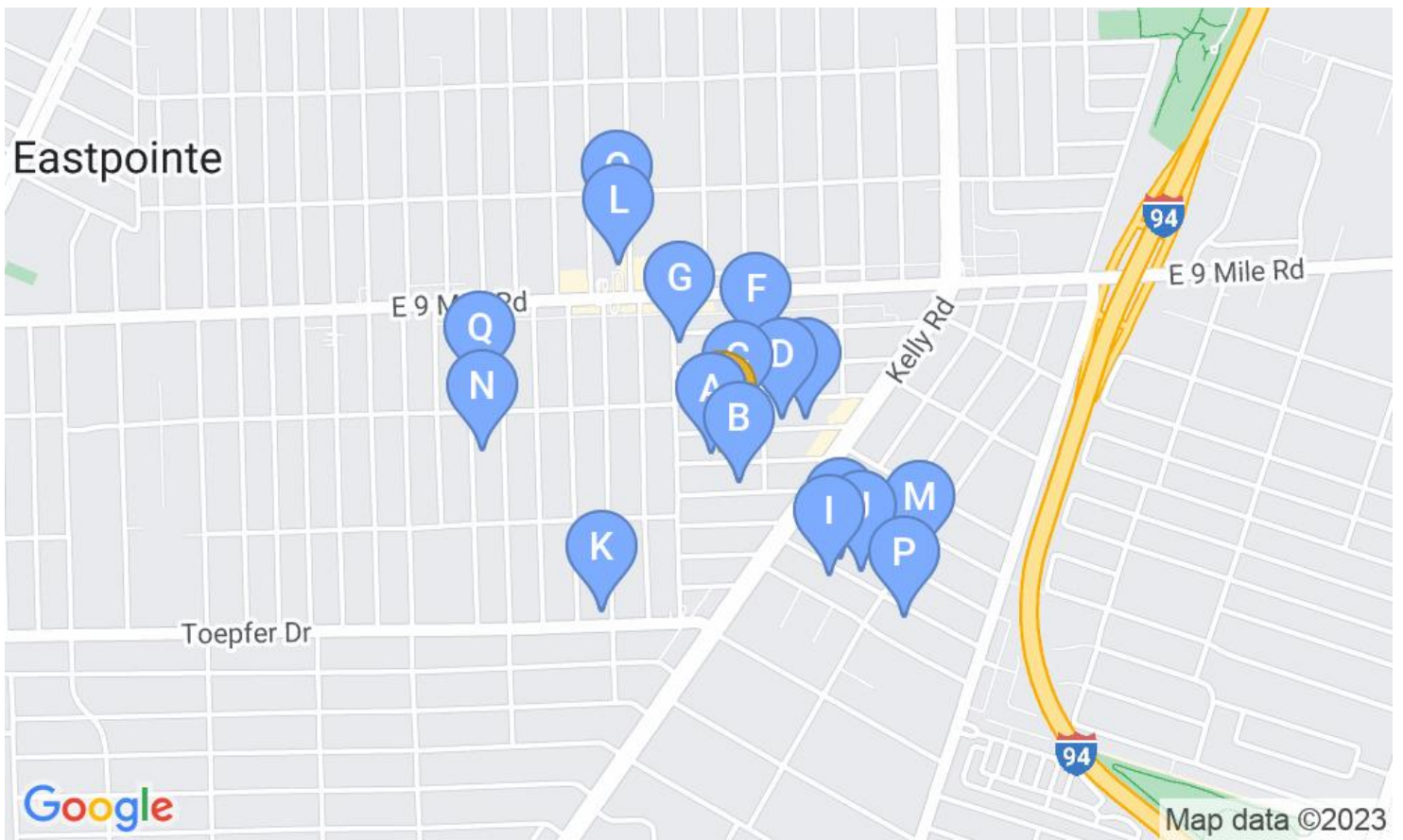
Search Criteria

<b>Data Set</b>	Public Record & MLS	<b>Sale Date</b>	>= 9/15/2022	<b>Square Feet</b>	880 - 1,320
<b>Distance</b>	1 Miles	<b>Status</b>	SOLD		

Sold Comps	Subject	Low	High	Average
Sale Price	\$107,000	\$150,000	\$206,000	\$172,849
SqFt	1,100	984	1,308	1,098
Price/SqFt	\$97.27	\$114.68	\$177.74	\$158.12
Bedrooms	-	3	4	3
Baths	1	1	2	2
Lot Size/Acres	4,138/0.095	4,138/0.095	7,884/0.181	5,489/0.126
Year Built	1953	1941	1967	1953
Distance from Subject	-	0.02	0.39	0.241

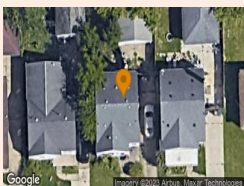
On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



- Subject Property
- Sold Comps
- Active Comps
- Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
A	Public Record	18051 Rosetta Ave	Sold	10/12/2022	\$155,000	1,000	\$155	3	1	1954	0.02 mi
B	MLS	18103 Lister Ave	Sold	07/2023	\$195,000/est	1,280	\$152.34	3	2	1956	0.06 mi
C	Public Record	18097 Curtain Ave	Sold	3/08/2023	\$180,000	1,054	\$170.78	3	2	1954	0.06 mi
D	MLS	18223 Curtain Ave	Sold	02/2023	\$182,000/est	1,053	\$172.84	3	2	1955	0.11 mi
E	MLS	18263 Curtain Ave	Sold	12/2022	\$179,900/est	1,053	\$170.85	3	2	1954	0.15 mi
F	MLS	18135 Empire Ave	Sold	07/2023	\$206,000/est	1,159	\$177.74	3	2	1953	0.17 mi
G	Public Record	18004 Holland Ave	Sold	4/28/2023	\$172,000	1,004	\$171.31	3	1.5	1955	0.18 mi
H	Public Record	18291 Ash Ave	Sold	10/17/2022	\$170,000	1,061	\$160.23	3	1	1954	0.25 mi
I	Public Record	18290 Ash Ave	Sold	12/05/2022	\$155,000	1,062	\$145.95	3	1	1954	0.26 mi
J	Public Record	18331 Ash Ave	Sold	6/22/2023	\$168,000	1,100	\$152.73	3	1	1954	0.29 mi
K	Public Record	21719 Normandy Ave	Sold	2/27/2023	\$150,000	1,308	\$114.68	4	2	1943	0.31 mi
L	Public Record	22745 Schroeder Ave	Sold	7/14/2023	\$165,000	1,215	\$135.8	3	1.5	1967	0.34 mi
M	MLS	19015 Lister Ave	Sold	06/2023	\$181,000/est	1,126	\$160.75	3	1.5	1955	0.36 mi
N	Public Record	22114 Lambrecht Ave	Sold	5/05/2023	\$159,900	1,008	\$158.63	3	2	1942	0.38 mi
O	Public Record	22801 Schroeder Ave	Sold	6/23/2023	\$159,900	984	\$162.5	3	1	1956	0.38 mi
P	MLS	19046 Ash Ave	Sold	08/2023	\$198,730/est	1,140	\$174.32	3	2	1954	0.39 mi
Q	Public Record	22424 Lambrecht Ave	Sold	10/04/2022	\$161,000	1,062	\$151.6	3	1	1941	0.39 mi



**18067 Rosetta Ave, Eastpointe, MI 48021-2629 (Single Family Residential)**

**APN: 02-14-32-207-024**

<b>Beds:</b>		<b>Baths:</b>	1	<b>Last Sale Date:</b>	12/14/2007
<b>SqFt:</b>	1,100	<b>Year Built/Eff:</b>	1953/1953	<b>Last Sale Price:</b>	\$107,000
<b>Lot Size/Acres:</b>	4,138/0.095			<b>Est. Value:</b>	\$131,361



**Photo Not Available**

<b>18051 Rosetta Ave, Eastpointe, MI 48021</b>						Property Type: Single Family			
Owner Name:		LATANYA NEWMAN-MCREYNOLDS & KIRT MCREYNOLDS							
Mailing Address:		23005 KELLY RD #31, EASTPOINTE, MI 48021							
Owner Status:		Non-Owner Occupied							
Occupancy:		Occupied							
<b>APN: 02-14-32-207-022</b>						Status: Sold			
Beds:	3	Baths:	1	Total Rooms:	6	Heating:	Forced air unit	Date:	10/12/2022
SqFt:	1,000	Parking Type:		Cooling:	Central	Amount:	\$155,000		
Lot Size / Acres:	4,138/0.095	Pool:	No	Floor Covering:		Orig. List Date:			
Year Built / Eff:	1954 / 1954					DOM:			
<b>Public Record</b>		Distance:	0.02 mi	Estimated Value:	\$146,478	<b>Tax Assessed Value / Year: \$56,200 / 2023</b>			



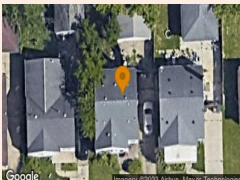
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<b>18103 Lister Ave, Eastpointe, MI 48021</b>						Property Type: Single Family			
Owner Name:									
Mailing Address:									
Owner Status:									
Occupancy:		Vacant							
<b>APN: 02-14-32-252-023</b>						Status: Sold			
Beds:	3	Baths:	2	Total Rooms:		Heating:	FORCED AIR	Date:	07/2023
SqFt:	1,280	Parking Type:		Cooling:	CENTRAL, FAN	Amount:	\$195,000/est		
Lot Size / Acres:	6,186/0.142	Pool:	No	Floor Covering:		Orig. List Date:	6/19/2023		
Year Built / Eff:	1956 / 1956					DOM:	33		
<b>MLS</b>		Distance:	0.06 mi	Estimated Value:	\$177,868	<b>Tax Assessed Value / Year: \$72,200 / 2023</b>			



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<b>18097 Curtain Ave, Eastpointe, MI 48021</b>						Property Type: Single Family			
Owner Name:		ASHLEY COPPINS							
Mailing Address:		50344 OAKVIEW DR, CHESTERFIELD, MI 48047							
Owner Status:		Owner Occupied							
Occupancy:		Occupied							
<b>APN: 02-14-32-206-026</b>						Status: Sold			
Beds:	3	Baths:	2	Total Rooms:		Heating:	Forced air unit	Date:	3/08/2023
SqFt:	1,054	Parking Type:		Cooling:	Central	Amount:	\$180,000		
Lot Size / Acres:	5,140/0.118	Pool:	No	Floor Covering:		Orig. List Date:			
Year Built / Eff:	1954 / 1954					DOM:			
<b>Public Record</b>		Distance:	0.06 mi	Estimated Value:	\$165,168	<b>Tax Assessed Value / Year: \$59,700 / 2023</b>			



**18067 Rosetta Ave, Eastpointe, MI 48021-2629 (Single Family Residential)**  
**APN: 02-14-32-207-024**

Beds:	Baths:	1	Last Sale Date:	12/14/2007	
SqFt:	1,100	Year Built/Eff:	1953/1953	Last Sale Price:	\$107,000
Lot Size/Acres:	4,138/0.095	Est. Value:	\$131,361		



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<b>18223 Curtain Ave, Eastpointe, MI 48021</b>				Property Type: Single Family	
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
<b>APN: 02-14-32-229-016</b>				Status: Sold	
Beds:	3	Baths:	2	Total Rooms:	5
Heating:		FORCED AIR		Date:	02/2023
SqFt:	1,053	Parking Type:		Cooling:	Amount: \$182,000/est
Lot Size / Acres:		5,140/0.118	Pool:	No	Floor Covering:
Year Built / Eff:		1955 / 1955		Orig. List Date:	7/21/2022
				DOM:	223

**MLS**      **Distance:** 0.11 mi      **Estimated Value:** \$167,529      **Tax Assessed Value / Year:** \$60,800 / 2023



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<b>18263 Curtain Ave, Eastpointe, MI 48021</b>				Property Type: Single Family	
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
<b>APN: 02-14-32-229-020</b>				Status: Sold	
Beds:	3	Baths:	2	Total Rooms:	5
Heating:		FORCED AIR		Date:	12/2022
SqFt:	1,053	Parking Type:		Cooling:	Amount: \$179,900/est
Lot Size / Acres:		5,140/0.118	Pool:	No	Floor Covering:
Year Built / Eff:		1954 / 1954		Orig. List Date:	11/19/2022
				DOM:	34

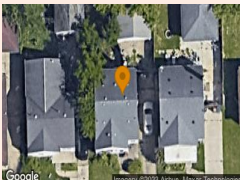
**MLS**      **Distance:** 0.15 mi      **Estimated Value:** \$172,178      **Tax Assessed Value / Year:** \$63,200 / 2023



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<b>18135 Empire Ave, Eastpointe, MI 48021</b>				Property Type: Single Family	
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
<b>APN: 02-14-32-204-026</b>				Status: Sold	
Beds:	3	Baths:	2	Total Rooms:	5
Heating:		FORCED AIR		Date:	07/2023
SqFt:	1,159	Parking Type:		Cooling:	Amount: \$206,000/est
Lot Size / Acres:		5,227/0.12	Pool:	No	Floor Covering:
Year Built / Eff:		1953 / 1953		Orig. List Date:	3/24/2023
				DOM:	124

**MLS**      **Distance:** 0.17 mi      **Estimated Value:** \$219,012      **Tax Assessed Value / Year:** \$67,200 / 2023



**18067 Rosetta Ave, Eastpointe, MI 48021-2629 (Single Family Residential)**  
**APN: 02-14-32-207-024**

Beds:	Baths:	1	Last Sale Date:	12/14/2007	
SqFt:	1,100	Year Built/Eff:	1953/1953	Last Sale Price:	\$107,000
Lot Size/Acres:	4,138/0.095		Est. Value:	\$131,361	

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<b>18004 Holland Ave, Eastpointe, MI 48021</b>		Property Type:	Single Family
Owner Name:	KYLA GLOVER & NATHANIEL EADY		
Mailing Address:	18004 HOLLAND AVE, EASTPOINTE, MI 48021		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		
<b>APN: 02-14-32-204-001</b>		Status:	Sold
Beds:	3	Baths:	1.5
Total Rooms:	5	Heating:	Forced air unit
SqFt:	1,004	Parking Type:	
Lot Size / Acres:	4,574/0.105	Pool:	No
Year Built / Eff:	1955 / 1955	Floor Covering:	
Date:	4/28/2023	Amount:	\$172,000
Orig. List Date:		DOM:	

**Public Record**      **Distance:** 0.18 mi      **Estimated Value:** \$150,629      **Tax Assessed Value / Year:** \$53,600 / 2023


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<b>18291 Ash Ave, Eastpointe, MI 48021</b>		Property Type:	Single Family
Owner Name:	XAVIER BROOKS		
Mailing Address:	2233 PENNSYLVANIA ST, DETROIT, MI 48214		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		
<b>APN: 02-14-32-278-025</b>		Status:	Sold
Beds:	3	Baths:	1
Total Rooms:		Heating:	Forced air unit
SqFt:	1,061	Parking Type:	
Lot Size / Acres:	5,663/0.13	Pool:	No
Year Built / Eff:	1954 / 1954	Floor Covering:	
Date:	10/17/2022	Amount:	\$170,000
Orig. List Date:		DOM:	

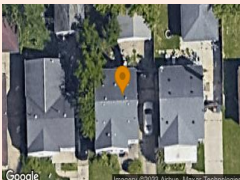
**Public Record**      **Distance:** 0.25 mi      **Estimated Value:** \$155,833      **Tax Assessed Value / Year:** \$64,100 / 2023

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<b>18290 Ash Ave, Eastpointe, MI 48021</b>		Property Type:	Single Family
Owner Name:	AMBER BISHOP		
Mailing Address:	18559 WOODLAND ST, HARPER WOODS, MI 48225		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
<b>APN: 02-14-32-279-009</b>		Status:	Sold
Beds:	3	Baths:	1
Total Rooms:		Heating:	FORCED AIR
SqFt:	1,062	Parking Type:	
Lot Size / Acres:	5,489/0.126	Pool:	No
Year Built / Eff:	1954 / 1954	Floor Covering:	
Date:	12/05/2022	Amount:	\$155,000
Orig. List Date:		DOM:	

**Public Record**      **Distance:** 0.26 mi      **Estimated Value:** \$161,648      **Tax Assessed Value / Year:** \$67,600 / 2023



**18067 Rosetta Ave, Eastpointe, MI 48021-2629 (Single Family Residential)**  
**APN: 02-14-32-207-024**

Beds:		Baths:	1	Last Sale Date:	12/14/2007
SqFt:	1,100	Year Built/Eff:	1953/1953	Last Sale Price:	\$107,000
Lot Size/Acres:	4,138/0.095			Est. Value:	\$131,361

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**18331 Ash Ave, Eastpointe, MI 48021** Property Type: Single Family

Owner Name: KELSEY & ANGELA ONEAL  
 Mailing Address: 15536 COLLINSON AVE, EASTPOINTE, MI 48021  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

APN: 02-14-32-278-029 Status: Sold

Beds: 3	Baths: 1	Total Rooms: 5	Heating: FORCED AIR	Date: 6/22/2023
SqFt: 1,100	Parking Type:	Cooling: CENTRAL	Amount: \$168,000	
Lot Size / Acres: 5,663/0.13	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1954 / 1954		DOM:		

Public Record Distance: 0.29 mi Estimated Value: \$153,383 Tax Assessed Value / Year: \$67,200 / 2023

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**21719 Normandy Ave, Eastpointe, MI 48021** Property Type: Single Family

Owner Name: 920 HOLDINGS LLC  
 Mailing Address: 53338 ZACHARY DR, CHESTERFIELD, MI 48047  
 Owner Status: Non-Owner Occupied  
 Occupancy: Vacant

APN: 02-14-32-179-038 Status: Sold

Beds: 4	Baths: 2	Total Rooms:	Heating: GAS OTHER	Date: 2/27/2023
SqFt: 1,308	Parking Type:	Cooling:	Amount: \$150,000	
Lot Size / Acres: 5,271/0.121	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1943 / 1943		DOM:		

Public Record Distance: 0.31 mi Estimated Value: \$122,054 Tax Assessed Value / Year: \$35,900 / 2023

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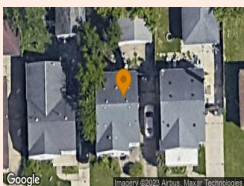
**22745 Schroeder Ave, Eastpointe, MI 48021** Property Type: Single Family

Owner Name: ABDUL QAYUM & REZIA BEGUM  
 Mailing Address: 50 AVENUE D #11J, NEW YORK, NY 10009  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

APN: 02-14-29-379-032 Status: Sold

Beds: 3	Baths: 1.5	Total Rooms:	Heating: Forced air unit	Date: 7/14/2023
SqFt: 1,215	Parking Type:	Cooling:	Amount: \$165,000	
Lot Size / Acres: 7,100/0.163	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1967 / 1967		DOM:		

Public Record Distance: 0.34 mi Estimated Value: \$169,027 Tax Assessed Value / Year: \$58,200 / 2023



**18067 Rosetta Ave, Eastpointe, MI 48021-2629 (Single Family Residential)**

APN: 02-14-32-207-024

Beds: 3	Baths: 1	Last Sale Date: 12/14/2007
SqFt: 1,100	Year Built/Eff: 1953/1953	Last Sale Price: \$107,000
Lot Size/Acres: 4,138/0.095		Est. Value: \$131,361

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photo coming soon

**19015 Lister Ave, Eastpointe, MI 48021** Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 02-14-32-282-011

Status: Sold

Beds:	3	Baths:	1.5	Total Rooms:	Heating:	FORCED AIR,	Date:	06/2023
SqFt:	1,126	Parking Type:		Cooling:	CENTRAL, FAN	Amount:	\$181,000/est	
Lot Size / Acres:	6,316/0.145	Pool:	No	Floor Covering:		Orig. List Date:	5/05/2023	
Year Built / Eff:	1955 / 1955					DOM:	47	

MLS Distance: 0.36 mi Estimated Value: \$176,910 Tax Assessed Value / Year: \$73,000 / 2023

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Photo Not Available

**22114 Lambrecht Ave, Eastpointe, MI 48021** Property Type: Single Family

Owner Name: REBECCA COPPENS

Mailing Address: 32289 JUDILANE ST, ROSEVILLE, MI 48066

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 02-14-32-131-008

Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	Forced air unit	Date:	5/05/2023
SqFt:	1,008	Parking Type:		Cooling:		Amount:	\$159,900	
Lot Size / Acres:	4,443/0.102	Pool:	No	Floor Covering:		Orig. List Date:		
Year Built / Eff:	1942 / 1942					DOM:		

Public Record Distance: 0.38 mi Estimated Value: \$126,284 Tax Assessed Value / Year: \$40,000 / 2023

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**22801 Schroeder Ave, Eastpointe, MI 48021** Property Type: Single Family

Owner Name: KIM SHORT

Mailing Address: 22801 SCHROEDER AVE, EASTPOINTE, MI 48021

Owner Status: Owner Occupied

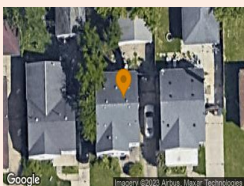
Occupancy: Occupied

APN: 02-14-29-379-027

Status: Sold

Beds:	3	Baths:	1	Total Rooms:	Heating:	FORCED AIR	Date:	6/23/2023
SqFt:	984	Parking Type:		Cooling:		Amount:	\$159,900	
Lot Size / Acres:	7,884/0.181	Pool:	No	Floor Covering:		Orig. List Date:		
Year Built / Eff:	1956 / 1956					DOM:		

Public Record Distance: 0.38 mi Estimated Value: \$157,419 Tax Assessed Value / Year: \$61,900 / 2023



**18067 Rosetta Ave, Eastpointe, MI 48021-2629 (Single Family Residential)**

APN: 02-14-32-207-024

Beds:	Baths:	1	Last Sale Date:	12/14/2007	
SqFt:	1,100	Year Built/Eff:	1953/1953	Last Sale Price:	\$107,000
Lot Size/Acres:	4,138/0.095			Est. Value:	\$131,361



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**19046 Ash Ave, Eastpointe, MI 48021** Property Type: Single Family  
 Owner Name:  
 Mailing Address:  
 Owner Status:  
 Occupancy: Occupied

APN: 02-14-32-427-002 Status: Sold  
 Beds: 3 Baths: 2 Total Rooms: Heating: Forced air unit Date: 08/2023  
 SqFt: 1,140 Parking Type: Cooling: Central Amount: \$198,730/est  
 Lot Size / Acres: 5,489/0.126 Pool: No Floor Covering: Orig. List Date: 8/13/2023  
 Year Built / Eff: 1954 / 1954 DOM: 5

MLS Distance: 0.39 mi Estimated Value: \$194,266 Tax Assessed Value / Year: \$69,400 / 2023

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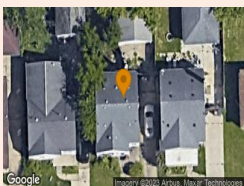


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**22424 Lambrecht Ave, Eastpointe, MI 48021** Property Type: Single Family  
 Owner Name: GALONDA ROBINSON  
 Mailing Address: 21178 DEXTER BLVD, WARREN, MI 48089  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

APN: 02-14-32-126-018 Status: Sold  
 Beds: 3 Baths: 1 Total Rooms: Heating: Forced air unit Date: 10/04/2022  
 SqFt: 1,062 Parking Type: Cooling: Amount: \$161,000  
 Lot Size / Acres: 4,443/0.102 Pool: No Floor Covering: Orig. List Date:  
 Year Built / Eff: 1941 / 1941 DOM:

Public Record Distance: 0.39 mi Estimated Value: \$134,455 Tax Assessed Value / Year: \$38,300 / 2023



**18067 Rosetta Ave, Eastpointe, MI 48021-2629 (Single Family Residential)**

APN: 02-14-32-207-024

Beds: Baths: 1 Last Sale Date: 12/14/2007  
 SqFt: 1,100 Year Built/Eff: 1953/1953 Last Sale Price: \$107,000  
 Lot Size/Acres: 4,138/0.095 Est. Value: \$131,361