

Comparative Market Analysis

10860 Inkster Rd, Romulus, MI 48174

APN: 80 052 99 0013 000

Wayne County Data as of: 11/30/2023



Bedrooms: 2 **Year Built:** 1941
Bathrooms: 1 **Square Feet:** 865

Status: Off Market
Distressed: Yes
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: PARCHMON MARCUS
Mailing Address: 10860 INKSTER RD
ROMULUS, MI 48174

Comparables

Properties:
Avg. Sale Price:
Days on Market:

Opportunity

Estimated Value: \$48,109
Estimated Equity: \$48,109
Mortgage Balance: \$0
Monthly Rent: \$1,131
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 10860 INKSTER RD, ROMULUS, MI 48174-2636 C066 CURRENTLY OWNED BY PARCHMON MARCUS HAVING A TAX ASSESSOR NUMBER OF 80 052 99 0013 000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 0013 AND DESCRIBED IN DOCUMENT NUMBER 2021.381153 DATED 10/18/2021 AND RECORDED 10/20/2021.

Last Market Sale

Seller: MCDONAGH MANAGEMENT GROUP LLC
Buyer: PARCHMON MARCUS
Rec. Date: 10/20/2021
Sale Date: 10/18/2021
Sale Price: \$44,500

Current Listing Status

Status: Fail
Date: 04/2023
Price: \$49,900

Active Pre-Foreclosure Status

Doc. Type: Notice of Rescission
Rec. Date: 04/18/2023
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:** 20,473 SqFt. **Stories:** 1.25 **Parking Spaces:** 1
Zoning: R1B-S.F **Living Area:** 865 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1941 **Bedrooms:** 2 **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** FORCED AIR **Exterior Wall:**
Basement: **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$51

Open Liens

Owner 1: PARCHMON MARCUS **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$48,109

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 #
04/18/2023	Notice of Rescission		Bruner Clyde		130009

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
12/15/2005	1st / Trust Deed/Mortgage	\$63,000	Direction Financial Inc	Maki Howard	Conventional	15 Years
11/16/2005	1st / Trust Deed/Mortgage	\$53,900	Cash Out Mtg Corp	Maki Howard	Conventional	15 Years
09/07/2007	1st / Trust Deed/Mortgage	\$111,000	Us Bank Na Nd	Maki Howard	Conventional	30 Years

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
02/22/2021	Warranty Deed	Arm's-length Residential	Kingman Holdings Llc	Mcdonach Management Group Llc	\$11,500
12/22/2016	Deed	Arm's-length Residential	Usbank Natioonl Asscotion	Kingaman Holdingsllc	\$10,945
04/30/2015	Sheriff's Deed	REO and Trustee Deeds	Maki Howard	U S Bank National Association	\$19,250
10/18/2021	Land Contract	Arm's-length Residential	Mcdonagh Management Group Llc	Parchmon Marcus	\$44,500

Tax Status

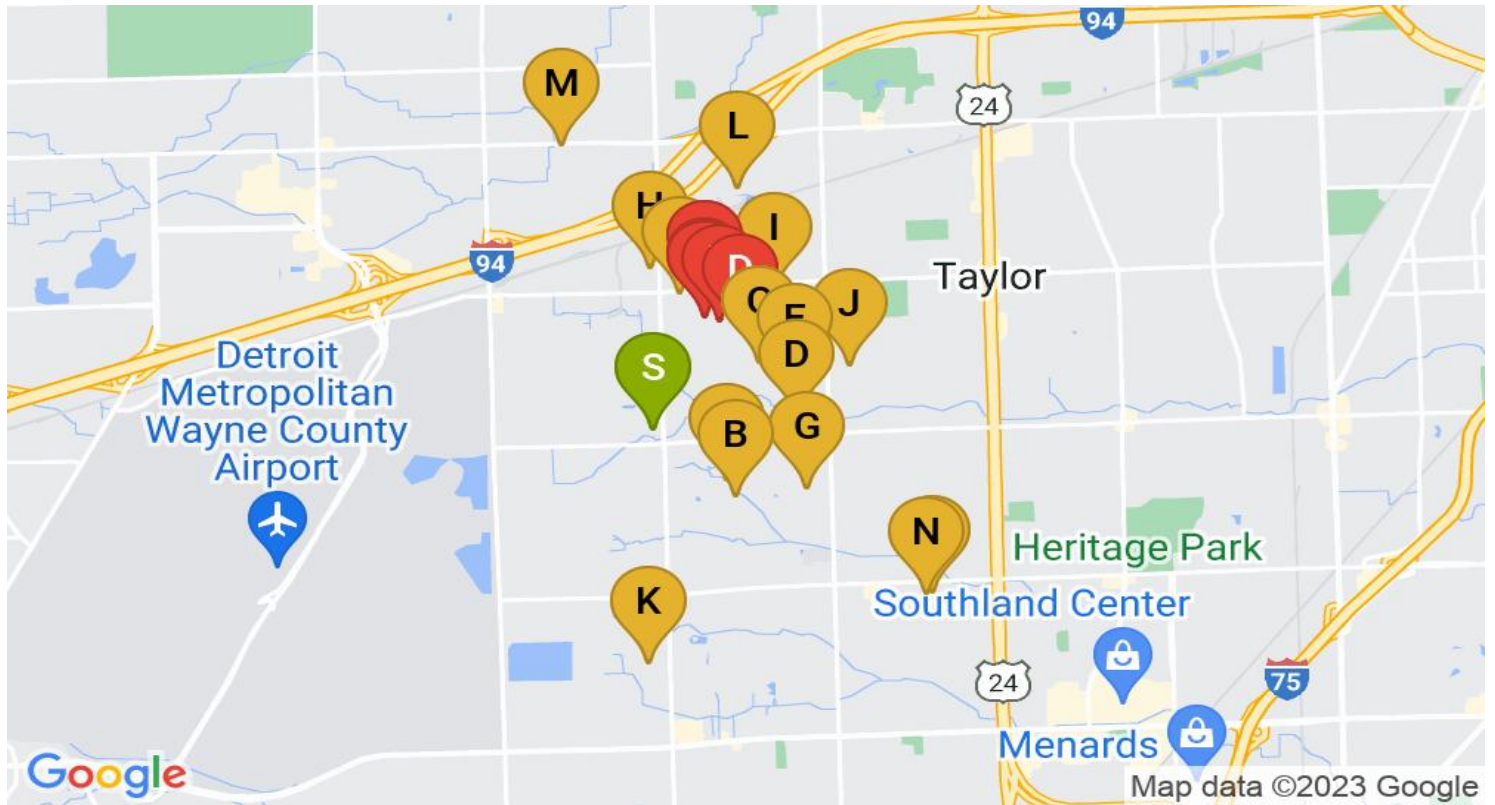
Assessor Parcel #:	80 052 99 0013 000	Land Value:		Total Taxable Value:	\$32,300
Tax Year:	2023	Improvement Value:		Property Tax:	\$1,322

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
04/2023	Fail - FAIL	\$49,900	\$58	3	Rabeeh Hammoud	RE/MAX Leading Edge	20230025910
4/09/2023	Active - New Listing	\$49,900	\$58	1	Rabeeh Hammoud	RE/MAX Leading Edge	20230025910
08/2022	Fail - FAIL			2	Mike K Sobh	RE/MAX Leading Edge	20221036087
8/29/2022	Active - Price	\$54,900	\$63	1	Mike K Sobh	RE/MAX Leading Edge	20221036087
8/30/2022	Active - New Listing			2	Mike K Sobh	RE/MAX Leading Edge	20221036087
08/2022	Fail - FAIL			1	Mike K Sobh	RE/MAX Leading Edge	60134107
8/30/2022	Active - Price	\$59,900	\$69	1	Mike K Sobh	RE/MAX Leading Edge	60134107
8/30/2022	Active - New Listing			1	Mike K Sobh	RE/MAX Leading Edge	60134107
10/2021	Sold	\$44,500/est	\$51	59	Brittney Proctor	Landmark Realty	40209509
10/2021	Sold	\$44,450/est	\$51	68	Brittney Proctor	Landmark Realty	2210065704
02/2021	Sold	\$11,500/est	\$13	42	Derek C Lievens	Market Elite Inc	2210001466
1/12/2021	Pending	\$44,900	\$52	1	DEREK C LIEVENS	MARKET ELITE INC	2210001466
11/2017	Sold	\$18,470/est	\$21	170	Gaston Munoz	Munoz Realty Inc	217030434
08/2022	Fail - FAIL	\$59,900	\$69	99	Mike K Sobh	RE/MAX Leading Edge	R20221036087
08/2021	Fail - FAIL	\$44,500	\$51	70	Brittney Proctor	Landmark Realty	R2210065704
09/2016	Fail - FAIL	\$23,800	\$28	109	FADIE GHALLOZI	Century 21 Curran & Christie	216088243

Comparables & Nearby Listings

Subject Property: 10860 Inkster Rd, Romulus, MI 48174-2636



● 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	0.8		9509 Sylvania St, Taylor, Mi 48180	12/01/22	\$121,820			1,001	\$122	3	1	5,227	53
B	0.81		9514 Princess St, Taylor, Mi 48180	6/15/23	\$105,000			912	\$115	3	1	7,405	66
C	0.82		9441 Sylvania St, Taylor, Mi 48180	3/03/23	\$129,900			1,001	\$130	3	1	5,227	53
D	0.84		9642 Holland Rd, Taylor, Mi 48180	10/01/23	\$139,750			912	\$153	3	1	6,534	67
E	0.92		9263 Sylvania St, Taylor, Mi 48180	8/01/23	\$144,000			1,001	\$144	3	1	5,227	53

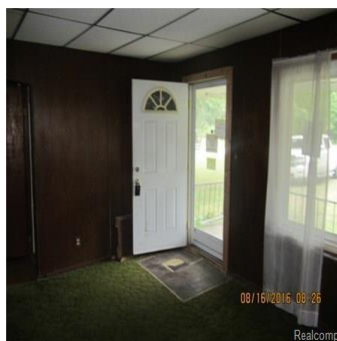
L: Listed
 F: Foreclosure
 P: Pre-Foreclosure
 A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.55	A	Brest, Taylor, Mi 48180	12/05/19	\$39,000	6/30/23	\$550,000					19	
B	0.66	C	26653 Lakepointe Dr, Taylor, Mi 48180	10/14/21		10/20/23	\$300,000	1,938	\$155	3	2.5	13,068	8
C	0.77	P	26427 Kinyon St, Taylor, Mi 48180	6/09/23	\$287,500	5/05/23	\$260,000	1,808	\$144	3	1.5	7,405	45
D	0.85	P	10685 Continental Dr, Taylor, Mi 48180	10/24/17	\$180,000	10/27/23	\$254,900	1,858	\$137	4	2		50
E	0.9	A	10263 Continental Dr, Taylor, Mi 48180	7/08/14	\$64,000	10/23/23	\$294,900	2,140	\$138	3	2		50
F	0.91	A	27177 Wick Rd, Taylor, Mi 48180	11/15/22	\$13,000	10/08/23		640	\$20		1	8,712	82
G	0.99	P	26068 Airline St, Taylor, Mi 48180	2/04/15	\$10,000	7/09/23	\$159,900	1,100	\$145	3	1		82
H	1.07	A	8924 Inkster Rd, Romulus, Mi 48174			5/17/23	\$9,000						
I	1.17	P	26185 Wick Rd, Taylor, Mi 48180	5/31/07	\$24,000	10/26/23	\$340,000	2,800	\$121	5	3		75
J	1.24	A	10051 Fairview St, Taylor, Mi 48180	7/27/23	\$111,501	11/06/23	\$205,999	1,306	\$158	3	1	7,405	54
K	1.53	P	13550 Inkster Rd, Romulus, Mi 48174			7/28/22	\$100,000	1,288	\$78	2	1	165,964	78
L	1.67	A	27005 Trolley Industrial Dr, Taylor, Mi 48180	11/16/12	\$25,223	9/15/23	\$2,990,000	31,228	\$96			5	45
M	1.95	P	28445 Ecorse Rd, Romulus, Mi 48174			10/13/23	\$100,000	1,072	\$93	3	1		67

N	1.95	A	13102 Golf Lake Dr, Taylor, Mi 48180	6/26/09	\$113,144	4/14/22	\$40,000
O	1.98	A	13101 Golf Lake Dr, Taylor, Mi 48180	6/26/09	\$113,144	4/14/22	\$40,000

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

Property Images (19)





Statistics for Romulus, MI



1.2 %

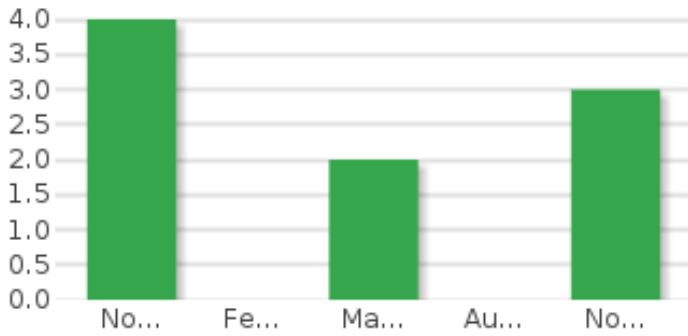
Last 30 Days Price Change



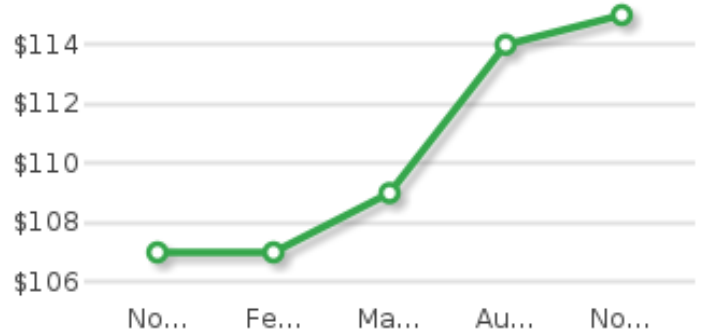
4.63 %

Last 30 Days Rent Change

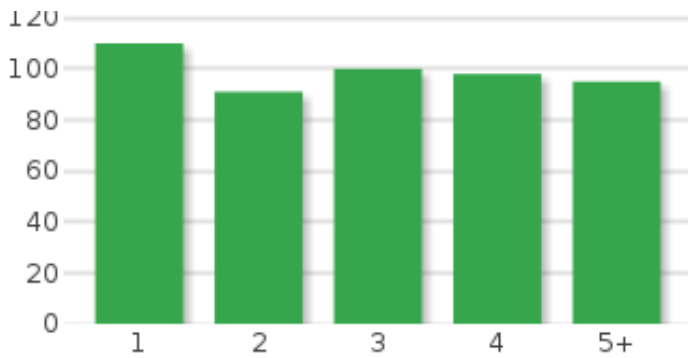
New Pre-Foreclosures



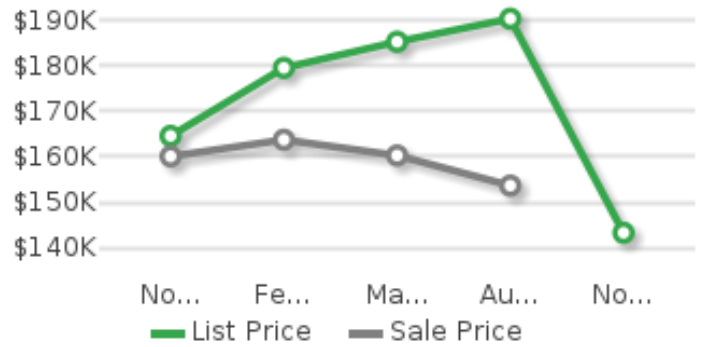
\$ / SqFt



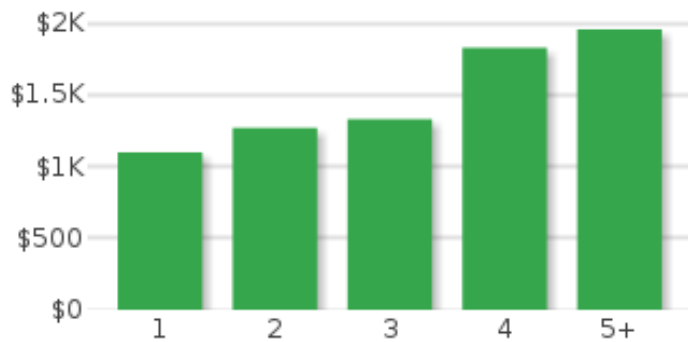
Average Days on Market



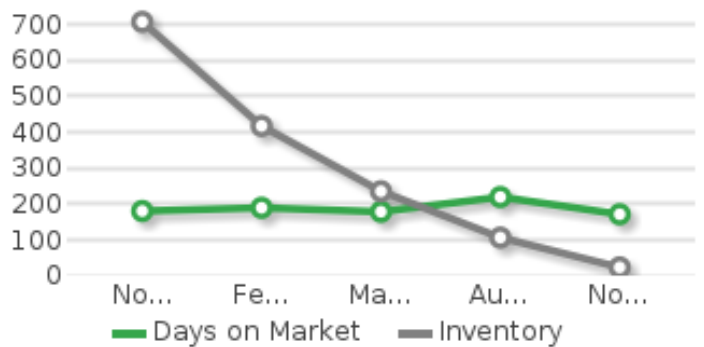
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Romulus, MI


Market Trend

 **0 %**
39
New Listings


Last 30 Days

 **0 %**
5
Closed Sales


Market Trend

 **0 %**
307
New Listings


Last 6 Months

 **0 %**
90
Closed Sales


Listing Trend

 **0 %**
23
Homes for Sale


Last 30 Days


 **-31.15 %**
\$143,365
Average List Price


Listing Trend


 **0 %**
235
Homes for Sale


Last 6 Months

 **12.14 %**
\$185,253
Average List Price

 **1.01 %**
\$108
Average List \$ / SqFt

 **-14.11 %**
171
Average DOM


 **2.98 %**
\$102
Average List \$ / SqFt

 **-4.41 %**
178
Average DOM


Sales Trend

 **-100 %**
0
Homes Sold


Last 30 Days


 **0 %**
Average Sale Price


Sales Trend


 **0 %**
169
Homes Sold


Last 6 Months

 **0.22 %**
\$160,325
Average Sale Price

 **0 %**
Average Sale \$ / SqFt

 **-29.59 %**
66
Average DOM

 **12.9 %**
\$117
Average Sale \$ / SqFt

 **-16.04 %**
97
Average DOM