

Comparative Market Analysis

18523 Kentfield St, Detroit, MI 48219

APN: 22100553.

Wayne County Data as of: 11/06/2023



Bedrooms: **Year Built:** 1948
Bathrooms: 1 **Square Feet:** 994

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: FISHER DUJUAN, FISHER BERNICE
Mailing Address: 30881 CLUB HOUSE LN
FARMINGTON HILLS, MI 48334

Comparables	
Properties:	54
Avg. Sale Price:	\$54,774
Days on Market:	80
Opportunity	
Estimated Value:	\$65,652
Estimated Equity:	\$65,652
Mortgage Balance:	\$0
Monthly Rent:	\$841
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 18523 KENTFIELD ST, DETROIT, MI 48219-3494 C038 CURRENTLY OWNED BY FISHER DUJUAN & FISHER BERNICE HAVING A TAX ASSESSOR NUMBER OF 22100553. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 106 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2009.383789 DATED 10/29/2009 AND RECORDED 11/30/2009.

Last Market Sale

Seller: FEDERAL NATIONAL MORTGAGE
Buyer: FISHER JAMES
Rec. Date: 11/30/2009
Sale Date: 10/29/2009
Sale Price: \$1,900

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
There is no association data available.				

Property Details - Public Record

Land Use: Single Family Residential	Lot Size: 5,663 SqFt.	Stories: 1.25	Parking Spaces:
Zoning: R1	Living Area: 994 SqFt.	Pool:	Parking Type:
Year Built: 1948	Bedrooms:	Fireplace:	Interior Wall:
Style:	Bathrooms: 1	Heating: Forced air unit	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$2

Open Liens

Owner 1: FISHER DUJUAN	Combined Loan To Value: 0 %
Owner 2: FISHER BERNICE	Estimated Equity: \$65,652

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 #
03/26/2020	County/City Tax Lien (DELINQUENT TAX)		James Fisher	Treasurer	97795
03/22/2019	County/City Tax Lien (DELINQUENT TAX)		James Fisher	Wayne County Treasurer	102338
04/05/2018	County/City Tax Lien (DELINQUENT TAX)		James Fisher	Wayne County Treasurer	120604

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
10/13/2014	1st / Trust Deed/Mortgage	\$20,663	Michigan Homeowner Assistance	Fisher James	Conventional	30 Years

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
07/30/2021	Intrafamily Transfer & Dissolution	Non-Arm's length	Fisher Bernice, Estate Of James Leroy	Fisher Bernice	\$0

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
05/27/2009	Sheriff's Deed	REO and Trustee Deeds	Key Percy H	Mortgage Electronic Registration	\$36,109
10/29/2009	Other	Arm's-length Residential	Federal National Mortgage	Fisher James	\$1,900
06/25/2009	Quit Claim Deed	Non-Arm's length	Mortgage Electronic Registration	Federal National Mortgage	
08/17/2022	Quit Claim Deed	Non-Arm's length	Bernice Fisher	Fisher Dujan, Fisher Bernice	

Tax Status

Assessor Parcel #:	22100553.	Land Value:		Total Taxable Value:	\$20,700
Tax Year:	2023	Improvement Value:		Property Tax:	\$508

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 18523 Kentfield St, Detroit, MI 48219-3494



● Subject Property
 ● Comparables
 ● Nearby Listings

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	0.04	A	18516 Kentfield St, Detroit, Mi 48219	9/01/23	\$45,000	10/12/23	\$99,900	1,016	\$98	3	1		75

B	0.12	A	18503 Fielding St, Detroit, Mi 48219	1/13/12	\$609	10/24/23	\$5,000	844	\$6	3	1	70	
C	0.15	A	18540 Patton St, Detroit, Mi 48219	12/30/20	\$34,000	10/12/23	\$29,900	784	\$38	3	1	4,356	75
D	0.18	A	18241 Kentfield St, Detroit, Mi 48219	4/11/19	\$3,071	10/17/23	\$40,000	1,029	\$39	3	2	82	
E	0.18	A	18417 Evergreen Rd, Detroit, Mi 48219	11/12/21	\$40,000	9/21/23	\$59,000	1,323	\$45	4	3	4,356	69
F	0.2	P	19003 Fielding St, Detroit, Mi 48219	5/19/16	\$88,864	9/19/23	\$68,900	800	\$86	3	1	76	
G	0.23	A	19035 Fielding St, Detroit, Mi 48219	4/07/23	\$52,500	10/26/23	\$49,900	879	\$57	3	1.5	3,920	76
H	0.25	A	18468 Pierson St, Detroit, Mi 48219			10/30/23	\$14,700	1,025	\$14	3	1	82	
I	0.26	A	18176 Heyden St, Detroit, Mi 48219	6/23/09	\$4,000	10/06/23	\$20,000	1,202	\$17	3	1	100	
J	0.27	A	18489 Westmoreland Rd, Detroit, Mi 48219	5/19/21	\$79,900	10/05/23	\$82,000	999	\$82	3	1	4,356	73
K	0.29	A	18405 Westmoreland Rd, Detroit, Mi 48219			10/06/23	\$67,000	1,204	\$56	4	2	76	
L	0.34	A	18996 Westmoreland Rd, Detroit, Mi 48219			9/28/23	\$84,900	780	\$109	2	2	84	
M	0.35	A	19825 Curtis St, Detroit, Mi 48219	3/09/17	\$7,158	10/19/23	\$69,900	1,096	\$64	4	1	3,920	73
N	0.38	A	17622 Heyden St, Detroit, Mi 48219	3/31/17	\$33,000	10/18/23	\$90,000	1,243	\$72	8	1	3,920	83
O	0.4	A	18529 Trinity St, Detroit, Mi 48219	9/11/00	\$74,400	10/25/23	\$58,500	1,319	\$44	3	1	4,792	86
P	0.4	A	18471 Trinity St, Detroit, Mi 48219	4/29/13	\$2,500	10/21/23	\$74,900	933	\$80	3	1	5,227	71
Q	0.45	A	18975 Huntington Rd, Detroit, Mi 48219	5/18/20	\$45,580	9/22/23	\$50,000	868	\$58	2	1	4,356	76
R	0.46	P	19357 Fielding St, Detroit, Mi 48219	9/30/19	\$68,000	10/02/23	\$55,000	1,008	\$55	3	1	82	
S	0.52	A	19366 Plainview Ave, Detroit, Mi 48219	10/11/18	\$25,200	10/13/23	\$125,000	1,200	\$104	3	1	4,356	75
T	0.55	A	19031 Westbrook St, Detroit, Mi 48219	9/05/07	\$46,559	9/17/23	\$29,000	716	\$40	2	1	81	
U	0.56	A	18762 Grandville Ave, Detroit, Mi 48219			11/02/23	\$78,000	701	\$111	2	1	80	
V	0.56	A	17609 Trinity St, Detroit, Mi 48219			10/13/23	\$9,000						
W	0.57	C	21360 Karl St, Detroit, Mi 48219	6/17/22	\$58,500	10/17/23	\$89,900	1,792	\$50	3	2	20,038	59
X	0.6	P	17635 Grandville Ave, Detroit, Mi 48219			9/25/23	\$79,900	1,092	\$73	3	1	74	
Y	0.63	P	21444 Pickford St, Detroit, Mi 48219	6/11/21	\$40,000	10/12/23	\$69,900	1,814	\$39	3	1	7,405	98

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

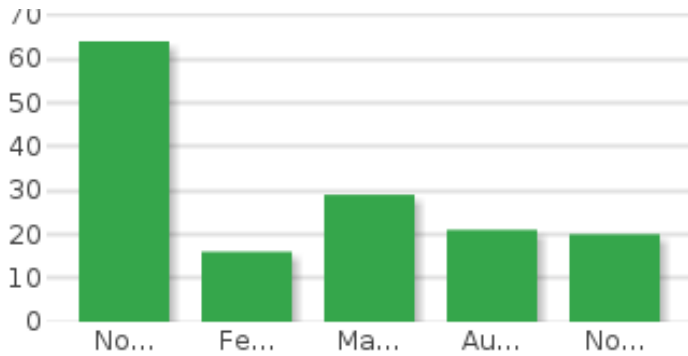


2.82 % Last 30 Days Price Change

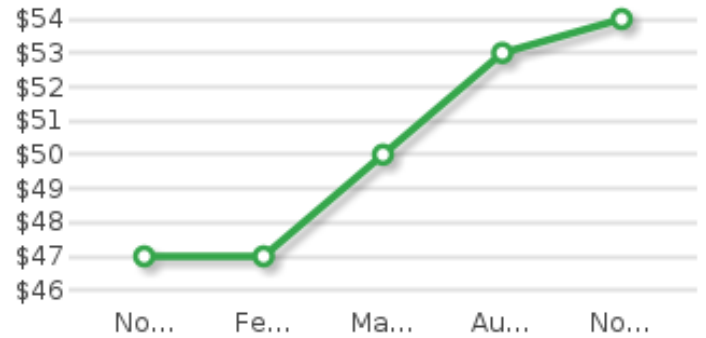


2.53 % Last 30 Days Rent Change

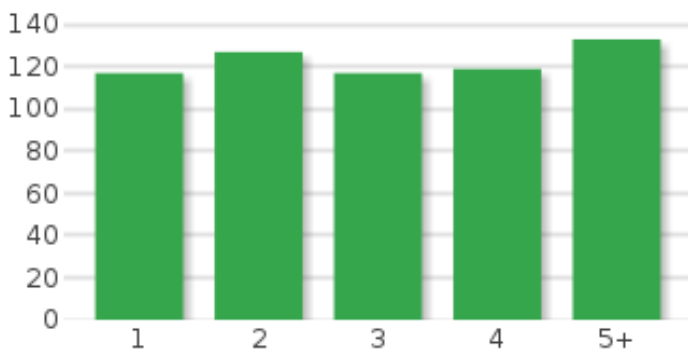
New Pre-Foreclosures



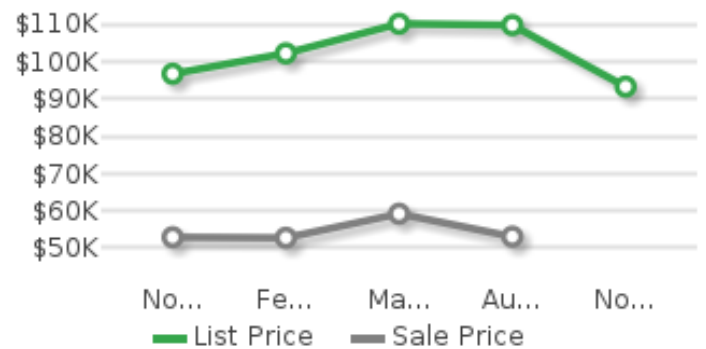
\$ / SqFt



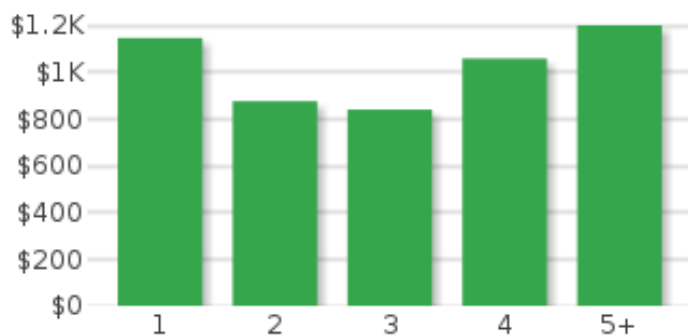
Average Days on Market



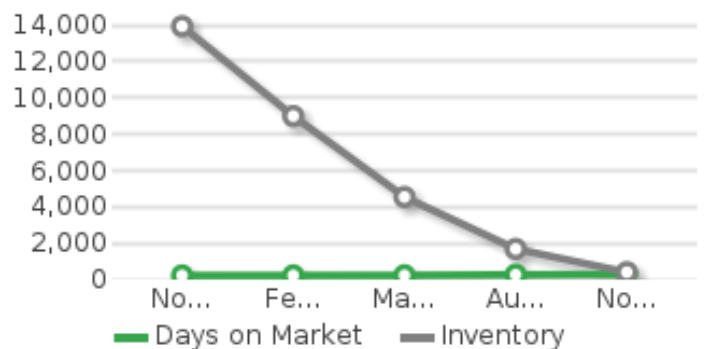
List Price vs. Sale Price



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