

Sales Comparable

10860 Inkster Rd, Romulus, MI 48174-2636

APN: 80 052 99 0013 000 / County: Wayne

11/30/2023



Subject Property	
10860 Inkster Rd, Romulus, MI 48174-2636	
Owner Name:	MARCUS PARCHMON
Mailing Address:	10860 INKSTER RD, ROMULUS, MI 48174-2636
Owner Status:	Owner Occupied
Length of Ownership:	25
Current Occupancy:	Owner Occupied

Property Type:	Single Family Residential	Status:	Off Market
Beds:	2	Baths:	1.0
Heating:	FORCED AIR	Distressed:	Yes
Total Rooms:		Short Sale:	No
SqFt:	865	Floor Coverings:	HOA/COA: No
Lot Size/Acres:	20,473	Total Assd Val:	\$32,300
Year Built/Eff:	1941	Land Assd Val:	
Parking Type:		Imp Assd Val:	
Pool:		Assd Year:	2023

Current Listing Status	
Listing Status:	FAIL
Listing Date:	04/2023
Listing Price:	\$49,900
DOM:	3
Price Change Date:	
Price Change Amount:	
Price Change %:	

Public Record Sales	
Last Sale Date:	10/18/2021
Last Sale Price:	\$44,500
Last Purchase Method:	Cash
Prior Sale Date:	2/22/2021
Prior Sale Price:	\$11,500
Prior Purchase Method:	Cash

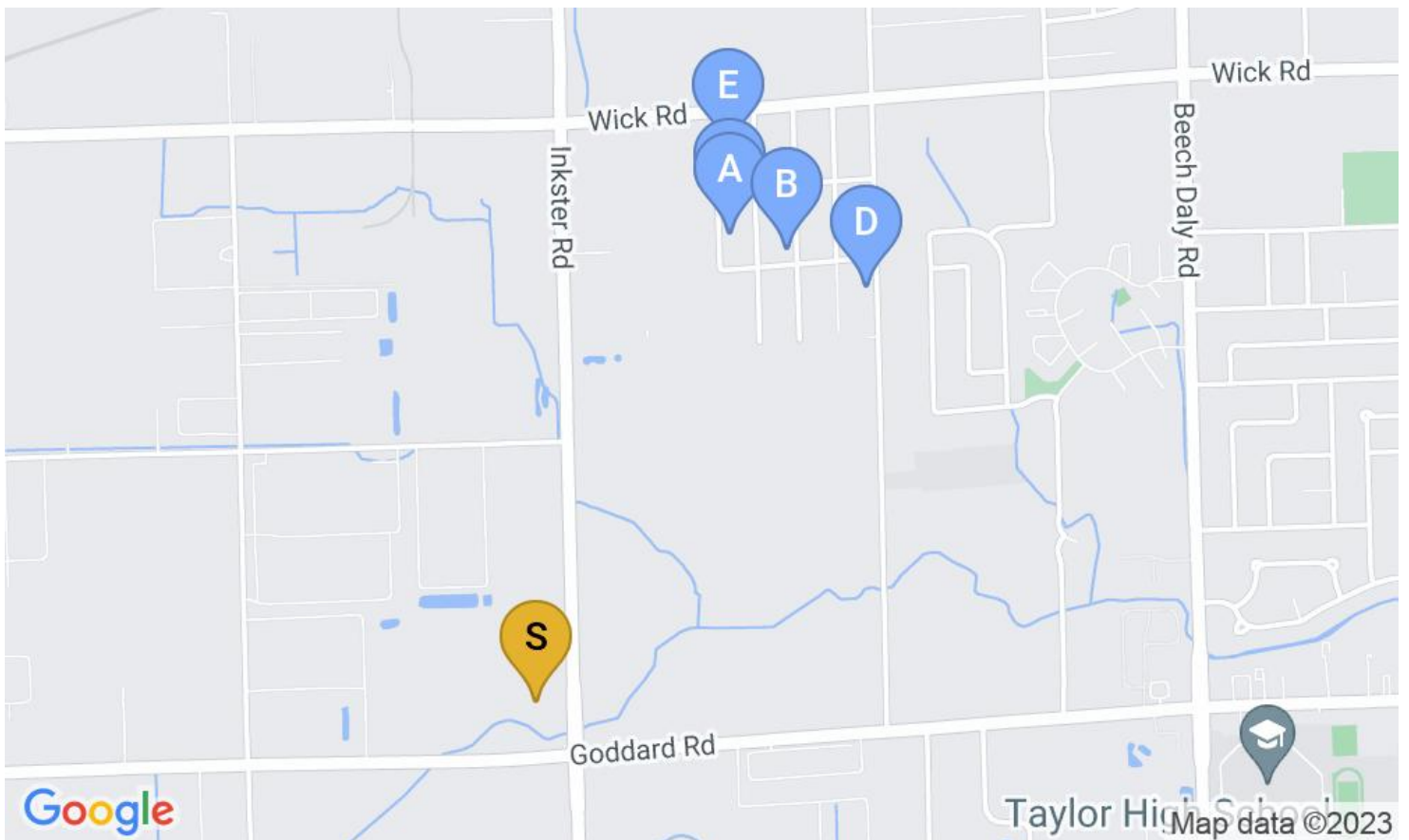
MLS Sales	
Last Sale Date:	10/2021
Last Sale Price:	\$44,500/est
Last Listing Date:	8/21/2021
Last DOM:	59
Prior Sale Date:	10/2021
Prior Sale Price:	\$44,450/est
Prior Listing Date:	8/12/2021
Prior DOM:	68

Search Criteria			
Data Set	Public Record & MLS	Sale Date	>= 11/30/2022
Distance	1 Miles	Status	SOLD
		Square Feet	692 - 1,038

Sold Comps	Subject	Low	High	Average
Sale Price	\$44,500	\$105,000	\$144,000	\$128,094
SqFt	865	912	1,001	965
Price/SqFt	\$51.45	\$115.13	\$153.23	\$132.74
Bedrooms	2	3	3	3
Baths	1	1	1	1
Lot Size/Acres	20,473/0.47	5,227/0.12	7,405/0.17	5,924/0.136
Year Built	1941	1956	1970	1965
Distance from Subject	-	0.8	0.92	0.838

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	MLS	9509 Sylvania St	Sold	12/2022	\$121,820/est	1,001	\$121.7	3	1	1970	0.80 mi
B	Public Record	9514 Princess St	Sold	6/15/2023	\$105,000	912	\$115.13	3	1	1957	0.81 mi
C	Public Record	9441 Sylvania St	Sold	3/03/2023	\$129,900	1,001	\$129.77	3	1	1970	0.82 mi
D	MLS	9642 Holland Rd	Sold	10/2023	\$139,750/est	912	\$153.23	3	1	1956	0.84 mi
E	MLS	9263 Sylvania St	Sold	08/2023	\$144,000/est	1,001	\$143.86	3	1	1970	0.92 mi



10860 Inkster Rd, Romulus, MI 48174-2636 (Single Family Residential)

APN: 80 052 99 0013 000

Beds:	2	Baths:	1	Last Sale Date:	10/18/2021
SqFt:	865	Year Built/Eff:	1941/1941	Last Sale Price:	\$44,500
Lot Size/Acres:	20,473/0.47	Est. Value:	\$48,109		



photo
coming soon

9509 Sylvia St, Taylor, MI 48180		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Occupied		
APN: 60 046 01 0117 003		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: Forced air unit
SqFt:	1,001	Parking Type:	Cooling:
Lot Size / Acres:	5,227/0.12	Pool: No	Floor Covering:
Year Built / Eff:	1970 / 1970	DOM:	19
MLS	Distance: 0.80 mi	Estimated Value: \$122,726	Tax Assessed Value / Year: \$31,900 / 2023



9514 Princess St, Taylor, MI 48180		Property Type:	Single Family
Owner Name: YECHEZKEL SHAIN			
Mailing Address: 293 COLES WAY, LAKEWOOD, NJ 08701			
Owner Status: Owner Occupied			
Occupancy:	Occupied		
APN: 60 046 01 0068 002		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	912	Parking Type:	Cooling:
Lot Size / Acres:	7,405/0.17	Pool: No	Floor Covering:
Year Built / Eff:	1957 / 1957	DOM:	
Public Record	Distance: 0.81 mi	Estimated Value: \$119,231	Tax Assessed Value / Year: \$50,800 / 2023



9441 Sylvia St, Taylor, MI 48180		Property Type:	Single Family
Owner Name: ALEXANDER ALCANTAR			
Mailing Address: 1556 INFANTRY ST, DETROIT, MI 48209			
Owner Status: Non-Owner Occupied			
Occupancy:	Occupied		
APN: 60 046 01 0116 003		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	1,001	Parking Type:	Cooling: FAN COOLING
Lot Size / Acres:	5,227/0.12	Pool: No	Floor Covering:
Year Built / Eff:	1970 / 1970	DOM:	
Public Record	Distance: 0.82 mi	Estimated Value: \$133,858	Tax Assessed Value / Year: \$58,500 / 2023



10860 Inkster Rd, Romulus, MI 48174-2636 (Single Family Residential)
APN: 80 052 99 0013 000

Beds: 2	Baths: 1	Last Sale Date:	10/18/2021
SqFt: 865	Year Built/Eff: 1941/1941	Last Sale Price:	\$44,500
Lot Size/Acres: 20,473/0.47		Est. Value:	\$48,109



photo
coming soon

9642 Holland Rd, Taylor, MI 48180				Property Type: Single Family	
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
APN: 60 046 01 0004 001				Status: Sold	
Beds:	3	Baths:	1	Total Rooms:	Heating: Forced air unit
SqFt:	912	Parking Type:		Cooling:	Central
Lot Size / Acres:	6,534/0.15	Pool:	No	Floor Covering:	Amount: \$139,750/est
Year Built / Eff:	1956 / 1956				Orig. List Date: 10/04/2023
					DOM: 22
MLS		Distance: 0.84 mi	Estimated Value: \$148,710	Tax Assessed Value / Year: \$51,100 / 2023	



photo
coming soon

9263 Sylvia St, Taylor, MI 48180				Property Type: Single Family	
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
APN: 60 046 01 0112 002				Status: Sold	
Beds:	3	Baths:	1	Total Rooms:	Heating: FORCED AIR
SqFt:	1,001	Parking Type:		Cooling:	Amount: \$144,000/est
Lot Size / Acres:	5,227/0.12	Pool:	No	Floor Covering:	Orig. List Date: 7/17/2023
Year Built / Eff:	1970 / 1970				DOM: 44
MLS		Distance: 0.92 mi	Estimated Value: \$136,558	Tax Assessed Value / Year: \$50,100 / 2023	



10860 Inkster Rd, Romulus, MI 48174-2636 (Single Family Residential)

APN: 80 052 99 0013 000

Beds:	2	Baths:	1	Last Sale Date:	10/18/2021
SqFt:	865	Year Built/Eff:	1941/1941	Last Sale Price:	\$44,500
Lot Size/Acres:	20,473/0.47			Est. Value:	\$48,109

1

9509 Sylvia St, Taylor, MI 48180

APN: 60 046 01 0117 003



photo
coming soon



Updated: 10/23/2017

MLS Distance: 0.80 mi Estimated Value: \$122,726 Tax Assessed Value / Year: \$31,900 / 2023



10860 Inkster Rd, Romulus, MI 48174-2636 (Single Family Residential)

APN: 80 052 99 0013 000

Beds:	2	Baths:	1	Last Sale Date:	10/18/2021
SqFt:	865	Year Built/Eff:	1941/1941	Last Sale Price:	\$44,500
Lot Size/Acres:	20,473/0.47			Est. Value:	\$48,109