

# Comparative Market Analysis

11681 Forrer St, Detroit, MI 48227

APN: 22054644.

Wayne County Data as of: 12/17/2023



**Bedrooms:** Year Built: 1930  
**Bathrooms:** 1 Square Feet: 1,184  
**Status:** Off Market  
**Distressed:** No  
**Ownership:** Individual  
**Occupancy:** Non-Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** LAMB LAKITA  
**Mailing Address:** 16101 MADDELEIN ST  
DETROIT, MI 48205

Comparables	
<b>Properties:</b>	34
<b>Avg. Sale Price:</b>	\$47,901
<b>Days on Market:</b>	130
Opportunity	
<b>Estimated Value:</b>	\$43,435
<b>Estimated Equity:</b>	\$43,435
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$887
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 11681 FORRER ST, DETROIT, MI 48227-1765 C048 CURRENTLY OWNED BY LAMB LAKITA HAVING A TAX ASSESSOR NUMBER OF 22054644. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 209 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2014.45445 DATED 02/08/2014 AND RECORDED 02/12/2014.

## Last Market Sale

**Seller:** SOLOMON RUTH  
**Buyer:** ANCO PROPERTIES LLC  
**Rec. Date:** 02/12/2014  
**Sale Date:** 02/08/2014  
**Sale Price:** \$8,000

## 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
Home Owner Association		Home Owner Assessments Fee	\$1,056	Annually

## Property Details - Public Record

**Land Use:** Single Family Residential **Lot Size:** 3,920 SqFt. **Stories:** 1.5 **Parking Spaces:** 1  
**Zoning:** R1 **Living Area:** 1,184 SqFt. **Pool:** **Parking Type:** Detached Garage  
**Year Built:** 1930 **Bedrooms:** **Fireplace:** **Interior Wall:**  
**Style:** **Bathrooms:** 1 **Heating:** Forced air unit **Exterior Wall:** Brick  
**Basement:** Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$7

## Open Liens

**Owner 1:** LAMB LAKITA **Combined Loan To Value:** 0 %  
**Owner 2:** **Estimated Equity:** \$43,435

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
There is no prior loan data available.						

## 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
02/08/2006	Sheriff's Deed	REO and Trustee Deeds	Strange Ida	Bank Of New York, Fremont Home	\$44,900
11/07/2013	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Albrae Equities Llc	\$500
01/13/2017	Quit Claim Deed	Non-Arm's length	Sabree Eric R	Detroit Land Bank Authority	\$0
02/08/2014	Warranty Deed	Arm's-length Residential	Solomon Ruth	Anco Properties Llc	\$8,000
08/07/2014	Quit Claim Deed	Non-Arm's length	Anco Properties Llc	Royal Seven Llp	\$0
11/25/2008	Other	Arm's-length Residential	Countrywide Home Loans Inc	Hatter Ii Carlos	\$500
08/13/2019	Quit Claim Deed	Non-Arm's length	The Detroit Land Bank Authority	Lamb Lakita	\$1,500
02/08/2014	Quit Claim Deed	Non-Arm's length	Albrae Equities Llc	Solomon Ruth	\$0

### Tax Status

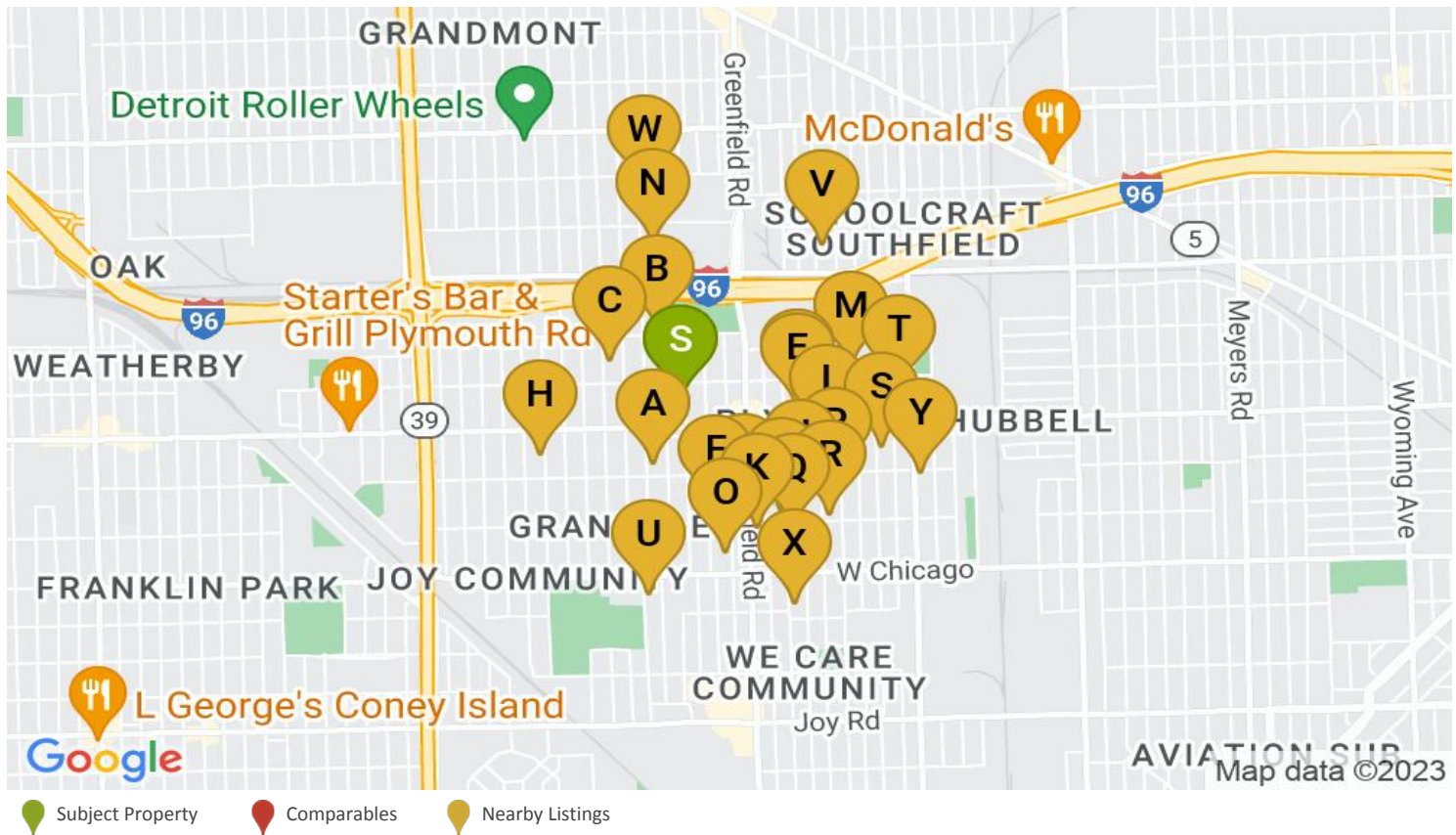
**Assessor Parcel #:** 22054644.      **Land Value:**      **Total Taxable Value:** \$2,500  
**Tax Year:** 2023      **Improvement Value:**      **Property Tax:** \$316

### Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

### Comparables & Nearby Listings

Subject Property: 11681 Forrer St, Detroit, MI 48227-1765



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	0.23	A	11330 Mansfield St, Detroit, Mi 48227	6/27/22	\$68,000	11/16/23	\$69,000	729	\$95	2	1	4,356	84
B	0.25	A	12213 Rutherford St, Detroit, Mi 48227	9/03/21	\$85,000	10/31/23	\$120,000	1,811	\$66	9	2	4,792	67
C	0.25	A	12066 Mettetal St, Detroit, Mi 48227	9/17/19	\$1,000	10/27/23	\$75,000	956	\$78	3	1	4,356	97
D	0.36	A	11661 Sussex St, Detroit, Mi 48227			11/13/23	\$90,000	1,687	\$53	4	3		83
E	0.36	A	11643 Sussex St, Detroit, Mi 48227	7/20/18	\$38,000	10/29/23	\$75,000	1,561	\$48	3	1	4,356	86
F	0.38	A	9936 Montrose St, Detroit, Mi 48227	10/10/19	\$7,701	11/10/23	\$49,900	963	\$52	3	1	4,356	83
G	0.41	A	9931 Greenfield Rd, Detroit, Mi 48227	9/25/18	\$250,000	11/14/23	\$899,900	6,000	\$150				68
H	0.46	A	11375 Grandmont Ave, Detroit, Mi 48227	3/10/21	\$62,500	11/04/23	\$64,000	953	\$67	3	1	4,356	84
I	0.46	A	11406 Coyle St, Detroit, Mi 48227	6/30/16	\$7,001	10/31/23		1,459	\$5	9	1	3,485	87
J	0.48	A	9985 Sussex St, Detroit, Mi 48227	10/05/23	\$42,000	12/01/23	\$69,900	882	\$79	3	1		94
K	0.49	A	9646 Greenfield Rd, Detroit, Mi 48227			11/30/23	\$300,000	2,000	\$150			4,792	64
L	0.49	A	9927 Whitcomb St, Detroit, Mi 48227	12/10/21	\$59,900	11/21/23	\$79,000	1,156	\$68	4	1	3,920	74
M	0.53	A	12031 Terry St, Detroit, Mi 48227	5/23/07	\$7,000	12/07/23	\$42,000	733	\$57	2	1		83
N	0.53	A	12700 Mansfield St, Detroit, Mi 48227	10/06/22	\$186,000	12/03/23	\$700,000	30,337	\$23			76,666	70
O	0.53	A	9565 Winthrop St, Detroit, Mi 48227	9/29/23	\$7,500	11/11/23	\$79,000	1,013	\$78	3	1		84
P	0.55	A	10025 Robson St, Detroit, Mi 48227	11/30/22	\$67,500	11/29/23	\$99,000	1,113	\$89	2	1	4,356	86
Q	0.55	P	9646 Whitcomb St, Detroit, Mi 48227	6/30/22	\$26,300	10/31/23	\$109,900	1,000	\$110	2	2		81
R	0.59	A	9910 Coyle St, Detroit, Mi 48227	8/05/22	\$82,000	11/29/23	\$69,900	904	\$77	3	1	3,920	73
S	0.63	A	11374 Lauder St, Detroit, Mi 48227	9/13/23	\$22,500	11/13/23	\$97,900	970	\$101	2	1	4,356	85
T	0.66	P	11700 Marlowe St, Detroit, Mi 48227	2/15/13	\$5,500	11/21/23	\$46,000	965	\$48	2	1		83
U	0.66	A	9356 Mansfield St, Detroit, Mi 48228	5/01/08	\$6,500	11/03/23	\$80,000	993	\$81	3	2		73
V	0.67	A	12690 Coyle St, Detroit, Mi 48227	7/10/23		12/02/23	\$36,000	737	\$49	2	1		81
W	0.71	A	12914 Mansfield St, Detroit, Mi 48227	8/26/21	\$65,000	11/02/23	\$149,000	2,454	\$61	3	3	5,227	86
X	0.77	A	9344 Whitcomb St, Detroit, Mi 48228	5/18/23	\$11,100	12/06/23		852	\$13	2	1		82
Y	0.77	A	10046 Hubbell St, Detroit, Mi 48227	12/06/19	\$66,000	11/12/23	\$60,000	1,563	\$38	3	1	4,792	86

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

## Statistics for Detroit, MI

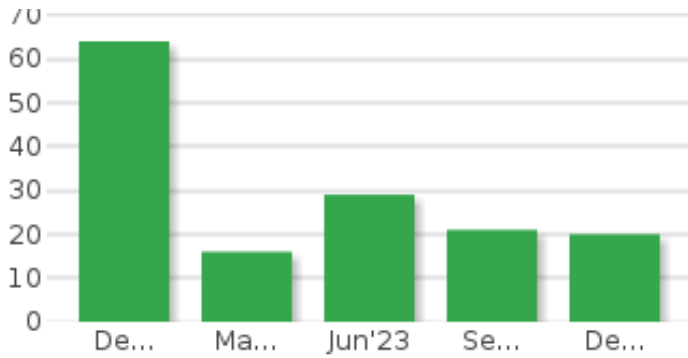


**2.82 %** Last 30 Days Price Change

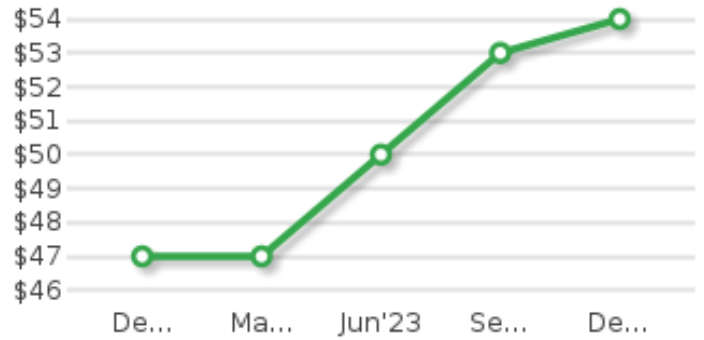


**2.53 %** Last 30 Days Rent Change

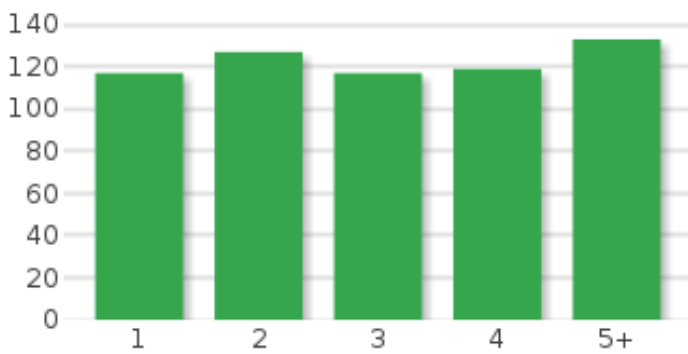
### New Pre-Foreclosures



### \$ / SqFt



### Average Days on Market



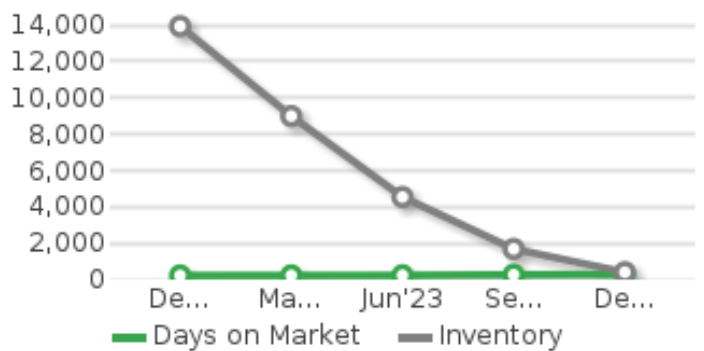
### List Price vs. Sale Price



### 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