

# Comparative Market Analysis

15089 Freeland St, Detroit, MI 48227

APN: 22036229.

Wayne County Data as of: 12/10/2023



Realcomp

**Bedrooms:**                      **Year Built:** 1929  
**Bathrooms:** 1.5                **Square Feet:** 1,944  
**Status:** Off Market  
**Distressed:** No  
**Ownership:** Corporate  
**Occupancy:** Non-Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** CAFE KNOWLEDGE  
**Mailing Address:** 7520 E COLFAX AVE  
DENVER, CO 80220

Comparables	
<b>Properties:</b>	13
<b>Avg. Sale Price:</b>	\$66,341
<b>Days on Market:</b>	72
Opportunity	
<b>Estimated Value:</b>	\$34,690
<b>Estimated Equity:</b>	\$34,690
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$1,266
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 15089 FREELAND ST, DETROIT, MI 48227-2908 C035 CURRENTLY OWNED BY CAFE KNOWLEDGE HAVING A TAX ASSESSOR NUMBER OF 22036229. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 102 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.317280 DATED 10/25/2022 AND RECORDED 10/25/2022.

## Last Market Sale

**Seller:** WAYNE COUNTY TREASURER  
**Buyer:** CAFE KNOWLEDGE  
**Rec. Date:** 10/25/2022  
**Sale Date:** 10/25/2022  
**Sale Price:** \$16,500

## 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

<b>Land Use:</b> Single Family Residential	<b>Lot Size:</b> 4,792 SqFt.	<b>Stories:</b> 2	<b>Parking Spaces:</b> 1
<b>Zoning:</b> R1	<b>Living Area:</b> 1,944 SqFt.	<b>Pool:</b>	<b>Parking Type:</b> Detached Garage
<b>Year Built:</b> 1929	<b>Bedrooms:</b>	<b>Fireplace:</b>	<b>Interior Wall:</b>
<b>Style:</b>	<b>Bathrooms:</b> 1.5	<b>Heating:</b> Forced air unit	<b>Exterior Wall:</b> Brick
<b>Basement:</b> Unspecified Basement	<b>Total Rooms:</b>	<b>Cooling:</b>	<b>Price / Sq.Ft.</b> \$8

## Open Liens

**Owner 1:** CAFE KNOWLEDGE  
**Owner 2:**

**Combined Loan To Value:** 0 %  
**Estimated Equity:** \$34,690

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
06/14/2005	Intrafamily Transfer & Dissolution	Non-Arm's length	Brown Alva L, Brown Dulcie Chandoo	Brown Alva L	

## Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
02/01/2006	Sheriff's Deed	REO and Trustee Deeds	Brown Alva L	Option One Mortgage Corp	\$59,500
02/13/2007	Warranty Deed	Arm's-length Residential	Grp Loan Llc	La Squared Investments Llc	\$42,000
06/14/2005	Quit Claim Deed	Non-Arm's length	Chandoo Dulcie	Brown Alva L	
10/14/2015	Warranty Deed	Arm's-length Residential	La Squared Investments Llc, Sheperd	Rbf Trust Llc	\$22,500
12/22/2015	Warranty Deed	Arm's-length Residential	Rbf Trust Llc	Ninan Real Setate Llc	\$33,300
10/25/2022	Quit Claim Deed	Arm's-length Residential	Wayne County Treasurer	Cafe Knowledge	\$16,500
08/28/2006	Corporation Deed	Non-Arm's length	Option One Mortgage Corp	Grp Loan Llc	
12/13/2016	Quit Claim Deed	Non-Arm's length	Ninan Real Estate Llc	Forever Invest Llc	\$500

## Tax Status

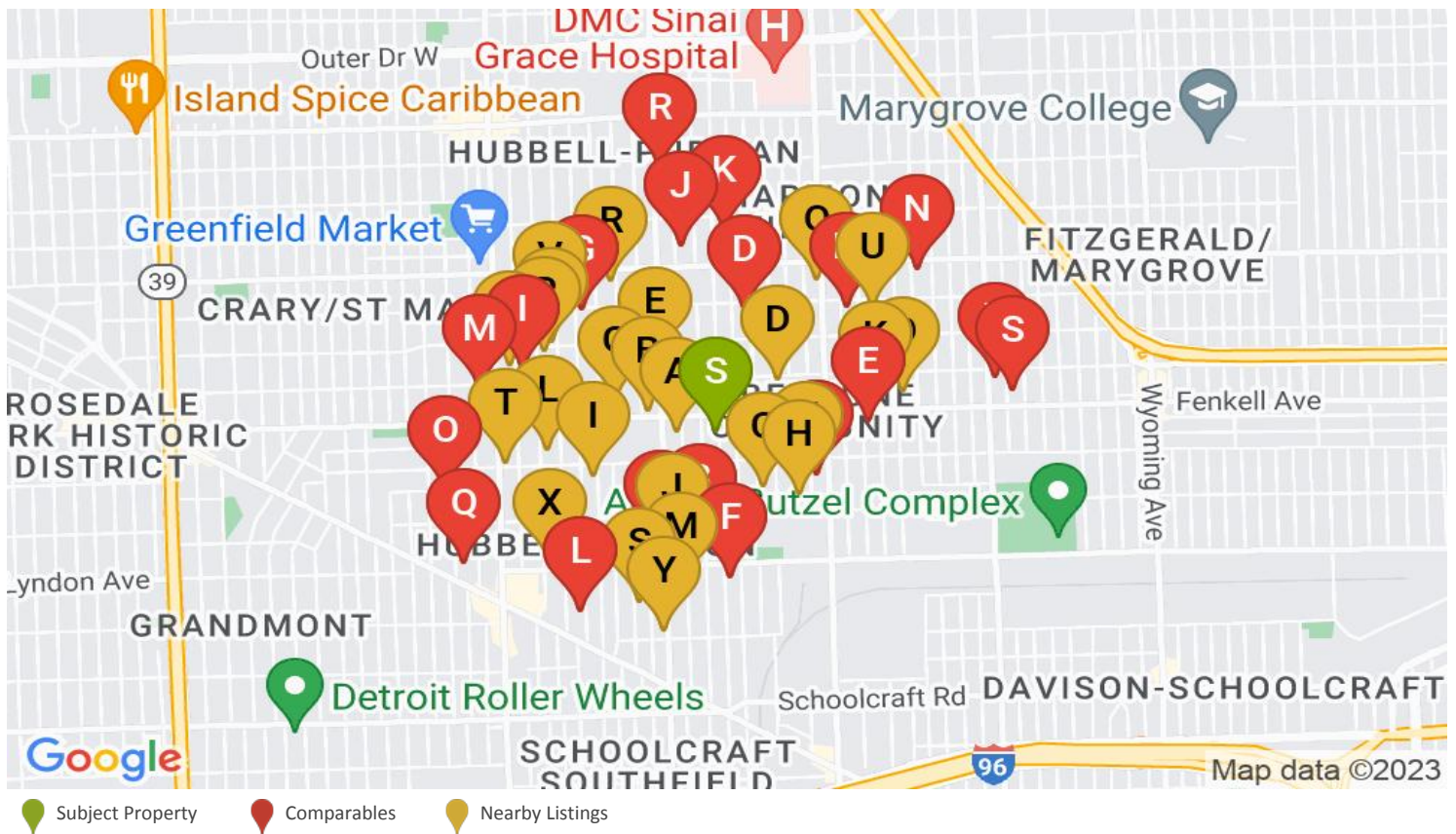
<b>Assessor Parcel #:</b>	22036229.	<b>Land Value:</b>		<b>Total Taxable Value:</b>	\$32,800
<b>Tax Year:</b>	2023	<b>Improvement Value:</b>		<b>Property Tax:</b>	\$609

## Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

## Comparables & Nearby Listings

Subject Property: 15089 Freeland St, Detroit, MI 48227-2908



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.34		14918 Tracey St, Detroit, Mi 48227	11/01/23	\$109,850			1,819	\$60	4	1.5	3,920	95
B	0.36		14583 Mark Twain St, Detroit, Mi 48227	9/18/23	\$125,000			1,624	\$77	3	2	4,792	95
C	0.41		14565 Hubbell St, Detroit, Mi 48227	10/23/23	\$130,500			1,800	\$72		2	3,485	95
D	0.42		15771 Cruse St, Detroit, Mi 48227	5/11/23	\$130,000			2,115	\$61	4	3	4,792	95

E	0.47	15108 Snowden St, Detroit, Mi 48227	10/04/23	\$118,000	1,556	\$76	4	1.5	4,356	94
F	0.49	14400 Freeland St, Detroit, Mi 48227	7/01/23	\$120,000	1,558	\$77	5	1.5	4,356	88
G	0.58	15776 Coyle St, Detroit, Mi 48227	10/01/23	\$139,340	1,935	\$72	4	1.5	4,356	95
H	0.58	15780 Hartwell St, Detroit, Mi 48227	2/13/23	\$112,500	1,894	\$59		1.5	4,356	95
I	0.62	15444 Prest St, Detroit, Mi 48227	8/25/23	\$160,000	2,054	\$78	5	2	5,227	87
J	0.64	16162 Strathmoor St, Detroit, Mi 48235	6/30/23	\$139,900	2,170	\$64	3	3	4,356	94
K	0.68	16215 Ardmore St, Detroit, Mi 48235	10/01/23	\$159,790	1,782	\$90	4	2	3,485	90
L	0.73	14313 Coyle St, Detroit, Mi 48227	12/29/22	\$119,000	2,120	\$56		2	4,356	96
M	0.73	15370 Winthrop St, Detroit, Mi 48227	12/21/22	\$125,000	1,728	\$72		1.5	11,761	94
N	0.83	15888 Ward St, Detroit, Mi 48227	2/01/23	\$150,000	2,136	\$70	5	2	9,148	68
O	0.84	14907 Forrer St, Detroit, Mi 48227	1/01/23	\$110,140	2,324	\$47		2.5	5,663	95
P	0.87	15378 Meyers Rd, Detroit, Mi 48227	3/07/23	\$100,000	1,882	\$53		2	4,792	68
Q	0.88	14548 Forrer St, Detroit, Mi 48227	10/01/23	\$119,900	2,192	\$55		2	6,098	95
R	0.91	16666 Hubbell St, Detroit, Mi 48235	3/02/23	\$133,000	1,755	\$76	4	2	4,356	71
S	0.91	15344 Manor St, Detroit, Mi 48238	6/30/23	\$130,000	2,031	\$64	5	2	3,920	95

**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	0.12	P	15095 Strathmoor St, Detroit, Mi 48227	10/17/23	\$18,500	11/17/23	\$29,000	1,922	\$15		2	4,356	94
B	0.22	A	14646 Fenkell St, Detroit, Mi 48227	10/02/16	\$31,000	10/29/23	\$290,000	2,138	\$136	3	1	12,632	73
C	0.23	A	14882 Cruse St, Detroit, Mi 48227			11/20/23	\$50,000	1,612	\$31	3	2		95
D	0.26	A	15386 Stansbury St, Detroit, Mi 48227	4/22/16	\$20,000	10/25/23	\$70,000	1,179	\$59	3	1	3,920	96
E	0.3	A	15455 Hubbell St, Detroit, Mi 48227	8/19/20	\$45,000	10/28/23	\$100,000	1,962	\$51	3	1.5	7,841	76
F	0.31	A	14911 Tracey St, Detroit, Mi 48227	2/22/21	\$37,900	11/10/23	\$95,000	1,495	\$64	4	1	3,920	84
G	0.32	A	15341 Lauder St, Detroit, Mi 48227	10/22/08	\$21,250	11/10/23		1,080	\$20	4	1		97
H	0.33	A	14848 Lesure St, Detroit, Mi 48227	6/30/23	\$32,500	11/01/23		1,390	\$23	4	1		94
I	0.4	A	14941 Robson St, Detroit, Mi 48227	8/26/11	\$400,000	10/27/23	\$60,000	1,820	\$33		2		95
J	0.41	A	14550 Hubbell St, Detroit, Mi 48227	4/26/22	\$2,700	11/07/23	\$99,000	1,301	\$76	3	2		99
K	0.5	A	15339 Littlefield St, Detroit, Mi 48227	1/14/19	\$59,250	11/17/23		1,520	\$39	3	1	7,405	95
L	0.51	A	15048 Whitcomb St, Detroit, Mi 48227	3/08/23	\$40,000	11/27/23	\$124,900	1,190	\$105	3	2		85
M	0.53	A	14375 Strathmoor St, Detroit, Mi 48227	7/14/06	\$90,000	10/29/23	\$90,000	2,341	\$38	5	2	4,792	92
N	0.58	A	15701 Sussex St, Detroit, Mi 48227	11/24/15	\$7,100	11/01/23	\$48,500	2,029	\$24		2	4,792	95
O	0.59	A	15352 Cheyenne St, Detroit, Mi 48227	2/24/22	\$25,002	11/20/23	\$42,500	1,440	\$30		2		95
P	0.59	A	15510 Whitcomb St, Detroit, Mi 48227	5/27/22	\$70,000	11/17/23		1,125	\$62	3	1	5,227	86
Q	0.6	A	15863 Schaefer Hwy, Detroit, Mi 48227	4/19/12	\$2,089	11/15/23	\$60,000	1,200	\$50			3,920	70
R	0.6	P	15881 Lauder St, Detroit, Mi 48227	10/09/18	\$18,000	11/06/23	\$45,000	1,144	\$39	3	1	4,356	95
S	0.62	A	14324 Lauder St, Detroit, Mi 48227	4/14/23	\$14,646	11/10/23		1,140	\$13	4	2		98
T	0.64	A	15000 Greenfield Rd, Detroit, Mi 48227	6/18/21	\$350,000	11/15/23		9,120	\$38		13	8,276	61
U	0.64	A	15781 Littlefield St, Detroit, Mi 48227	2/03/21	\$8,000	11/11/23	\$100,000	1,273	\$79	3	1	3,485	95
V	0.64	A	15765 Sussex St, Detroit, Mi 48227	11/18/21	\$75,000	11/11/23	\$139,500	2,412	\$58	3	1	5,227	94
W	0.66	A	15461 Prest St, Detroit, Mi 48227	11/11/19	\$87,000	11/20/23	\$94,900	1,698	\$56	3	2	5,227	96
X	0.67	A	14510 Whitcomb St, Detroit, Mi 48227	11/10/15	\$7,600	11/17/23		1,300	\$6	4	2	5,227	72
Y	0.69	A	14219 Hubbell St, Detroit, Mi 48227	1/25/19	\$34,278	11/22/23	\$55,000	1,178	\$47	3	1.5	3,920	104

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

**Property Images (1)**



Realcomp

## Statistics for Detroit, MI

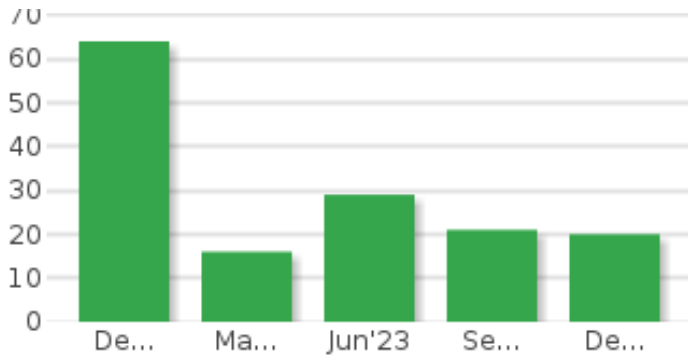


2.82 % Last 30 Days Price Change

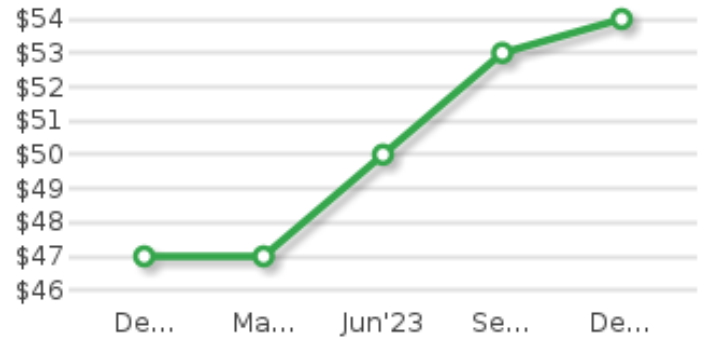


2.53 % Last 30 Days Rent Change

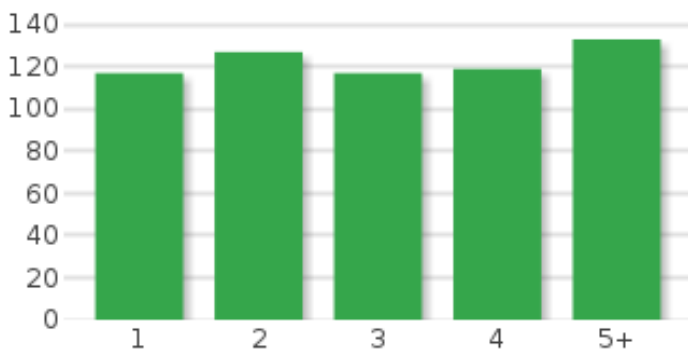
### New Pre-Foreclosures



### \$ / SqFt



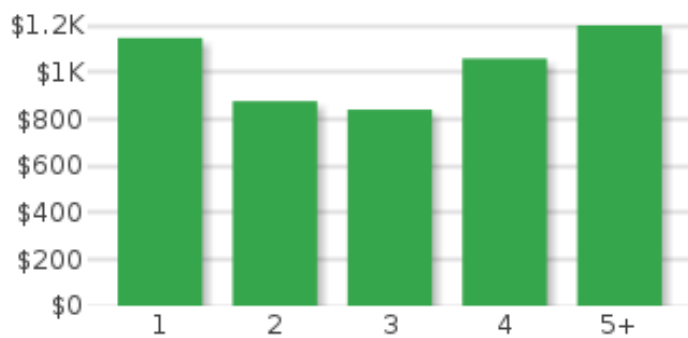
### Average Days on Market



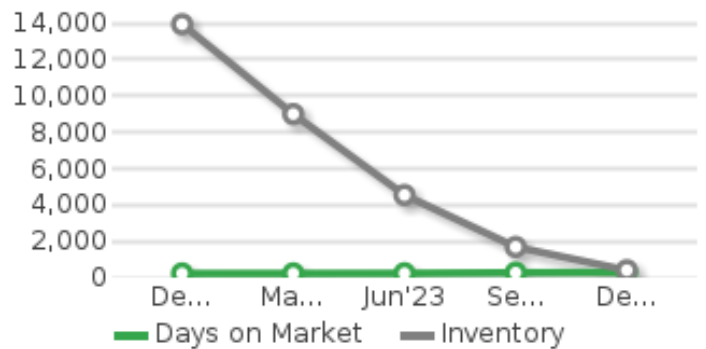
### List Price vs. Sale Price



### 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