

Comparative Market Analysis

16203 Roselawn St, Detroit, MI 48221

APN: 16030781.

Wayne County Data as of: 12/08/2023



Bedrooms: Year Built: 1928
Bathrooms: 1.5 **Square Feet:** 1,708
Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: GRIFFINS MARKETING AND
Mailing Address: 10436 GREENSBORO ST
DETROIT, MI 48224

Comparables	
Properties:	67
Avg. Sale Price:	\$124,358
Days on Market:	93
Opportunity	
Estimated Value:	\$93,418
Estimated Equity:	\$93,418
Mortgage Balance:	\$0
Monthly Rent:	\$1,230
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 16203 ROSELAWN ST, DETROIT, MI 48221-4929 C013 CURRENTLY OWNED BY GRIFFINS MARKETING AND PROMOTIONS LLC HAVING A TAX ASSESSOR NUMBER OF 16030781. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 403 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2018197008 DATED 05/30/2018 AND RECORDED 06/12/2018.

Last Market Sale

Seller: BHA INVESTMENTS LLC
Buyer: BORODA TAL
Rec. Date: 06/12/2018
Sale Date: 05/30/2018
Sale Price: \$47,000

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
Planned Unit Development		Home Owner Assessments Fee	\$20	Annually

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 4,792 SqFt. **Stories:** 2 **Parking Spaces:** 1
Zoning: R1 **Living Area:** 1,708 SqFt. **Pool:** **Parking Type:** Detached Garage
Year Built: 1928 **Bedrooms:** **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 1.5 **Heating:** Hot Water **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$28

Open Liens

Owner 1: GRIFFINS MARKETING AND PROMOTIONS LLC **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$93,418

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
10/27/2014	Quit Claim Deed	Non-Arm's length	Advantage Complete Property Service	Bagharib Asaad Sameer Bia Ahmad	
10/30/2002	Deed	Arm's-length Residential	Pernell Daisy	Manufacturers & Traders Co	\$65,976
10/11/2007	Sheriff's Deed	REO and Trustee Deeds	Ruddock Mitzi	The Cit Group/consumer Finance Inc	\$113,187
04/17/2014	Quit Claim Deed	Non-Arm's length	Bagharib Asaad Sameer Bia Ahmad	Advantage Complete Property	
05/30/2018	Warranty Deed	Arm's-length Residential	Bha Investments Llc	Boroda Tal	\$47,000
02/15/2013	Quit Claim Deed	Non-Arm's length	Roselawn 16203 Llc	New Orbit Funding Llc	
01/31/2018	Quit Claim Deed	Non-Arm's length	Bin Asaad Sameer, Bagharib Ahmad	Bha Investments Llc	\$16,000
02/21/2013	Warranty Deed	Arm's-length Residential	New Orbit Funding Llc	Bagharib Asaad Sameer Bin Ahmad	\$31,500
10/11/2023	Quit Claim Deed	Non-Arm's length	Oren Holdings Llc	Griffins Marketing And Promotions	
09/25/2008	Warranty Deed	Arm's-length Residential	The Cit Group/consumer Finance Inc	Lsf6 Mercury Reo Investments Llc	
04/30/2003	Warranty Deed	Arm's-length Residential	Pernell Daisy	Ruddock Mitzi	\$99,070
02/12/2010	Other	Arm's-length Residential	Lsf6 Mercury Reo Investments Llc,	Roselawn 16203 Llc	\$2,000
07/07/2022	Quit Claim Deed	Non-Arm's length	Boroda, Yael	Oren Holdings Llc	

Tax Status

Assessor Parcel #: 16030781.
Tax Year: 2023

Land Value:
Improvement Value:

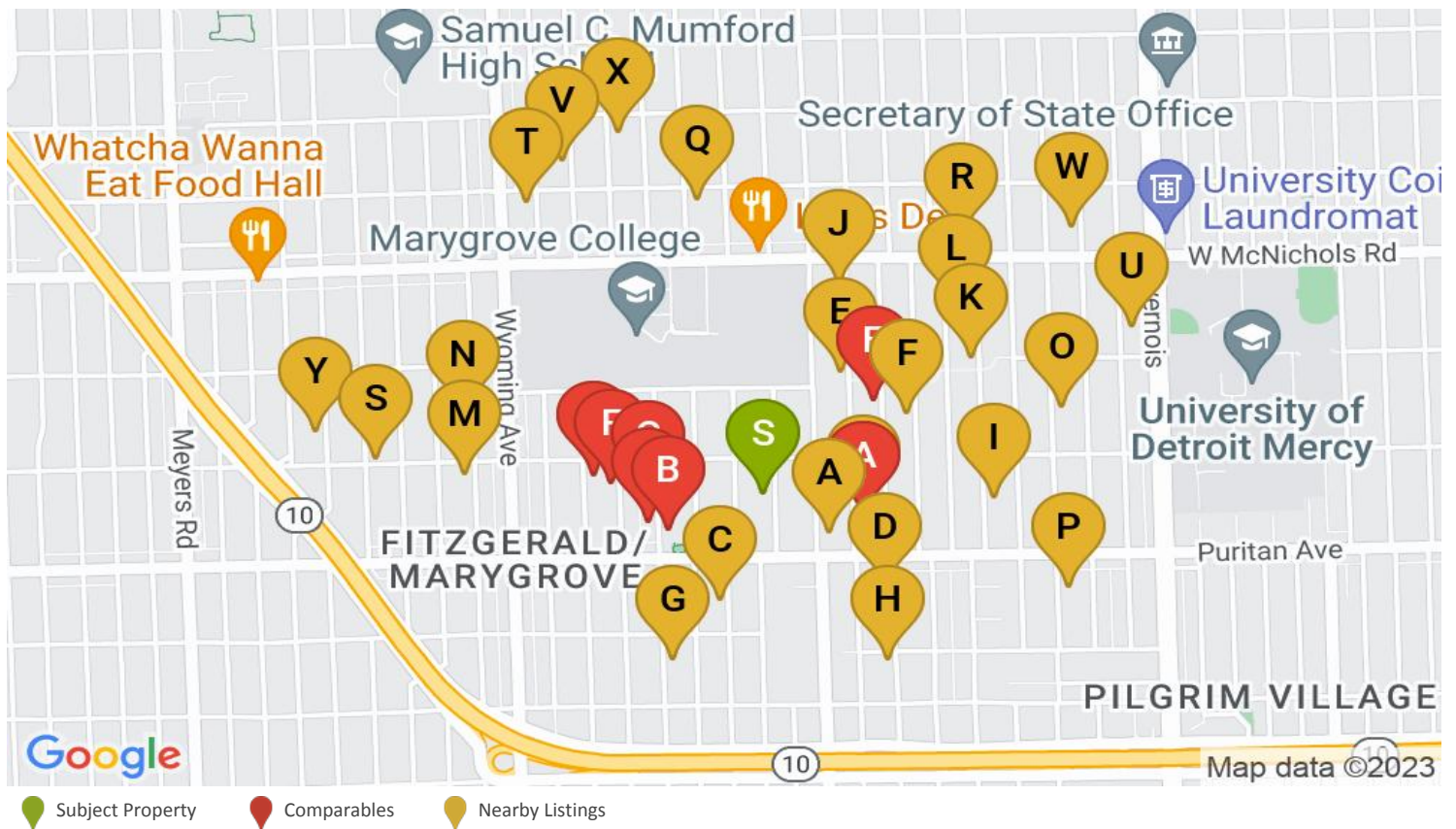
Total Taxable Value: \$40,100
Property Tax: \$761

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 16203 Roselawn St, Detroit, MI 48221-4929



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.16		16162 Woodingham Dr, Detroit, Mi 48221	7/24/23	\$172,000			1,868	\$92	4	2	3,485	95
B	0.16		16142 Ohio St, Detroit, Mi 48221	3/01/23	\$199,600			1,633	\$122	3	1.5	3,485	95
C	0.18		16207 Ohio St, Detroit, Mi 48221	10/01/23	\$194,710			1,499	\$130	3	1.5	3,920	95
D	0.18		16159 Ohio St, Detroit, Mi 48221	9/01/23	\$182,000			1,542	\$118	3	2	3,920	97
E	0.23		16597 Turner St, Detroit, Mi 48221	10/01/23	\$184,700			1,650	\$112	4	2	3,049	97
F	0.23		16225 Wisconsin St, Detroit, Mi 48221	8/28/23	\$200,000			1,439	\$139	3		3,920	
G	0.26		16238 Indiana St, Detroit, Mi 48221	5/01/23	\$210,000			1,700	\$124	6	3	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	A	16138 Greenlawn St, Detroit, Mi 48221	5/12/23	\$57,000	11/15/23	\$159,900	1,369	\$117	3	2		94
B	0.15	A	16176 Woodingham Dr, Detroit, Mi 48221	8/31/23	\$40,000	11/20/23		1,350	\$30	4	2		95
C	0.19	A	15855 Northlawn St, Detroit, Mi 48238	4/27/22	\$58,000	10/25/23		1,600	\$36	5	2	3,485	96
D	0.24	A	15909 Turner St, Detroit, Mi 48238	6/20/23	\$43,000	11/02/23	\$120,000	1,338	\$90	3	1	4,356	97
E	0.24	A	16645 Woodingham Dr, Detroit, Mi 48221	7/28/21	\$14,900	10/25/23	\$168,900	1,800	\$94	4	2		95
F	0.26	P	16563 Tuller St, Detroit, Mi 48221	6/26/23	\$46,000	10/26/23	\$1,400	1,042	\$1	3	1		76
G	0.31	A	15768 Ohio St, Detroit, Mi 48238	5/16/23	\$45,906	10/26/23	\$90,000	1,304	\$69	3	1		95
H	0.34	A	15769 Turner St, Detroit, Mi 48238	1/14/19	\$30,000	10/26/23	\$120,000	2,026	\$59		2	4,356	96
I	0.35	A	16194 San Juan Dr, Detroit, Mi 48221	7/03/23	\$70,000	11/05/23	\$125,000	1,296	\$96	3	2	3,049	97
J	0.37	A	16805 Woodingham Dr, Detroit, Mi 48221	5/24/23	\$71,000	11/22/23	\$149,950	1,140	\$132	3	1	3,049	95
K	0.39	A	16665 San Juan Dr, Detroit, Mi 48221	5/21/21	\$40,000	10/30/23	\$67,000	733	\$91	2	1		73
L	0.43	P	16878 Lilac St, Detroit, Mi 48221	2/10/23	\$25,000	10/29/23		1,296	\$19	3	1	3,049	95
M	0.46	A	16247 Washburn St, Detroit, Mi 48221			11/12/23	\$90,000	1,268	\$71	3	1	3,920	95
N	0.48	A	16577 Washburn St, Detroit, Mi 48221	12/15/20	\$66,400	10/27/23	\$115,000	1,300	\$88	3	1	3,920	85
O	0.48	P	16576 Monica St, Detroit, Mi 48221	8/31/22	\$6,100	10/22/23	\$100,000	1,316	\$76	5	2	5,227	97
P	0.49	P	15906 Monica St, Detroit, Mi 48238	4/11/22	\$115,000	11/01/23	\$98,899	1,239	\$80	3	1		98
Q	0.51	P	17200 Cherrylawn St, Detroit, Mi 48221	7/02/09	\$144,000	11/16/23	\$175,000	2,199	\$80	4	2	4,792	88
R	0.53	P	17127 San Juan Dr, Detroit, Mi 48221	3/15/19	\$109,000	10/26/23	\$150,000	1,827	\$82	4	2		95
S	0.59	A	16500 Birwood St, Detroit, Mi 48221	8/18/20	\$110,000	11/06/23		1,527	\$72	3	1	4,356	93
T	0.61	A	17201 Kentucky St, Detroit, Mi 48221	6/15/18	\$28,000	11/10/23		2,042	\$14	6	2	3,920	95
U	0.63	A	16844 Stoepel St, Detroit, Mi 48221	5/04/18	\$20,000	10/21/23		1,764	\$11	5	2	3,485	95
V	0.64	A	17345 Indiana St, Detroit, Mi 48221	12/07/20	\$67,000	10/23/23	\$209,900	2,239	\$94		2		95
W	0.65	A	17147 Santa Rosa Dr, Detroit, Mi 48221	11/15/17	\$92,500	11/16/23	\$164,990	2,456	\$67		2	3,920	95
X	0.65	A	17392 Wisconsin St, Detroit, Mi 48221	11/03/20	\$87,500	10/19/23	\$259,900	2,877	\$90		2		71
Y	0.69	A	16555 Mendota St, Detroit, Mi 48221	1/31/22	\$35,000	11/24/23	\$140,000	1,626	\$86	3	1	4,356	82

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

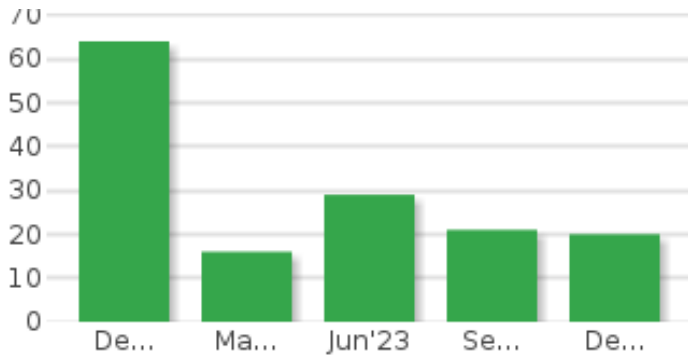


2.82 % Last 30 Days Price Change

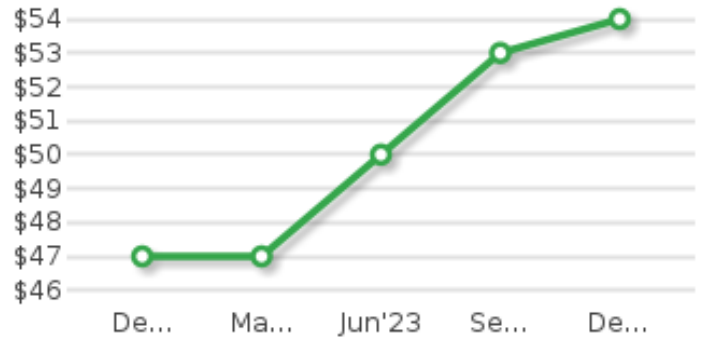


2.53 % Last 30 Days Rent Change

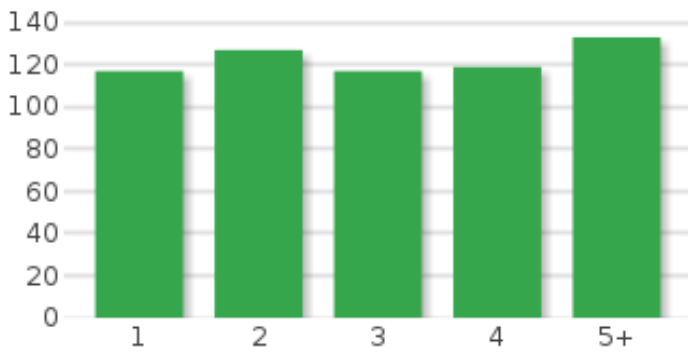
New Pre-Foreclosures



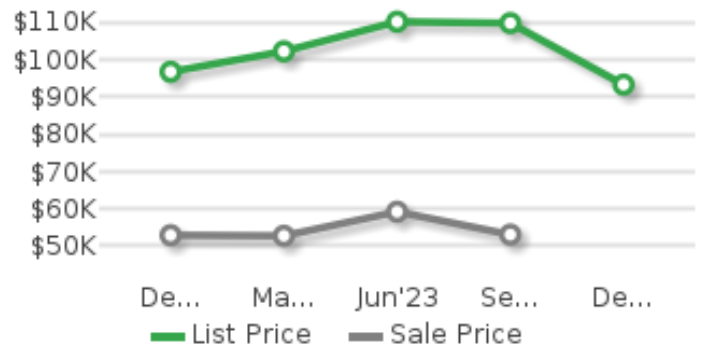
\$ / SqFt



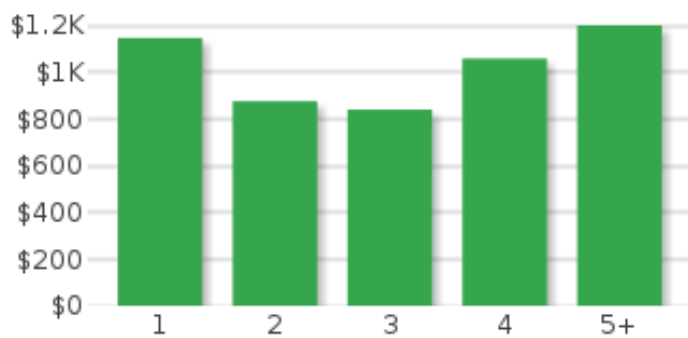
Average Days on Market



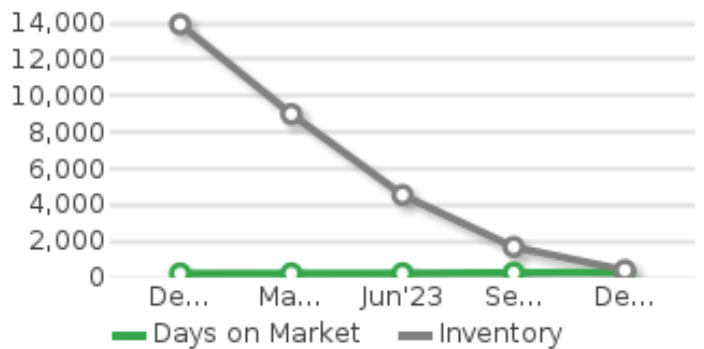
List Price vs. Sale Price



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