

# Comparative Market Analysis

18662 Blackmoor St, Detroit, MI 48234

APN: 17016119.

Wayne County Data as of: 12/01/2023



**Bedrooms:** 3      **Year Built:** 1948  
**Bathrooms:** 2      **Square Feet:** 1,300

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Corporate  
**Occupancy:** Non-Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** 18662 BLACKMOOR ST LLC  
**Mailing Address:** 1718 CAPITOL AVE  
CHEYENNE, WY 82001

Comparables	
<b>Properties:</b>	19
<b>Avg. Sale Price:</b>	\$55,934
<b>Days on Market:</b>	70
Opportunity	
<b>Estimated Value:</b>	\$72,769
<b>Estimated Equity:</b>	\$72,769
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$911
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 18662 BLACKMOOR ST, DETROIT, MI 48234-3720 C037 CURRENTLY OWNED BY 18662 BLACKMOOR ST LLC HAVING A TAX ASSESSOR NUMBER OF 17016119. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 508 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2019236108 DATED 07/26/2019 AND RECORDED 08/07/2019.

## Last Market Sale

**Seller:** BETTS FIELDS MARQUITA  
**Buyer:** 18662 BLACKMOOR ST LLC  
**Rec. Date:** 08/07/2019  
**Sale Date:** 07/26/2019  
**Sale Price:** \$37,500

## Current Listing Status

**Status:** Sold  
**Date:** 08/2019  
**Price:** \$37,500/est

## 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> 5,227 SqFt.	<b>Stories:</b> 1	<b>Parking Spaces:</b> 1
<b>Zoning:</b> R1	<b>Living Area:</b> 1,300 SqFt.	<b>Pool:</b>	<b>Parking Type:</b> Garage
<b>Year Built:</b> 1948	<b>Bedrooms:</b> 3	<b>Fireplace:</b>	<b>Interior Wall:</b>
<b>Style:</b>	<b>Bathrooms:</b> 2	<b>Heating:</b> FORCED AIR	<b>Exterior Wall:</b> Brick
<b>Basement:</b> Unspecified Basement	<b>Total Rooms:</b> 5	<b>Cooling:</b>	<b>Price / Sq.Ft.</b> \$29

## Open Liens

**Owner 1:** 18662 BLACKMOOR ST LLC  
**Owner 2:**

**Combined Loan To Value:** 0 %  
**Estimated Equity:** \$72,769

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
08/31/1994	1st / Trust Deed/Mortgage	\$31,000	Marathon Mtg Corp	Madison Marquita	Conventional	360
07/06/2009	1st / Trust Deed/Mortgage	\$8,419	Michigan First Cu	Betts Fields Marquita	Conventional	5 Years

## Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
04/18/2005	Intrafamily Transfer & Dissolution	Non-Arm's length	Betts Fields Marquita, Tubbs Marquita	Betts Fields Marquita	

## Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
07/26/2019	Warranty Deed	Arm's-length Residential	Betts Fields Marquita	18662 Blackmoor St Llc	\$37,500
04/19/2012	Redemption Deed	Arm's-length Residential	Wayne County Treasurer	Madison Marquita	\$2,799
08/10/1994			Stephanie Kulczycki Est	Madison Marquita	\$30,000

## Tax Status

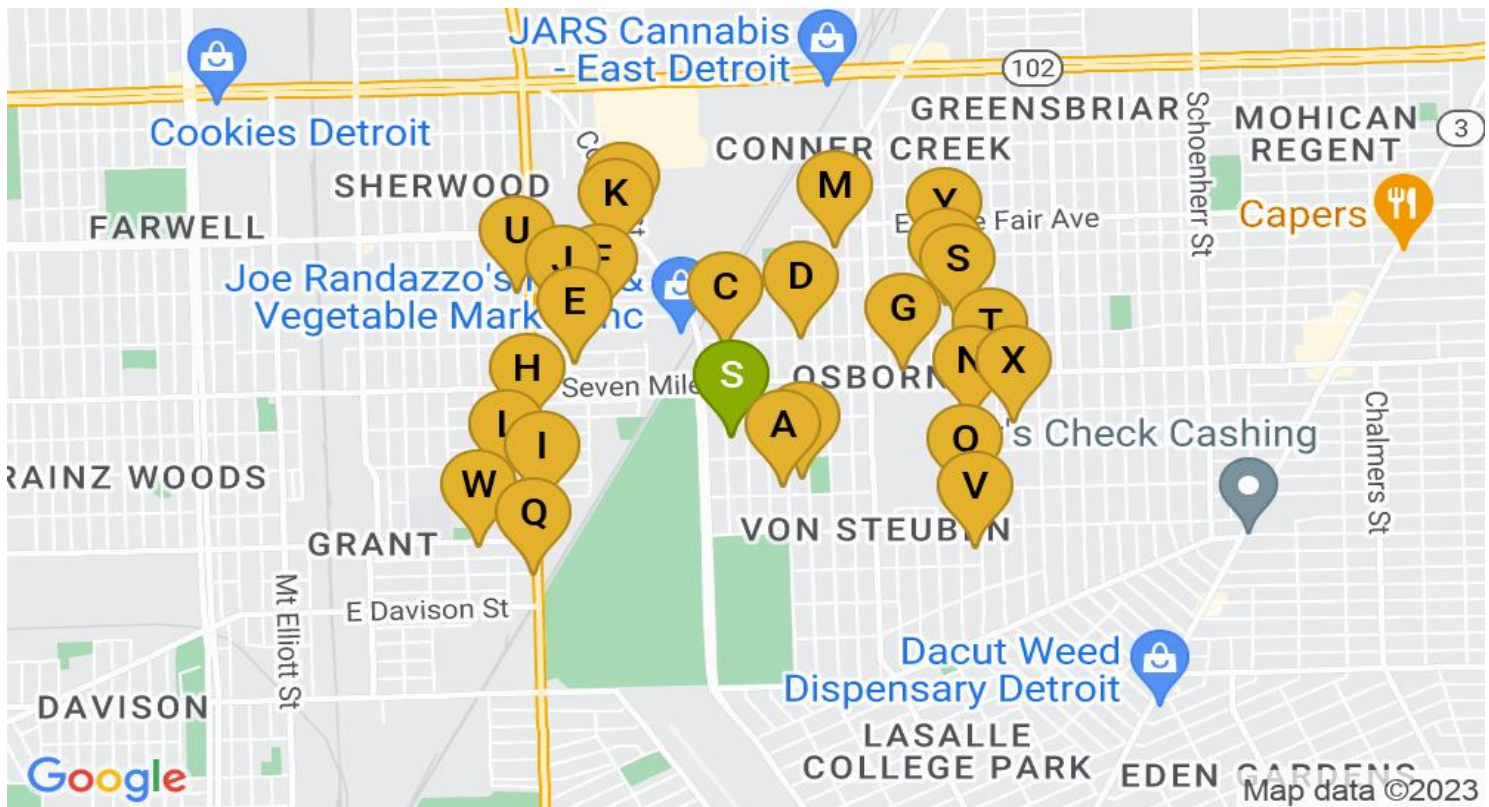
<b>Assessor Parcel #:</b>	17016119.	<b>Land Value:</b>		<b>Total Taxable Value:</b>	\$20,300
<b>Tax Year:</b>	2023	<b>Improvement Value:</b>		<b>Property Tax:</b>	\$602

## Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
08/2019	Sold	\$37,500/est	\$37	88	Joanne Goolsby	National Realty Centers	R219043185
07/2019	Sold	\$37,430/est	\$37	59	Joanne Goolsby	National Realty Centers	219043185

## Comparables & Nearby Listings

Subject Property: 18662 Blackmoor St, Detroit, MI 48234-3720



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	0.22	A	18417 Beland St, Detroit, Mi 48234	4/20/23	\$35,000	11/04/23	\$98,000	1,008	\$97	3	1	3,920	73

B	0.25	A	18445 Teppert St, Detroit, Mi 48234	6/27/22	\$100,000	11/19/23	\$102,000	1,215	\$84	3	1	6,098	74
C	0.29	A	19200 Blackmoor St, Detroit, Mi 48234	4/11/18	\$4,750	11/05/23	\$62,000	1,404	\$44	2	2	3,920	82
D	0.38	A	19228 Beland St, Detroit, Mi 48234	7/22/21	\$55,000	10/30/23	\$75,000	1,076	\$70	3	1		75
E	0.52	A	8111 House St, Detroit, Mi 48234	3/04/20	\$26,800	10/08/23	\$73,000	1,210	\$60	3	1	3,920	83
F	0.54	A	8194 Bliss St, Detroit, Mi 48234	6/21/23	\$39,000	11/12/23		1,553	\$25	3	2	3,920	93
G	0.55	A	11831 E 7 Mile Rd, Detroit, Mi 48205	10/16/14		10/30/23	\$60,000	1,701	\$35				53
H	0.61	A	18807 Van Dyke St, Detroit, Mi 48234	9/21/21	\$8,577	10/20/23	\$79,900	800	\$100				55
I	0.61	A	18300 Van Dyke St, Detroit, Mi 48234	5/07/10	\$45,000	9/28/23	\$99,900	2,576	\$39				94
J	0.63	A	8086 Bliss St, Detroit, Mi 48234	10/22/03	\$84,000	9/19/23	\$45,000	1,200	\$38	3	1		83
K	0.69	P	8300 Sirron St, Detroit, Mi 48234	6/30/16	\$10,000	10/19/23	\$135,000	1,432	\$94	5	3		74
L	0.69	A	7580 E Grixdale St, Detroit, Mi 48234			10/10/23	\$25,000	867	\$29	3	1		73
M	0.69	A	19732 Runyon St, Detroit, Mi 48234	4/10/23	\$20,000	10/09/23	\$49,900	796	\$63	2	1		73
N	0.71	A	18685 Strasburg St, Detroit, Mi 48205	2/12/21	\$33,750	11/03/23	\$1,300	1,116	\$1	3	1		94
O	0.72	P	18080 Dresden St, Detroit, Mi 48205	9/29/22	\$17,225	10/19/23	\$34,900	988	\$35	2	1	5,227	69
P	0.73	A	4820 E Outer Dr, Detroit, Mi 48234	9/05/23	\$20,000	11/19/23	\$159,999	1,010	\$158	3	1	6,534	54
Q	0.74	A	17731 Van Dyke St, Detroit, Mi 48234	12/08/11	\$5,730	10/19/23	\$85,000	1,152	\$74			3,485	74
R	0.77	P	19401 Dresden St, Detroit, Mi 48205	9/23/94	\$21,500	10/14/23	\$40,000	978	\$41	3	1		82
S	0.77	A	19344 Dresden St, Detroit, Mi 48205	12/19/19	\$5,498	10/14/23	\$49,900	725	\$69	2	1		81
T	0.78	A	18983 Hamburg St, Detroit, Mi 48205			10/22/23	\$125,000	1,635	\$76	3	2	3,920	77
U	0.8	P	19476 Stotter St, Detroit, Mi 48234	11/29/22	\$14,100	11/08/23	\$99,900	936	\$107	3	1		80
V	0.81	A	17851 Strasburg St, Detroit, Mi 48205	6/23/21	\$13,000	9/21/23	\$69,900	1,079	\$65	3	1	4,792	77
W	0.83	A	7432 E Nevada St, Detroit, Mi 48234	9/29/22	\$38,699	10/23/23	\$42,900	1,086	\$40	3	1		67
X	0.83	A	18681 Barlow St, Detroit, Mi 48205	10/23/12	\$46,500	9/24/23	\$69,900	1,041	\$67	3	1	3,920	75
Y	0.85	A	19609 Dresden St, Detroit, Mi 48205	3/28/07	\$76,304	11/02/23	\$6,500	735	\$9		1		77

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

## Statistics for Detroit, MI

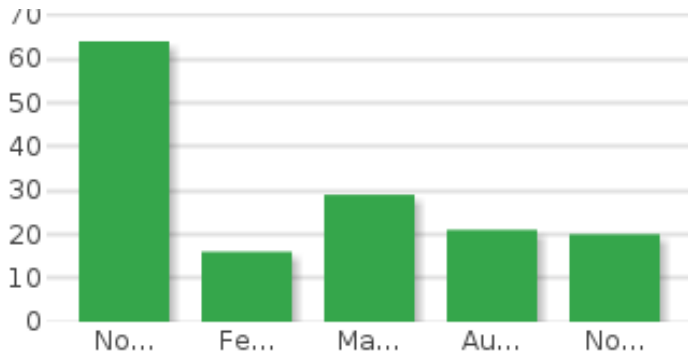


2.82 % Last 30 Days Price Change

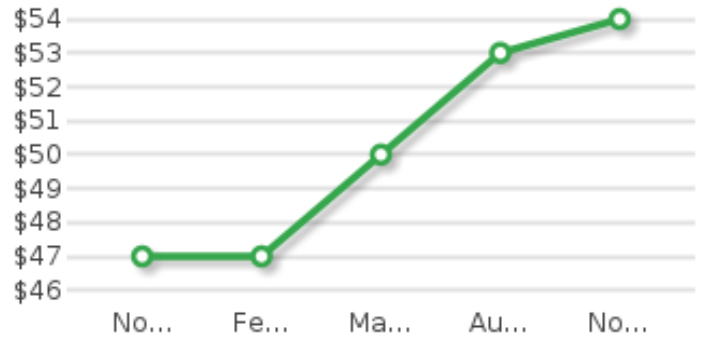


2.53 % Last 30 Days Rent Change

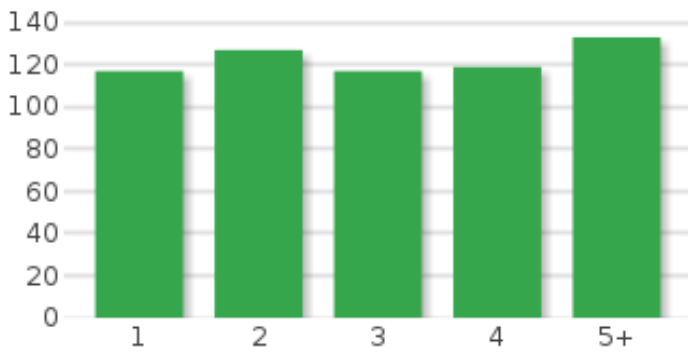
### New Pre-Foreclosures



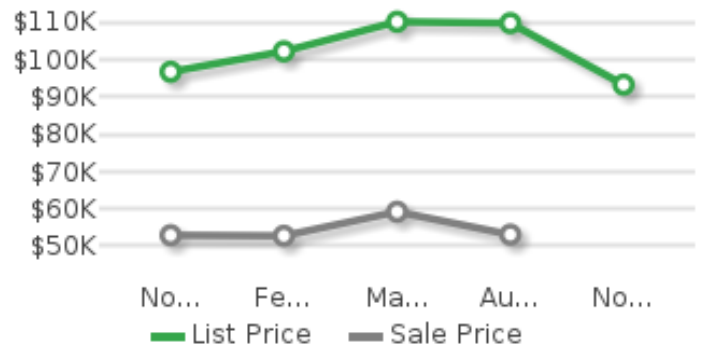
### \$ / SqFt



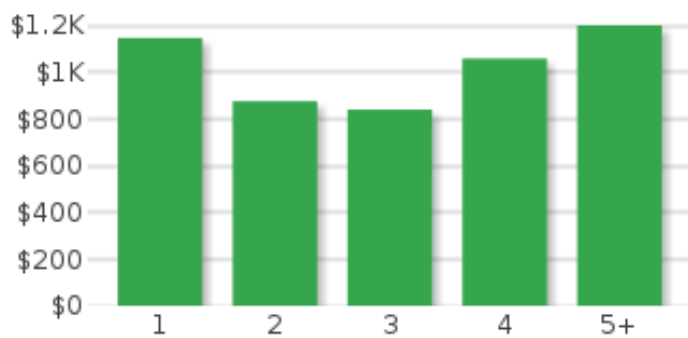
### Average Days on Market



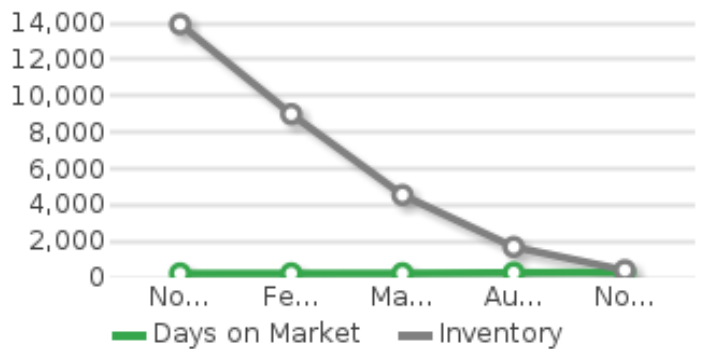
### List Price vs. Sale Price



### 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