

Comparative Market Analysis

3334 Richton St, Detroit, MI 48206

APN: 12003767.

Wayne County Data as of: 10/21/2024



Bedrooms: **Year Built:** 1926
Bathrooms: 2.5 **Square Feet:** 2,702

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Multi Family (MFR)
Owner Name: RAULS MARK
Mailing Address: 36310 PARK PLACE DR
STERLING HEIGHTS, MI 48310

Comparables	
Properties:	61
Avg. Sale Price:	\$88,988
Days on Market:	84
Opportunity	
Estimated Value:	\$94,000
Estimated Equity:	\$94,000
Mortgage Balance:	\$0
Monthly Rent:	\$1,183
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 3334 RICHTON ST, DETROIT, MI 48206-1043 C019 CURRENTLY OWNED BY RAULS MARK HAVING A TAX ASSESSOR NUMBER OF 12003767. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 306 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2012297984 DATED 07/25/2012 AND RECORDED 07/25/2012.

Last Market Sale

Seller: WAYNE COUNTY TREASURER
Buyer: RAULS ADIJA
Rec. Date: 07/25/2012
Sale Date: 07/25/2012
Sale Price: \$1,792

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
Condo	Owner Association	Home Owner Assessments Fee	\$74	

Property Details - Public Record

Land Use: Duplex (2 units, any	Lot Size: 4,356 SqFt.	Stories: 2	Parking Spaces:
Zoning: R3	Living Area: 2,702 SqFt.	Pool:	Parking Type: Garage
Year Built: 1926	Bedrooms:	Fireplace: 1	Interior Wall:
Style:	Bathrooms: 2.5	Heating: Forced air unit	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$1

Open Liens

Owner 1: RAULS MARK
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$94,000

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 #
03/29/2024	County/City Tax Lien (DELINQUENT TAX)		Mark Rauls	Wayne County Treasurer	105244
03/23/2018	County/City Tax Lien (DELINQUENT TAX)		Mark Rauls	Wayne County Treasurer	71441
03/23/2018	County/City Tax Lien (DELINQUENT TAX)		Adija Rauls	Wayne County Treasurer	71441

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
09/22/2018	Intrafamily Transfer & Dissolution	Non-Arm's length	Rauls Adija L	Rauls Adija L, Rauls Mark	
09/22/2018	Intrafamily Transfer & Dissolution	Non-Arm's length	Rauls Mark	Rauls Mark, Rauls Adija L	
08/28/2018	Intrafamily Transfer & Dissolution	Non-Arm's length	Rauls Adija, Williams Antione	Rauls Mark	
04/28/2010	Intrafamily Transfer & Dissolution	Non-Arm's length	Rauls Adija	Rauls Adija, Williams Antione	

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
07/25/2012	Redemption Deed	Arm's-length Residential	Wayne County Treasurer	Rauls Adija	\$1,792

Tax Status

Assessor Parcel #:	12003767.	Land Value:		Total Taxable Value:	\$33,600
Tax Year:	2024	Improvement Value:		Property Tax:	\$1,168

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#						
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	0.09	A	3337 Sturtevant St, Detroit, Mi 48206	2/15/23	\$47,000	9/14/24	\$215,000	2,672	\$80	6	2	4,356	100
B	0.13	A	3330 Sturtevant St, Detroit, Mi 48206	9/08/23	\$50,000	9/27/24	\$95,000	2,630	\$36		2.5	4,356	100
C	0.21	A	3840 Cortland St, Detroit, Mi 48206	6/17/22	\$77,500	10/11/24	\$219,900	2,200	\$100	4	2	4,356	91
D	0.21	A	3359 Leslie St, Detroit, Mi 48238			10/07/24	\$7,000	2,288	\$3	3	2.5	5,227	99
E	0.21	P	3014 Sturtevant St, Detroit, Mi 48206	10/13/21	\$43,000	10/04/24	\$95,000	2,700	\$35		2.5	4,356	99
F	0.22	A	3216 Fullerton St, Detroit, Mi 48238	12/24/20	\$11,500	9/26/24	\$29,999	2,850	\$11		4	4,356	98
G	0.24	A	3225 Leslie St, Detroit, Mi 48238	6/21/24	\$60,000	10/02/24		1,554	\$39	3	1.5	4,356	102
H	0.24	A	3751 Leslie St, Detroit, Mi 48238	1/14/19	\$45,000	9/30/24	\$125,000	1,715	\$73	3	1	5,227	70
I	0.26	A	3010 Fullerton St, Detroit, Mi 48238	8/04/22	\$37,500	10/07/24	\$65,000	1,993	\$33		2	6,098	95
J	0.28	P	3224 Webb St, Detroit, Mi 48206	2/25/21	\$37,000	10/01/24	\$129,900	3,416	\$38		3	4,792	99
K	0.33	A	4070 Fullerton St, Detroit, Mi 48238	4/12/19	\$125,000	9/11/24	\$220,000	1,808	\$122	3	2	5,227	85
L	0.36	A	4054 Leslie St, Detroit, Mi 48238			9/23/24	\$189,900	2,193	\$87	3	2	5,227	78
M	0.37	P	4221 Fullerton St, Detroit, Mi 48238			10/02/24	\$149,900	1,734	\$86	3	1.5	5,227	100
N	0.38	A	3244 W Buena Vista St, Detroit, Mi 48238	1/05/24	\$45,955	9/22/24		1,482	\$31	4	1	3,920	100
O	0.4	A	3245 Tyler St, Detroit, Mi 48238			10/09/24	\$100,000	2,112	\$47		2	3,920	98
P	0.4	A	13140 Dexter Ave, Detroit, Mi 48238			9/27/24	\$175,000	5,134	\$34			9,583	91
Q	0.41	A	3731 Tyler St, Detroit, Mi 48238	5/17/23	\$90,000	9/21/24	\$145,000	2,600	\$56		2	3,920	97
R	0.43	A	2945 Burlingame St, Detroit, Mi 48206	7/06/23	\$79,443	9/13/24	\$33,900	1,589	\$21	3	1.5	4,356	101
S	0.45	A	3266 Collingwood St, Detroit, Mi 48206	1/09/19	\$38,000	9/14/24		1,358	\$28	3	1	4,356	102
T	0.48	A	2642 Webb St, Detroit, Mi 48206	11/29/23	\$199,000	10/05/24	\$265,000	3,248	\$82		4	4,792	99
U	0.53	A	2952 Waverly St, Detroit, Mi 48238	5/05/23	\$162,000	9/28/24	\$808	2,600	\$0	1	1	3,485	98
V	0.55	A	4340 Glendale St, Detroit, Mi 48238	4/25/24	\$85,000	10/05/24		1,796	\$47	5	2	4,792	97

W	0.55	A	3245 Calvert St, Detroit, Mi 48206	2/08/21	\$44,000	10/01/24	\$89,900	2,750	\$33	3	4,356	102	
X	0.57	A	2467 Highland St, Detroit, Mi 48206	11/26/19	\$5,500	10/01/24	\$30,000	1,421	\$21	3	1	3,485	101
Y	0.57	A	4324 W Buena Vista St, Detroit, Mi 48238	6/22/22	\$80,000	9/12/24	\$189,000	3,900	\$48	9	3	3,920	97

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

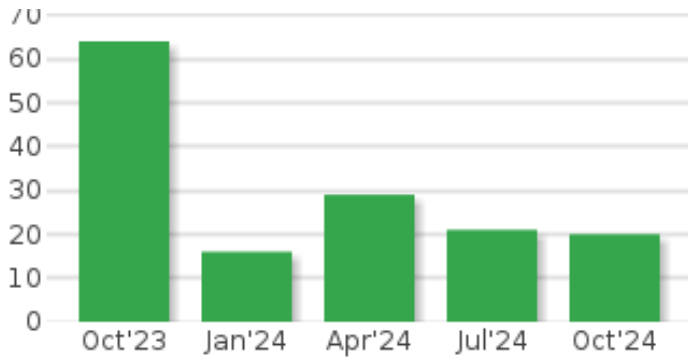


2.82 % Last 30 Days Price Change

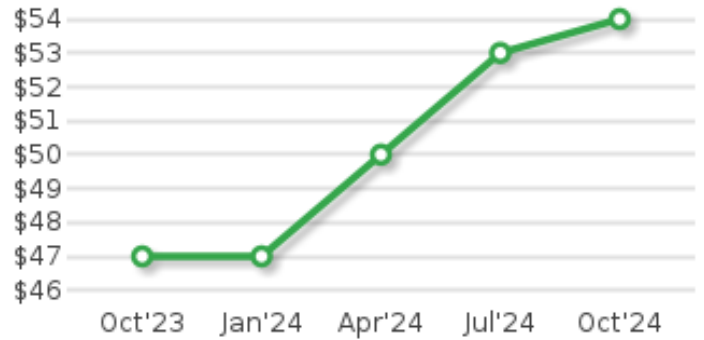


2.53 % Last 30 Days Rent Change

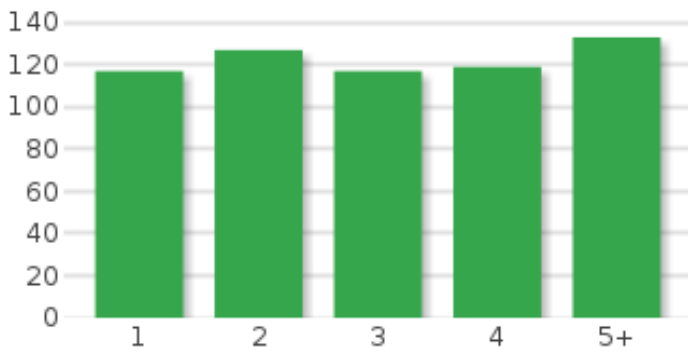
New Pre-Foreclosures



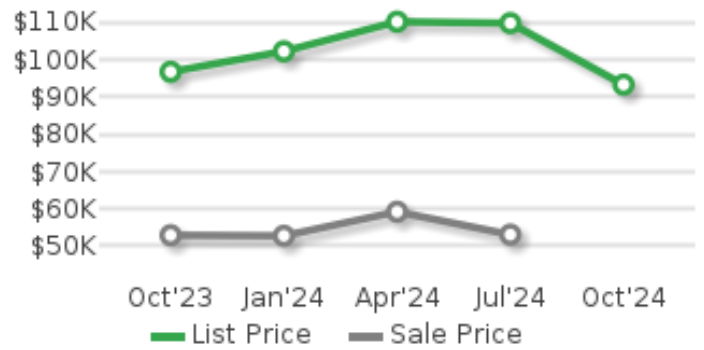
\$ / SqFt



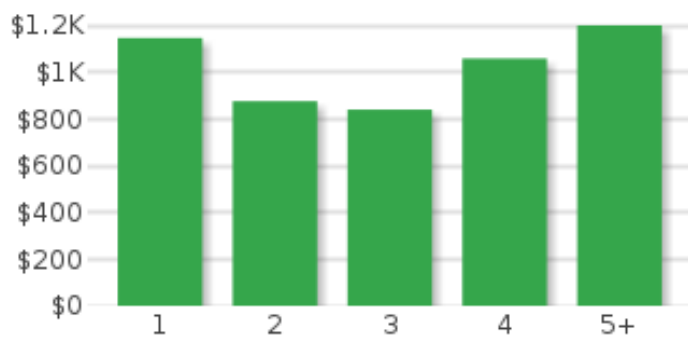
Average Days on Market



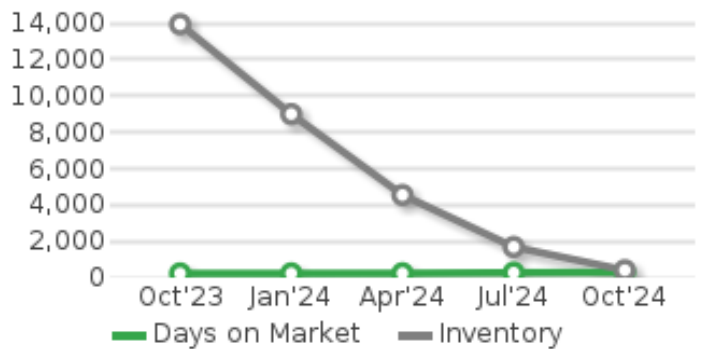
List Price vs. Sale Price



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