

Comparative Market Analysis

16555 Schaefer Hwy, Detroit, MI 48235

APN: 22030691-700

Wayne County Data as of: 10/22/2024



Bedrooms: 24 **Year Built:** 1962
Bathrooms: 24 **Square Feet:** 46,940

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Multi Family (MFR)
Owner Name: PCIOCCHI PAUL
Mailing Address: 16555 SCHAEFER HWY
DETROIT, MI 48235

Comparables

Properties:
Avg. Sale Price:
Days on Market:

Opportunity

Estimated Value: \$729,191
Estimated Equity: \$729,191
Mortgage Balance: \$0
Monthly Rent:
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 16555 SCHAEFER HWY, DETROIT, MI 48235-4250 C028 CURRENTLY OWNED BY PCIOCCHI PAUL HAVING A TAX ASSESSOR NUMBER OF 22030691-700 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 506 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2021.304277 DATED 07/30/2021 AND RECORDED 08/05/2021.

Last Market Sale

Seller: ASSURE AFFORDABLE HOMES INC
Buyer: PCIOCCHI PAUL
Rec. Date: 08/05/2021
Sale Date: 07/30/2021
Sale Price: \$1,200,000

Current Listing Status

Status: Sold
Date: 07/2021
Price: \$1,200,000

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

Land Use: Residential Income **Lot Size:** 17,860 SqFt. **Stories:** 2 **Parking Spaces:**
Zoning: R2 **Living Area:** 46,940 SqFt. **Pool:** **Parking Type:**
Year Built: 1962 **Bedrooms:** 24 **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 24 **Heating:** FORCED AIR **Exterior Wall:**
Basement: Unfinished Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$26

Open Liens

Owner 1: PCIOCCHI PAUL **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$729,191

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
03/28/2008	1st / Trust Deed/Mortgage	\$360,000	Lehman Brothers Bank Fsb	Haddad Gerard	Conventional	30 Years
08/16/2021	1st / Trust Deed/Mortgage	\$900,000	Level One Bank	Piciocchi Paul	Conventional	30 Years

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
06/27/2011	Other	Arm's-length Residential	Bayview Loan Servicing Llc	Assured Affordable Homes Inc	\$45,400
08/19/2010	Sheriff's Deed	REO and Trustee Deeds	Haddad Gerard	Bayview Loan Servicing Llc	\$77,000
01/02/2007	Quit Claim Deed	Non-Arm's length	Cohen Daniel S	Schaefer Green Apartments #2 Llc	
07/30/2021	Warranty Deed	Arm's-length Residential	Assure Affordable Homes Inc	Piciocchi Paul	\$1,200,000

Tax Status

Assessor Parcel #:	22030691-700	Land Value:		Total Taxable Value:	\$486,000
Tax Year:	2024	Improvement Value:		Property Tax:	\$30,345

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
07/2021	Sold	\$1,200,000	\$68	185	Bryan Redmond	Downtown Realty	R2210005161
07/2021	Sold	\$1,200,000	\$68	186	Bryan J Redmond	Downtown Realty	2210005161
1/25/2021	Pending	\$1,345,000	\$76	1	BRYAN J REDMOND	DOWNTOWN REALTY	2210005161
1/25/2021	Active - New Listing	\$1,345,000	\$76	1	Bryan J Redmond	Downtown Realty	2210005161

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
No comparable properties were found.													

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	P	16821 Stansbury St, Detroit, Mi 48235	8/28/24	\$140,000	10/02/24	\$1,325	1,273	\$1	3	1	4,792	86
B	0.27	A	16535 Ardmore St, Detroit, Mi 48235	6/26/24	\$69,000	10/06/24	\$159,900	2,117	\$76	3	3	3,920	86
C	0.28	P	16188 Cheyenne St, Detroit, Mi 48235	12/01/20	\$66,900	10/11/24	\$95,000	1,514	\$63	3	1.5	3,920	95
D	0.38	A	17179 Snowden St, Detroit, Mi 48235	8/16/19	\$125,000	9/30/24	\$132,000	1,668	\$79	3	1.5	4,792	93
E	0.43	A	16238 Steel St, Detroit, Mi 48235	2/22/24	\$60,000	10/05/24	\$189,000	1,453	\$130	4	1	4,356	95
F	0.44	A	16537 Strathmoor St, Detroit, Mi 48235	3/09/22	\$52,000	10/09/24	\$115,000	1,327	\$87	3	1	3,920	84
G	0.47	A	15875 Steel St, Detroit, Mi 48227	2/10/23	\$21,000	10/14/24	\$155,900	1,856	\$84	5	2	3,920	96
H	0.5	A	16249 Hubbell St, Detroit, Mi 48235	7/13/23	\$3,000	10/09/24	\$75,000	1,348	\$56	3	2	5,663	78
I	0.52	A	15472 Tracey St, Detroit, Mi 48227	10/06/22	\$38,250	10/12/24	\$134,900	1,200	\$112	3	1	3,485	93
J	0.6	A	16184 Manor St, Detroit, Mi 48221	1/25/17	\$58,000	10/07/24	\$159,999	1,372	\$117	3	1.5	3,920	93
K	0.63	P	15380 Lesure St, Detroit, Mi 48227	10/05/23	\$50,307	10/04/24	\$49,900	1,066	\$47	3	1	3,920	97
L	0.67	A	15501 Appoline St, Detroit, Mi 48227	10/22/21	\$62,000	10/11/24	\$1,250	2,065	\$1	2	1	4,356	96
M	0.68	A	15757 Marlowe St, Detroit, Mi 48227	2/07/24	\$18,000	10/06/24		1,413	\$13	3	1	4,792	95
N	0.69	A	15732 Meyers Rd, Detroit, Mi 48227	6/08/18	\$57,500	10/09/24		926	\$62	2	1	3,049	78
O	0.72	A	18052 Schaefer Hwy, Detroit, Mi 48235	11/10/15	\$7,100	10/12/24	\$60,000	637	\$94	2	1	2,614	73
P	0.73	A	16839 Mendota St, Detroit, Mi 48221	5/29/12	\$12,000	10/01/24		1,888	\$6	4	2	3,920	88
Q	0.74	A	18031 Ardmore St, Detroit, Mi 48235	5/19/09	\$13,000	10/11/24	\$120,000	1,291	\$93	3	2	5,227	84
R	0.75	A	16518 Mendota St, Detroit, Mi 48221	5/12/23	\$60,000	10/01/24	\$162,000	1,250	\$130	3	1.5	4,356	85
S	0.76	A	15335 Mark Twain St, Detroit, Mi 48227	5/24/23	\$93,000	10/10/24	\$94,900	1,061	\$89	3	1	4,356	97
T	0.76	A	13241 Fenkell St, Detroit, Mi 48227	10/17/23	\$28,000	10/02/24	\$145,000	1,271	\$114			4,792	94
U	0.77	A	15374 Hubbell St, Detroit, Mi 48227	11/16/17	\$12,000	10/12/24	\$89,900	1,113	\$81	3	1	4,792	77

V	0.77	A	15732 Monte Vista St, Detroit, Mi 48238	6/13/24	\$21,500	10/12/24	1,154	\$19	3	2	3,485	76	
W	0.77	A	15364 Steel St, Detroit, Mi 48227	10/17/23	\$7,700	10/11/24	\$15,000	2,050	\$7	2	3,920	96	
X	0.82	P	18046 Steel St, Detroit, Mi 48235	10/11/13	\$30,000	10/14/24	\$90,000	909	\$99	3	1	4,356	86
Y	0.83	P	15053 Littlefield St, Detroit, Mi 48227	7/22/13	\$16,111	10/12/24	\$45,000	1,284	\$35	3	1	3,920	96

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

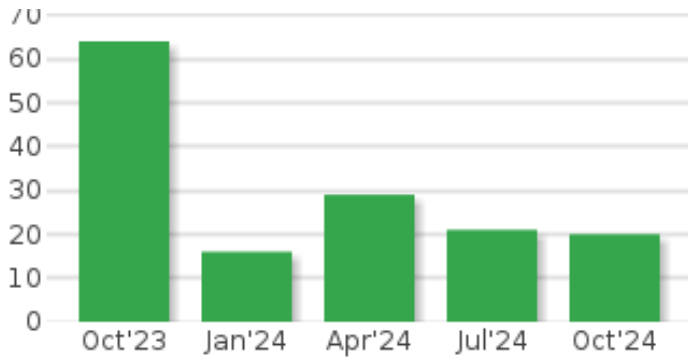


2.82 % Last 30 Days Price Change

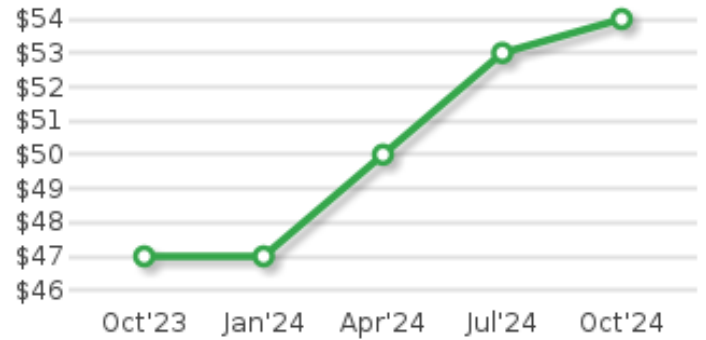


2.53 % Last 30 Days Rent Change

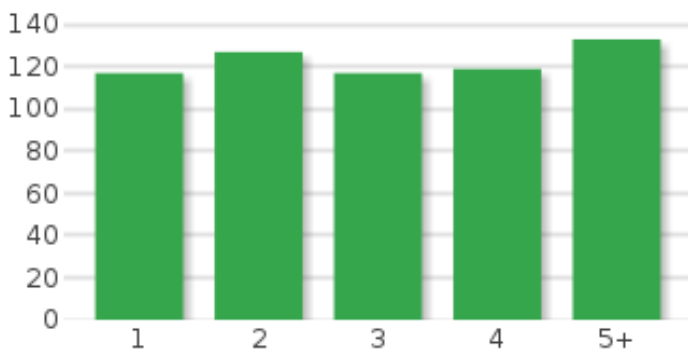
New Pre-Foreclosures



\$ / SqFt



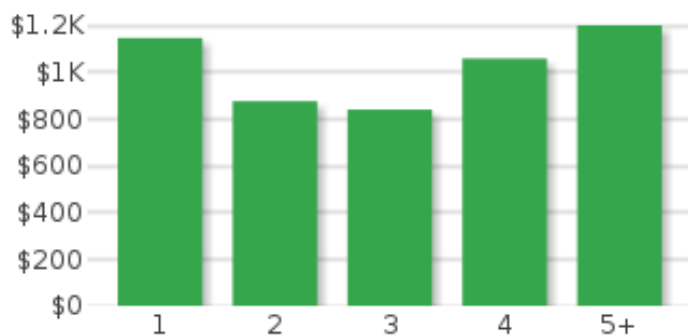
Average Days on Market



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