

Comparative Market Analysis

19149 Riverview St, Detroit, MI 48219

APN: 22121933.

Wayne County Data as of: 11/14/2024



Bedrooms: 3 **Year Built:** 1954
Bathrooms: 1 **Square Feet:** 1,096

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: YEAGER MARYJANE
Mailing Address: 19149 RIVERVIEW ST
DETROIT, MI 48219

Comparables

Properties:	42
Avg. Sale Price:	\$56,281
Days on Market:	118

Opportunity

Estimated Value:	\$106,000
Estimated Equity:	\$106,000
Mortgage Balance:	\$0
Monthly Rent:	\$930
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 19149 RIVERVIEW ST, DETROIT, MI 48219-4665 C053 CURRENTLY OWNED BY YEAGER MARYJANE HAVING A TAX ASSESSOR NUMBER OF 22121933. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 207 LOT: .

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

Current Listing Status

Status: Fail
Date: 11/2022
Price: \$85,000

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: Single Family Residential **Lot Size:** 6,098 SqFt. **Stories:** 1 **Parking Spaces:** 2
Zoning: **Living Area:** 1,096 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1954 **Bedrooms:** 3 **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** FORCED AIR **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.**

Open Liens

Owner 1: YEAGER MARYJANE **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$106,000

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 #
03/15/2024	County/City Tax Lien (DELINQUENT TAX)		Rickey Poole	Wayne County Treasurer	84897
03/31/2023	County/City Tax Lien (DELINQUENT TAX)		Rickey Poole	Wayne County Treasurer	106049
04/08/2022	County/City Tax Lien (DELINQUENT TAX)		Rickey Poole	Wayne County Treasurer	145619
04/01/2021	County/City Tax Lien (DELINQUENT TAX)		Rickey Poole	Wayne County Treasurer	149271
04/12/2019	County/City Tax Lien (DELINQUENT TAX)		Rickey Poole	Wayne County Treasurer	137641
04/11/2017	County/City Tax Lien (DELINQUENT TAX)		Clifford H Montgomery	Wayne County Treasurer	145984

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
07/02/2018	Quit Claim Deed	Non-Arm's length	Yeager Mary Jane	Poole Rickey	
04/03/2017	Quit Claim Deed	Non-Arm's length	Montgomery Clifford Hall	Yeager Mary Jane	

Tax Status

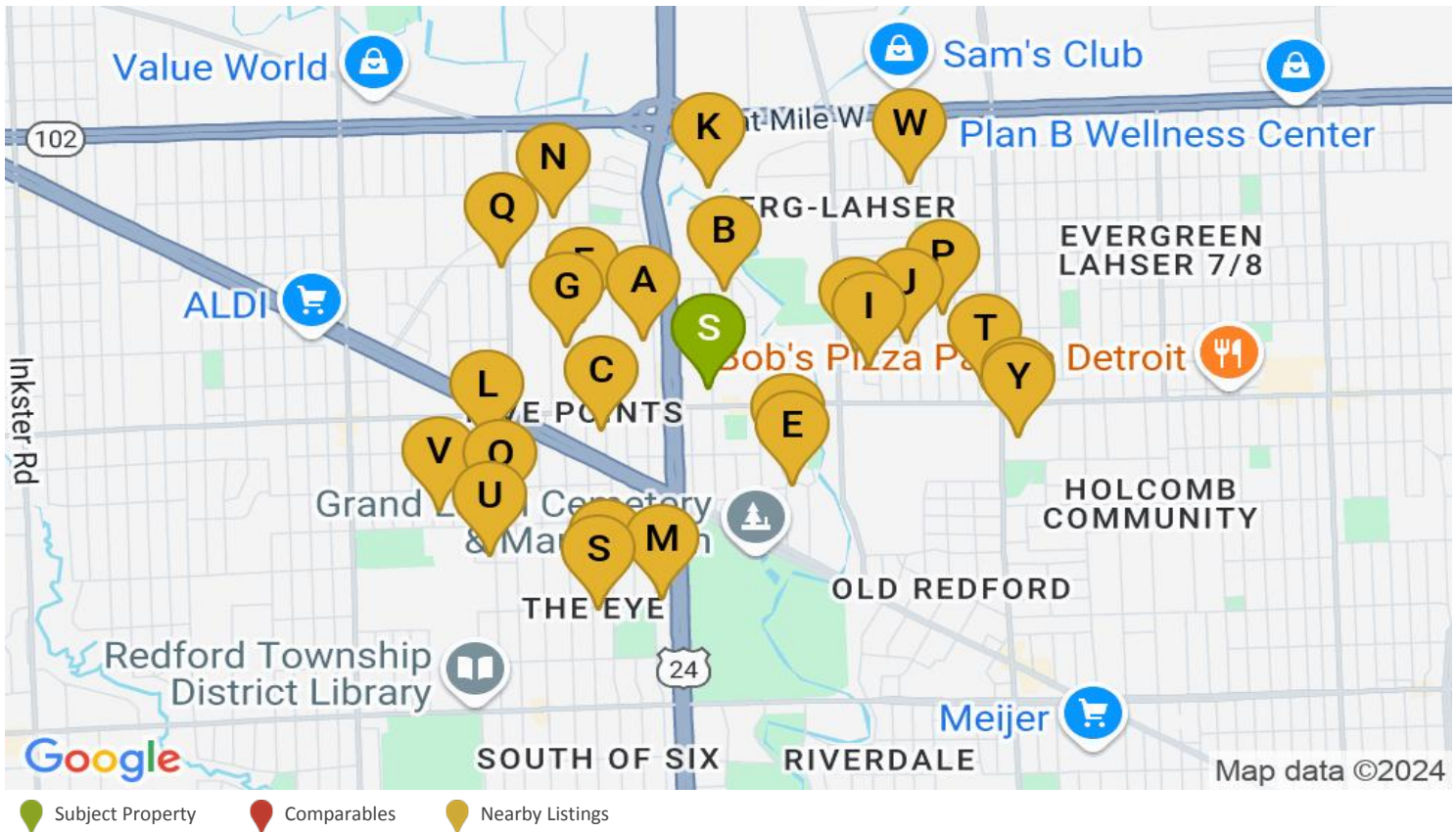
Assessor Parcel #: 22121933.	Land Value:	Total Taxable Value: \$38,800
Tax Year: 2024	Improvement Value:	Property Tax: \$1,124

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
11/2022	Fail - FAIL	\$85,000	\$78	1	IRVIN GILLIAM	Luxury Home Enterprise LLC	2220042930
11/03/2022	Active - New Listing	\$85,000	\$78	1	IRVIN GILLIAM	Luxury Home Enterprise LLC	2220042930
11/2022	Fail - FAIL	\$85,000	\$78	-35	IRVIN GILLIAM	Luxury Home Enterprise LLC	60102243
12/09/2022	Active - New Listing	\$85,000	\$78	1	Irvin Gilliam	Luxury Home Enterprise LLC	60102243
11/03/2022	Pending	\$85,000	\$78	1	IRVIN GILLIAM	Luxury Home Enterprise LLC	R2220042930

Comparables & Nearby Listings

Subject Property: 19149 Riverview St, Detroit, MI 48219-4665



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	0.25	P	19331 Woodbine St, Detroit, Mi 48219	8/15/24	\$30,000	10/17/24	\$99,000	1,026	\$96	3	1	13,504	73
B	0.33	P	19687 Appleton St, Detroit, Mi 48219	2/23/12	\$10,500	10/21/24	\$129,900	1,737	\$75	3	1.5	6,534	73
C	0.35	P	18991 Lenore, Detroit, Mi 48219	3/21/22	\$53,000	9/17/24	\$69,900	1,372	\$51	4	1	4,356	96
D	0.36	A	18660 Coddling St, Detroit, Mi 48219	11/05/21	\$48,000	10/11/24	\$79,999	806	\$99	3	1	5,227	72
E	0.41	P	23451 Margareta St, Detroit, Mi 48219	6/17/24	\$40,000	10/25/24	\$130,000	1,255	\$104	3	1	5,663	74
F	0.44	A	19406 Winston St, Detroit, Mi 48219	4/15/24	\$35,000	10/18/24	\$114,900	1,012	\$114	3	1	13,068	70
G	0.45	A	19311 Winston St, Detroit, Mi 48219	11/03/23	\$99,000	10/18/24	\$114,900	1,890	\$61	3	1	6,534	69
H	0.46	A	19255 Archer St, Detroit, Mi 48219	10/23/14	\$17,000	10/31/24	\$129,900	1,291	\$101	3	2	8,712	68
I	0.49	P	19212 Archer St, Detroit, Mi 48219	4/13/18	\$56,000	10/05/24	\$150,000	1,091	\$137	3	1.5	5,663	69
J	0.62	A	19300 Redfern St, Detroit, Mi 48219			10/15/24		2,738		3	3	6,098	70
K	0.67	A	20400 Telegraph Rd, Detroit, Mi 48219	7/23/12	\$19,820	10/23/24	\$3,100,000					2,031,203	
L	0.7	A	18815 Brady, Redford, Mi 48240	10/15/21	\$87,000	10/20/24	\$120,000	886	\$135	2	1	5,227	85
M	0.72	A	17610 Woodbine St, Detroit, Mi 48219	2/04/21	\$67,300	10/23/24	\$110,000	850	\$129	3	2	6,098	76
N	0.74	A	20010 Grandview St, Detroit, Mi 48219	10/22/15	\$14,900	11/04/24	\$65,000	735	\$88	3	1	5,663	74
O	0.75	P	18428 Brady, Redford, Mi 48240	2/24/22	\$57,134	10/25/24	\$68,000	1,000	\$68	2	1	5,358	100
P	0.75	P	19400 Northrop St, Detroit, Mi 48219	5/22/20	\$85,000	10/15/24	\$140,000	1,701	\$82	3	1	5,663	70
Q	0.75	P	19889 Five Points St, Redford, Mi 48240	11/11/22	\$107,000	10/01/24	\$130,000	728	\$179	2	2	5,227	77
R	0.75	A	17639 Lenore, Detroit, Mi 48219	3/09/20	\$58,000	9/27/24	\$169,900	1,166	\$146	3	1	5,227	76
S	0.81	A	17464 Fenton St, Detroit, Mi 48219	7/23/24	\$25,000	11/06/24	\$97,000	1,278	\$76	3	1	6,534	76
T	0.84	P	19136 Cooley St, Detroit, Mi 48219	5/10/24	\$70,000	10/21/24	\$185,000	2,094	\$88	3	2	5,663	73
U	0.87	A	18209 Brady, Redford, Mi 48240	5/25/10	\$16,750	10/17/24	\$129,900	999	\$130	3	1	5,227	82
V	0.91	A	18428 Lennane, Redford, Mi 48240			10/28/24	\$175,000	1,818	\$96	3	2	5,227	71
W	0.92	A	20200 Alderton St, Detroit, Mi 48219			10/25/24	\$235,000	3,015	\$78	3	3	8,712	66
X	0.95	A	18991 Greydale Ave, Detroit, Mi 48219	1/17/23	\$75,000	10/31/24	\$88,900	1,367	\$65	3	2	6,098	77
Y	0.95	A	18975 Greydale Ave, Detroit, Mi 48219	5/04/06	\$67,000	10/25/24		804	\$83	3	1	4,792	77

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

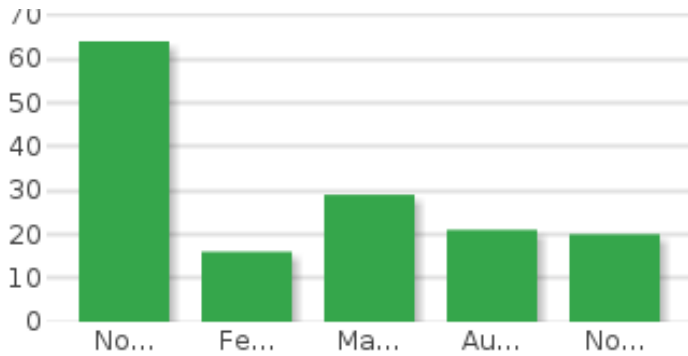


2.82 % Last 30 Days Price Change

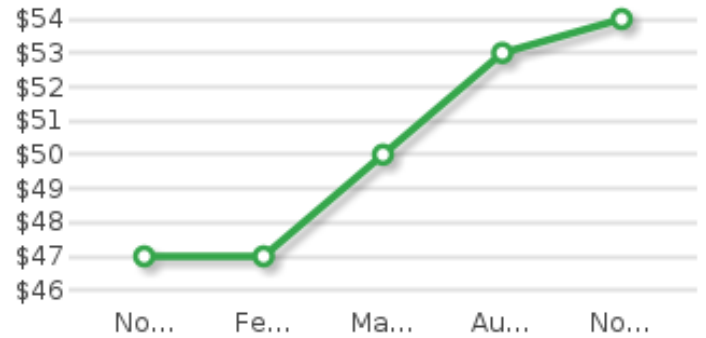


2.53 % Last 30 Days Rent Change

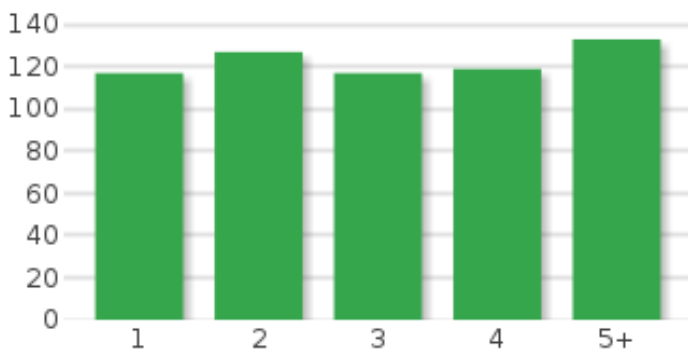
New Pre-Foreclosures



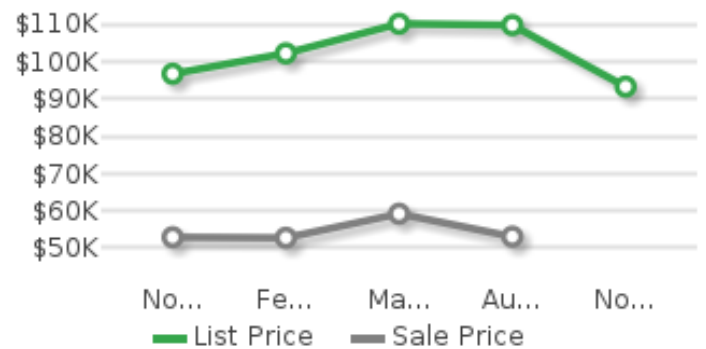
\$ / SqFt



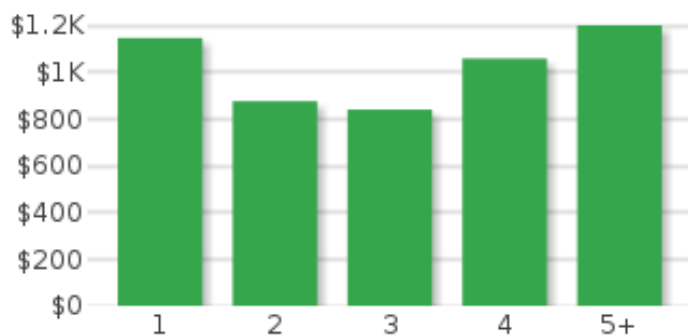
Average Days on Market



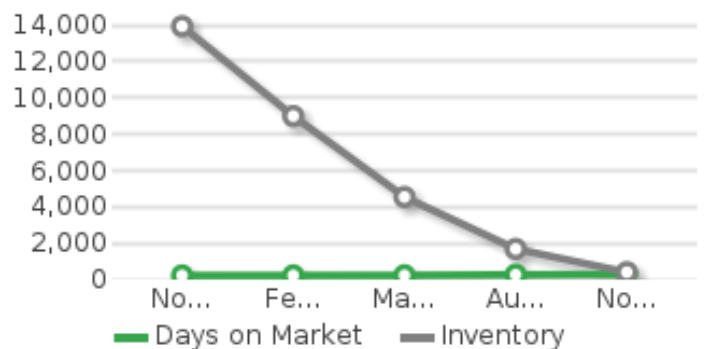
List Price vs. Sale Price



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