

Parcel IQ Decision Report

Prepared by Dealivory Real Estate Intelligence, Inc.

123 Main St, Detroit, MI 48226

Data coverage: Facts: Modeled & Sources: Heuristic model Generated: Dec 27, 2025
Geo: parse-only & Precision: street

Decision: Caution Confidence score: 62/100

ARV \$278,000 \$252,000 - \$303,000	Rent (range) \$1,950 - \$2,490 Heuristic	Rehab (Medium) \$54,000 \$30/sqft	Method Weighted comps + adjustments
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Executive Summary

Parcel IQ (by Dealivory) rated 123 Main St, Detroit, MI 48226 as Caution based on valuation certainty, comparable consistency, and risk signals. Review the Decision Certificate before engaging execution partners (financing or representation).

- & Decision rating: Caution (confidence score 62/100).
- & ARV estimate based on 3 comps within 3 miles and 6 months using consistent adjustments.
- & Rent estimate uses a heuristic model; confirm with local rentals.

Parcel IQ Decision Certificate

Issued by Dealivory Real Estate Intelligence, Inc.
Decision: Caution & Confidence: 62/100
Timestamp: Dec 27, 2025
Key risks acknowledged:
& No third-party property record APIs were used. This report relies on modeled estimates and any user-provided inputs.
& Comparable sales are modeled (no official sold-comps feed available for this region in this build).

Top Comparable Sales

Address	Dist	Sold	Sale	Adj
456 Oak St, Detroit, MI	0.40 mi	Oct 15, 2024	\$275,000	\$280,250
789 Maple Ave, Detroit, MI	0.80 mi	Sep 20, 2024	\$295,000	\$281,000
321 Pine Rd, Detroit, MI	1.20 mi	Nov 5, 2024	\$290,000	\$281,250

123 Main St, Detroit, MI 48226

Decision Factors

Decision rating: Caution ð Confidence score: 62/100

What would change this value:

ð User-provided facts or explicitly sourced bulk public records (if available) to reduce uncertainty.

ð Verified interior condition and scope (rehab assumptions are simplified).

ð Verified sold comps that match renovation level (current comps may be modeled depending on region coverage).

Scenarios:

ð Worst case ð \$252,000 (Risk: High)

ð Base case ð \$278,000 (Risk: Medium)

ð Best case ð \$303,000 (Risk: Low)

Property Snapshot

Property type	SFR
APN	Not available
Beds	3
Baths	2
Sqft	1,800
Lot (sqft)	5,000
Year built	1995
Flood zone	Not available

Ownership & Sales History

Last sale: Not available on Jan 1, 1970

Sales history: Not available

Taxes & Assessment

Assessed value: Not available

Tax amount: Not available (Not available)

Valuation

ARV: \$278,000

Confidence: \$252,000 ð \$303,000

Method: weighted comps + adjustments

Rental Estimate

Estimated rent: \$1,950 ð \$2,490

Heuristic estimate; verify with local market comps.

Rehab / Repair Budget

Tier: Medium ð Rate: \$30/sqft

Estimated total: \$54,000

ð Cosmetic: \$10,800

ð Kitchen/Bath: \$18,900

ð Systems (HVAC/Plumbing/Electrical): \$13,500

ð Roof/Exterior: \$5,400

123 Main St, Detroit, MI 48226
Rehab / Repair Budget

â€ Contingency: \$5,400

Comparable Sales (Adjusted)

Address	Dist	Sold	Sale	\$/sf	Bd/Ba	Sqft	Yr	Adj
456 Oak St, Detroit, MI	0.40	Oct 15, 2024	\$275,000	\$157	3/2	1,750	1992	\$280,250
789 Maple Ave, Detroit, MI	0.80	Sep 20, 2024	\$295,000	\$155	3/2.5	1,900	1998	\$281,000
321 Pine Rd, Detroit, MI	1.20	Nov 5, 2024	\$290,000	\$157	4/2	1,850	1990	\$281,250

Adjustments (Line Items)

456 Oak St, Detroit, MI
â€ Sqft adj: \$3,750
â€ Year built adj: \$1,500
Adjusted price: \$280,250

789 Maple Ave, Detroit, MI
â€ Sqft adj: -\$7,500
â€ Bath adj: -\$5,000
â€ Year built adj: -\$1,500
Adjusted price: \$281,000

321 Pine Rd, Detroit, MI
â€ Sqft adj: -\$3,750
â€ Bed adj: -\$7,500
â€ Year built adj: \$2,500
Adjusted price: \$281,250

Links

Google Maps:
<https://www.google.com/maps/search/?api=1&query=123%20Main%20St%2C%20Detroit%2C%20MI%2048226>
FEMA Flood Map:
<https://msc.fema.gov/portal/search?Address=123%20Main%20St%2C%20Detroit%2C%20MI%2048226>