

## Sales Comparable

88 Calvert St, Detroit, MI 48202-1204

APN: 02001561. / County: Wayne

3/06/2023



### Subject Property

88 Calvert St, Detroit, MI 48202-1204

Owner Name: LESIA COOPER

Mailing Address: 19366 CONLEY ST, DETROIT, MI 48234-2250

Owner Status: Owner Occupied

Length of Ownership:

Current Occupancy: Non-Owner Occupied

**Property Type:** Single Family Residential

Status: Off Market

**Beds:** null

**Baths:** 1.5

Heating: Forced air unit

Distressed: Yes

Total Rooms:

Cooling:

Short Sale: No

SqFt: 1,560

Floor Coverings:

HOA/COA: Yes

Lot Size/Acres: 4,792

Total Assd Val: \$12,300

Year Built/Eff: 1910

Land Assd Val:

Parking Type:

Imp Assd Val:

Pool:

Assd Year: 2022

### Current Listing Status

Listing Status:

Listing Date:

Listing Price:

DOM:

Price Change Date:

Price Change Amount:

Price Change %:

### Public Record Sales

Last Sale Date:

Last Sale Price:

Last Purchase Method:

Prior Sale Date:

Prior Sale Price:

Prior Purchase Method:

### MLS Sales

Last Sale Date:

Last Sale Price:

Last Listing Date:

Last DOM:

Prior Sale Date:

Prior Sale Price:

Prior Listing Date:

Prior DOM:

### Search Criteria

**Data Set** Public Record & MLS

**Sale Date** >= 3/06/2022

**Square Feet** 1,248 - 1,872

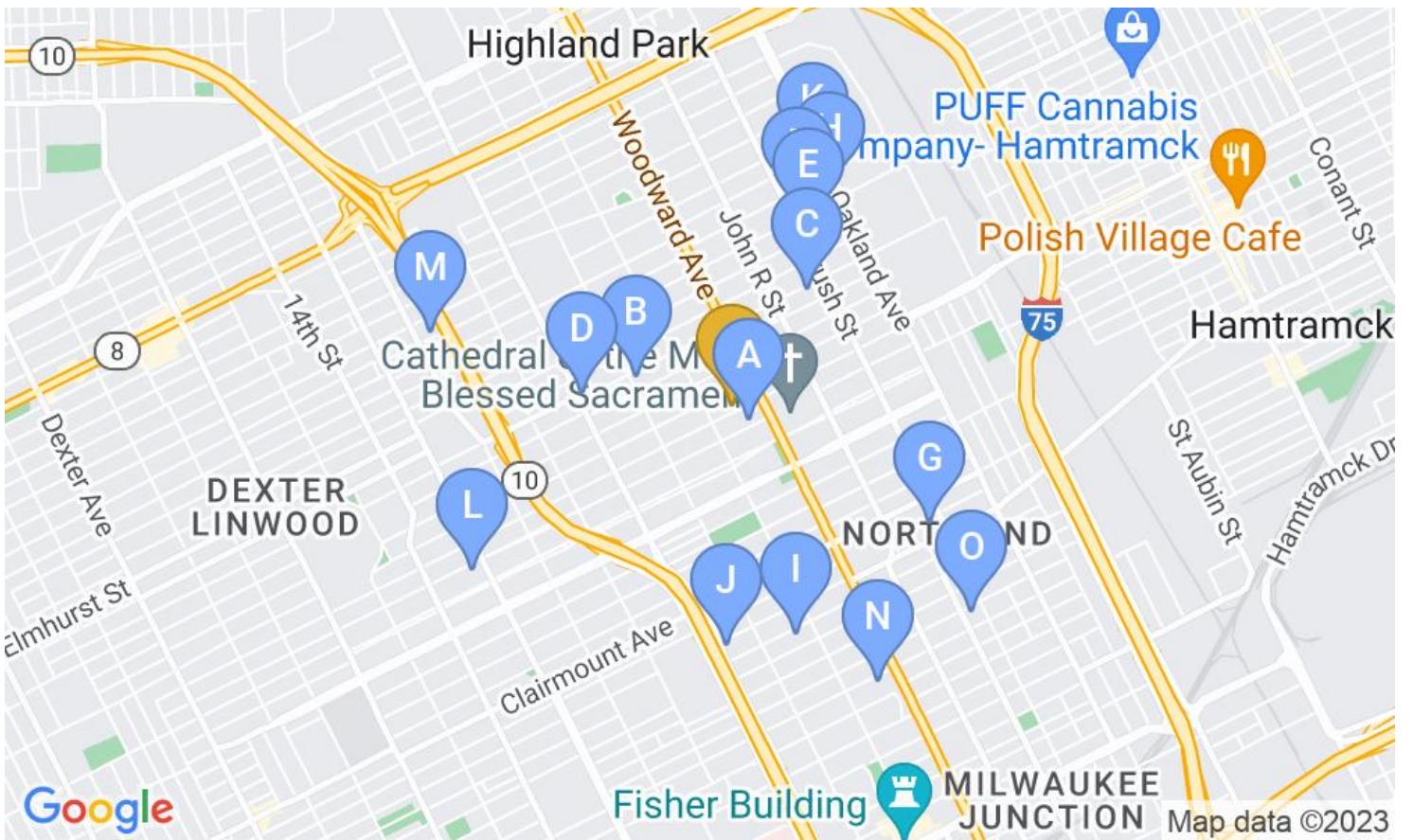
**Distance** 1 Miles

**Status** SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	-	\$100,000	\$285,000	\$186,285
SqFt	1,560	1,284	1,862	1,573
Price/SqFt	-	\$58.63	\$175.71	\$118.03
Bedrooms	-	3	4	3
Baths	2	1	3	2
Lot Size/Acres	4,792/0.11	3,049/0.07	43,560/1	7,724/0.177
Year Built	1910	1904	1998	1916
Distance from Subject	-	0.07	0.99	0.683

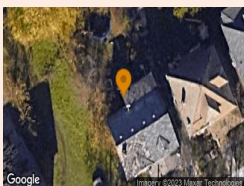
On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



● Subject Property    
 ● Sold Comps    
 ● Active Comps    
 ● Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
A	Public Record	60 Glynn Ct	Sold	9/20/2022	\$200,000	1,400	\$142.86	3	1	1912	0.07 mi
B	Public Record	753 Webb St	Sold	12/14/2022	\$229,000	1,797	\$127.43	4	3	1904	0.32 mi
C	Public Record	306 Woodland St	Sold	2/06/2023	\$200,000	1,862	\$107.41	3	1.5	1914	0.44 mi
D	Public Record	958 Webb St	Sold	10/18/2022	\$227,957	1,662	\$137.16		1.5	1908	0.48 mi
E	Public Record	189 Connecticut St	Sold	9/16/2022	\$145,000	1,364	\$106.3	3	1	1907	0.60 mi
F	Public Record	189 California St	Sold	3/30/2022	\$125,000	1,550	\$80.65	3	2	1909	0.65 mi
G	MLS	328 Josephine St	Sold	03/2022	\$285,000/est	1,622	\$175.71		1.5	1910	0.72 mi
H	Public Record	251 California St	Sold	1/06/2023	\$149,900	1,284	\$116.74	3	1	1910	0.74 mi
I	Public Record	649 Gladstone St	Sold	7/28/2022	\$102,434	1,747	\$58.63	4	1	1905	0.75 mi
J	MLS	905 Hazelwood St	Sold	04/2022	\$170,070/est	1,425	\$119.35	3	1.5	1908	0.76 mi
K	Public Record	246 Rhode Island St	Sold	9/20/2022	\$142,500	1,525	\$93.44	3	1.5	1913	0.80 mi
L	Public Record	1939 Glynn Ct	Sold	2/06/2023	\$249,000	1,658	\$150.18	4	1	1920	0.97 mi
M	Public Record	1568 Highland St	Sold	9/02/2022	\$100,000	1,344	\$74.4		1	1916	0.98 mi
N	Public Record	55 W Euclid St #3	Sold	6/06/2022	\$208,008	1,714	\$121.36	3	2	1998	0.98 mi
O	MLS	420 E Philadelphia St	Sold	04/2022	\$260,410/est	1,640	\$158.79	3	2.5	1910	0.99 mi



**88 Calvert St, Detroit, MI 48202-1204 (Single Family Residential)**

**APN: 02001561.**

**Beds:**

**Baths:** 1.5

**Last Sale Date:**

**SqFt:** 1,560

**Year Built/Eff:** 1910/1910

**Last Sale Price:**

**Lot Size/Acres:** 4,792/0.11

**Est. Value:** \$81,897



**Photo Not Available**

<b>60 Glynn Ct, Detroit, MI 48202</b>		Property Type: Single Family
Owner Name:	GLYNN CALVERT DEVELOPMENT LLC	
Mailing Address:	8178 JACKSON RD #D, ANN ARBOR, MI 48103	
Owner Status:	Non-Owner Occupied	
Occupancy:	Occupied	

<b>APN: 02001534.001</b>		Status: Sold
Beds: 3	Baths: 1	Total Rooms:      Heating: Forced air unit
SqFt: 1,400	Parking Type:	Cooling:      Amount: \$200,000
Lot Size / Acres: 3,920/0.09	Pool: No	Floor Covering:      Orig. List Date:
Year Built / Eff: 1912 / 1912	DOM:	

<b>Public Record</b>	<b>Distance:</b> 0.07 mi	<b>Estimated Value:</b> \$98,857	<b>Tax Assessed Value / Year:</b> \$19,500 / 2022
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**Photo Not Available**

<b>753 Webb St, Detroit, MI 48202</b>		Property Type: Single Family
Owner Name:	JOHN DOERR & DANIEL HOCHREIN	
Mailing Address:	1470 EVELYN AVE, YPSILANTI, MI 48198	
Owner Status:	Owner Occupied	
Occupancy:	Vacant	

<b>APN: 04003102.</b>		Status: Sold
Beds: 4	Baths: 3	Total Rooms:      Heating: HOT WATER
SqFt: 1,797	Parking Type:	Cooling:      Amount: \$229,000
Lot Size / Acres: 4,792/0.11	Pool: No	Floor Covering:      Orig. List Date:
Year Built / Eff: 1904 / 1904	DOM:	

<b>Public Record</b>	<b>Distance:</b> 0.32 mi	<b>Estimated Value:</b> \$171,181	<b>Tax Assessed Value / Year:</b> \$25,000 / 2022
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**Photo Not Available**

<b>306 Woodland St, Detroit, MI 48202</b>		Property Type: Single Family
Owner Name:	TAZELL HAWKINS & SALENA SHARPE	
Mailing Address:	306 WOODLAND ST, DETROIT, MI 48202	
Owner Status:	Owner Occupied	
Occupancy:	Occupied	

<b>APN: 01003603.</b>		Status: Sold
Beds: 3	Baths: 1.5	Total Rooms:      Heating: FORCED AIR
SqFt: 1,862	Parking Type:	Cooling: NO DATA      Amount: \$200,000
Lot Size / Acres: 5,227/0.12	Pool: No	Floor Covering:      Orig. List Date:
Year Built / Eff: 1914 / 1914	DOM:	

<b>Public Record</b>	<b>Distance:</b> 0.44 mi	<b>Estimated Value:</b> \$28,098	<b>Tax Assessed Value / Year:</b> \$19,600 / 2022
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**88 Calvert St, Detroit, MI 48202-1204 (Single Family Residential)**  
**APN: 02001561.**

Beds:	Baths:	1.5	Last Sale Date:
SqFt:	1,560	Year Built/Eff:	1910/1910
Lot Size/Acres:	4,792/0.11	Est. Value:	\$81,897

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<b>958 Webb St, Detroit, MI 48202</b>		Property Type:	Single Family
Owner Name:	UNITED COMMUNITY HOUSING COALITION		
Mailing Address:	2727 2ND AVE, DETROIT, MI 48201		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
<b>APN: 04003121.001</b>		Status:	Sold
Beds:	Baths: 1.5	Total Rooms:	Heating: Forced air unit
SqFt:	1,662	Parking Type:	Cooling: Amount: \$227,957
Lot Size / Acres:	3,049/0.07	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff:	1908 / 1908	DOM:	

**Public Record**      **Distance:** 0.48 mi      **Estimated Value:** \$89,671      **Tax Assessed Value / Year:** \$15,600 / 2022

**5**



<b>189 Connecticut St, Highland Park, MI 48203</b>		Property Type:	Single Family
Owner Name:	ALEXANDERA THOMPSON		
Mailing Address:	189 CONNECTICUT ST, HIGHLAND PARK, MI 48203		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		
<b>APN: 43 013 09 0163 000</b>		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	1,364	Parking Type:	Cooling: CEILING FAN
Lot Size / Acres:	6,098/0.14	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff:	1907 / 1907	DOM:	

**Public Record**      **Distance:** 0.60 mi      **Estimated Value:** \$54,293      **Tax Assessed Value / Year:** \$24,800 / 2022

**6**



<b>189 California St, Highland Park, MI 48203</b>		Property Type:	Single Family
Owner Name:	ABDULWASA HUGAIS		
Mailing Address:	189 CALIFORNIA ST, HIGHLAND PARK, MI 48203		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		
<b>APN: 43 013 08 0266 000</b>		Status:	Sold
Beds: 3	Baths: 2	Total Rooms:	Heating: Forced air unit
SqFt:	1,550	Parking Type:	Cooling: Amount: \$125,000
Lot Size / Acres:	6,098/0.14	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff:	1909 / 1909	DOM:	

**Public Record**      **Distance:** 0.65 mi      **Estimated Value:** \$132,545      **Tax Assessed Value / Year:** \$31,600 / 2022



**88 Calvert St, Detroit, MI 48202-1204 (Single Family Residential)**  
**APN: 02001561.**

Beds:	Baths:	1.5	Last Sale Date:
SqFt:	1,560	Year Built/Eff:	1910/1910
Lot Size/Acres:	4,792/0.11	Est. Value:	\$81,897





photo  
coming soon

<b>328 Josephine St, Detroit, MI 48202</b>				Property Type: Single Family	
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Vacant			

<b>APN: 01002867.</b>				Status: Sold	
Beds:	Baths: 1.5	Total Rooms:	Heating:	FORCED AIR	Date: 03/2022
SqFt:	1,622	Parking Type:	Cooling:	CENTRAL	Amount: \$285,000/est
Lot Size / Acres:	6,098/0.14	Pool: No	Floor Covering:	Orig. List Date: 2/05/2022	
Year Built / Eff:	1910 / 1910				DOM: 33

<b>MLS</b>	<b>Distance:</b> 0.72 mi	<b>Estimated Value:</b> \$197,654	<b>Tax Assessed Value / Year:</b> \$22,500 / 2022		
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<b>251 California St, Highland Park, MI 48203</b>				Property Type: Single Family	
Owner Name: GABRIEL MADANICK-WEISS & JASMINE MURDOCK					
Mailing Address: 205 CALIFORNIA ST, HIGHLAND PARK, MI 48203					
Owner Status: Non-Owner Occupied					
Occupancy:		Occupied			

<b>APN: 43 013 08 0281 000</b>				Status: Sold	
Beds: 3	Baths: 1	Total Rooms:	Heating:	RADIANT	Date: 1/06/2023
SqFt:	1,284	Parking Type:	Cooling:	Amount: \$149,900	
Lot Size / Acres:	6,098/0.14	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1910 / 1910				DOM:

<b>Public Record</b>	<b>Distance:</b> 0.74 mi	<b>Estimated Value:</b> \$60,435	<b>Tax Assessed Value / Year:</b> \$27,700 / 2022		
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<b>649 Gladstone St, Detroit, MI 48202</b>				Property Type: Single Family	
Owner Name: LENDINGHOME FUNDING CORPORATION					
Mailing Address: 2 ALLEGHENY CTR, PITTSBURGH, PA 15212					
Owner Status: Non-Owner Occupied					
Occupancy:		Occupied			

<b>APN: 04002225.</b>				Status: Sold	
Beds: 4	Baths: 1	Total Rooms:	Heating:	BASEBOARD	Date: 7/28/2022
SqFt:	1,747	Parking Type:	Cooling:	Amount: \$102,434	
Lot Size / Acres:	3,920/0.09	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1905 / 1905				DOM:

<b>Public Record</b>	<b>Distance:</b> 0.75 mi	<b>Estimated Value:</b> \$106,418	<b>Tax Assessed Value / Year:</b> \$36,000 / 2022		
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**88 Calvert St, Detroit, MI 48202-1204 (Single Family Residential)**  
**APN: 02001561.**

Beds:	Baths:	1.5	Last Sale Date:
SqFt:	1,560	Year Built/Eff:	1910/1910
Lot Size/Acres:	4,792/0.11	Est. Value:	\$81,897

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photo coming soon

**905 Hazelwood St, Detroit, MI 48202** Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 04002324-38

Status: Sold

Beds:	3	Baths:	1.5	Total Rooms:	Heating:	Forced air unit	Date:	04/2022
SqFt:	1,425	Parking Type:			Cooling:		Amount:	\$170,070/est
Lot Size / Acres:	6,970/0.16	Pool:	No		Floor Covering:		Orig. List Date:	1/06/2022
Year Built / Eff:	1908 / 1908						DOM:	91

MLS Distance: 0.76 mi Estimated Value: \$111,931 Tax Assessed Value / Year: \$24,700 / 2022

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Photo Not Available

**246 Rhode Island St, Highland Park, MI 48203** Property Type: Single Family

Owner Name: KALEIGH WILDER

Mailing Address: 9615 GALLAGHER ST, HAMTRAMCK, MI 48212

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 43 013 08 0423 000

Status: Sold

Beds:	3	Baths:	1.5	Total Rooms:	Heating:	FORCED AIR	Date:	9/20/2022
SqFt:	1,525	Parking Type:			Cooling:		Amount:	\$142,500
Lot Size / Acres:	6,098/0.14	Pool:	No		Floor Covering:		Orig. List Date:	
Year Built / Eff:	1913 / 1913						DOM:	

Public Record Distance: 0.80 mi Estimated Value: \$63,189 Tax Assessed Value / Year: \$29,000 / 2022

12



Photo Not Available

**1939 Glynn Ct, Detroit, MI 48206** Property Type: Single Family

Owner Name: AARON MOORE

Mailing Address: 26155 MARY ST, TAYLOR, MI 48180

Owner Status: Non-Owner Occupied

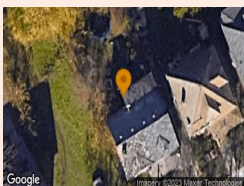
Occupancy: Occupied

APN: 08003145.

Status: Sold

Beds:	4	Baths:	1	Total Rooms:	Heating:	ENERGY STAR	Date:	2/06/2023
SqFt:	1,658	Parking Type:			Cooling:	CENTRAL	Amount:	\$249,000
Lot Size / Acres:	4,792/0.11	Pool:	No		Floor Covering:		Orig. List Date:	
Year Built / Eff:	1920 / 1920						DOM:	

Public Record Distance: 0.97 mi Estimated Value: \$249,788 Tax Assessed Value / Year: \$12,600 / 2022



**88 Calvert St, Detroit, MI 48202-1204 (Single Family Residential)**

APN: 02001561.

Beds:	Baths:	1.5	Last Sale Date:
SqFt:	1,560	Year Built/Eff:	1910/1910
Lot Size/Acres:	4,792/0.11	Est. Value:	\$81,897

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**1568 Highland St, Detroit, MI 48206** Property Type: Single Family

Owner Name: EXINES LLC  
 Mailing Address: 8039 LANE ST, DETROIT, MI 48209  
 Owner Status: Non-Owner Occupied  
 Occupancy: Occupied

**APN: 06003481.** Status: Sold

Beds:	Baths: 1	Total Rooms:	Heating:	Hot Water	Date:	9/02/2022
SqFt:	1,344	Parking Type:	Cooling:		Amount:	\$100,000
Lot Size / Acres:	3,920/0.09	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1916 / 1916				DOM:	

**Public Record**      **Distance:** 0.98 mi      **Estimated Value:** \$21,468      **Tax Assessed Value / Year:** \$9,400 / 2022

14



**55 W Euclid St #3, Detroit, MI 48202** Property Type: Condominium

Owner Name: MELVIN HENLEY  
 Mailing Address: 3161 LENOX ST, DETROIT, MI 48215  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

**APN: 02001233.003L** Status: Sold

Beds: 3	Baths: 2	Total Rooms:	Heating:	FORCED AIR	Date:	6/06/2022
SqFt:	1,714	Parking Type:	Cooling:	CENTRAL	Amount:	\$208,008
Lot Size / Acres:	43,560/1	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1998 / 1998				DOM:	

**Public Record**      **Distance:** 0.98 mi      **Estimated Value:** \$241,654      **Tax Assessed Value / Year:** \$75,900 / 2022

15



photo coming soon

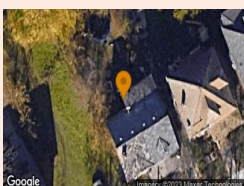
**420 E Philadelphia St, Detroit, MI 48202** Property Type: Single Family

Owner Name:  
 Mailing Address:  
 Owner Status:  
 Occupancy: Occupied

**APN: 01002582.** Status: Sold

Beds: 3	Baths: 2.5	Total Rooms:	Heating:	Forced air unit	Date:	04/2022
SqFt:	1,640	Parking Type:	Cooling:	Central	Amount:	\$260,410/est
Lot Size / Acres:	5,227/0.12	Pool:	No	Floor Covering:	Orig. List Date:	3/22/2022
Year Built / Eff:	1910 / 1910				DOM:	35

**MLS**      **Distance:** 0.99 mi      **Estimated Value:** \$249,054      **Tax Assessed Value / Year:** \$21,000 / 2022



**88 Calvert St, Detroit, MI 48202-1204 (Single Family Residential)**

**APN: 02001561.**

Beds:	Baths:	1.5	Last Sale Date:
SqFt:	1,560	Year Built/Eff:	1910/1910
Lot Size/Acres:	4,792/0.11	Est. Value:	\$81,897



3

306 Woodland St, Detroit, MI 48202

APN: 01003603.

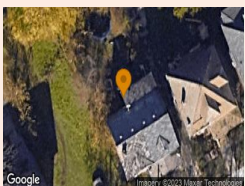


Public Record

Distance: 0.44 mi

Estimated Value: \$28,098

Tax Assessed Value / Year: \$19,600 / 2022



88 Calvert St, Detroit, MI 48202-1204 (Single Family Residential)  
APN: 02001561.

Beds:

Baths: 1.5

Last Sale Date:

SqFt: 1,560

Year Built/Eff: 1910/1910

Last Sale Price:

Lot Size/Acres: 4,792/0.11

Est. Value: \$81,897