

Sales Comparable

2728 W Buena Vista St, Detroit, MI 48238-3409

APN: 10004046. / County: Wayne

7/14/2023



Subject Property

2728 W Buena Vista St, Detroit, MI 48238-3409

Owner Name: GREGORY IRBY

Mailing Address: 5902 SOMERSET AVE, DETROIT, MI 48224-3121

Owner Status: Owner Occupied

Length of Ownership: 143

Current Occupancy: Vacant

Property Type: Single Family Residential

Status: Off Market

Beds: null

Baths: 2.0

Heating: Forced air unit

Distressed: No

Total Rooms:

Cooling:

Short Sale: No

SqFt: 2,112

Floor Coverings:

HOA/COA: No

Lot Size/Acres: 3,049

Total Assd Val: \$15,000

Year Built/Eff: 1926

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: 7/18/2011

Last Sale Price: \$1,750

Last Purchase Method: Cash

Prior Sale Date: 7/22/2009

Prior Sale Price: \$54,263

Prior Purchase Method: Cash

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 >= 7/14/2022

Square Feet 1,690 - 2,534

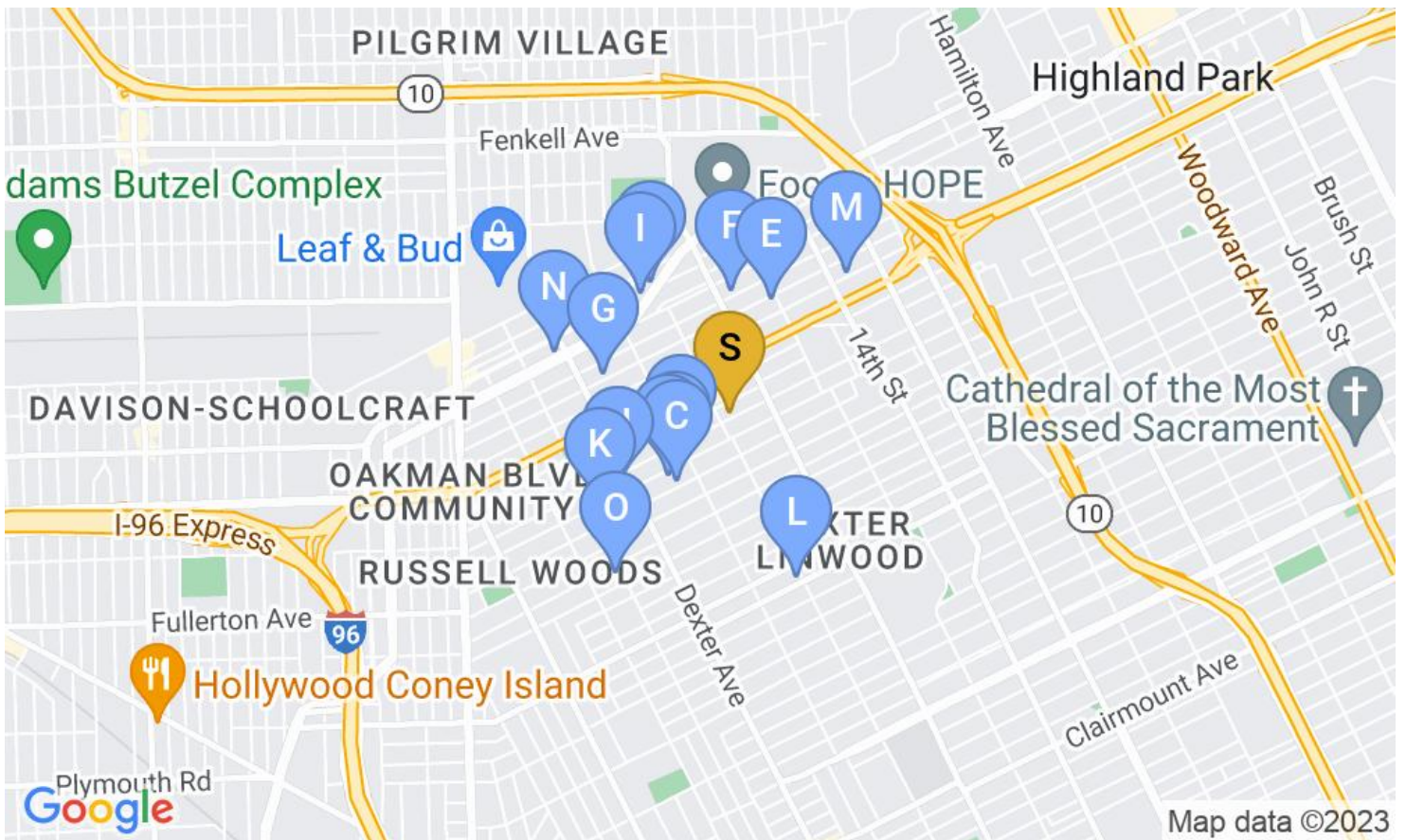
Distance 1 Miles

Status SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	\$1,750	\$140,000	\$295,000	\$201,005
SqFt	2,112	1,862	2,534	2,253
Price/SqFt	\$0.83	\$57.8	\$117.62	\$88.84
Bedrooms	-	3	5	4
Baths	2	1	7	3
Lot Size/Acres	3,049/0.07	3,920/0.09	6,098/0.14	4,792/0.11
Year Built	1926	1923	1939	1928
Distance from Subject	-	0.2	0.62	0.427

On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
A	MLS	3210 Glendale St	Sold	12/2022		1,862		3	2	1924	0.20 mi
B	Public Record	3255 Glendale St	Sold	4/07/2023	\$159,900	2,163	\$73.93	4	2	1926	0.25 mi
C	Public Record	3260 Leslie St	Sold	11/29/2022	\$205,000	2,032	\$100.89	4	3	1925	0.27 mi
D	Public Record	3281 Glendale St	Sold	10/21/2022	\$179,000	2,274	\$78.72	4	1	1925	0.28 mi
E	Public Record	13639 La Salle Blvd	Sold	7/26/2022	\$170,000	2,418	\$70.31	4	7	1925	0.38 mi
F	Public Record	2516 Pasadena St	Sold	8/16/2022	\$142,000	2,450	\$57.96		2	1924	0.38 mi
G	MLS	3322 W Grand St	Sold	08/2022		2,400		4	2	1926	0.42 mi
H	Public Record	3736 Glendale St	Sold	11/02/2022	\$180,500	2,000	\$90.25	3	3	1939	0.42 mi
I	Public Record	1856 Oakman Blvd	Sold	5/12/2023	\$228,000	1,980	\$115.15		1.5	1936	0.47 mi
J	MLS	1806 Oakman Blvd	Sold	08/2022	\$295,000/est	2,534	\$116.42	4	4	1927	0.48 mi
K	Public Record	3825 Glendale St	Sold	8/12/2022	\$188,000	2,152	\$87.36		2	1936	0.51 mi
L	MLS	2910 Tuxedo St	Sold	04/2023		2,266			2.5	1923	0.56 mi
M	Public Record	2002 Clements St	Sold	8/31/2022	\$140,000	2,422	\$57.8		2	1924	0.58 mi
N	MLS	2220 Oakman Blvd	Sold	05/2023	\$249,660/est	2,504	\$99.7	5	3	1930	0.58 mi
O	Public Record	4015 Sturtevant St	Sold	11/18/2022	\$275,000	2,338	\$117.62	4	3	1936	0.62 mi



2728 W Buena Vista St, Detroit, MI 48238-3409 (Single Family Residential)

APN: 10004046.

Beds:		Baths:	2	Last Sale Date:	7/18/2011
SqFt:	2,112	Year Built/Eff:	1926/1926	Last Sale Price:	\$1,750
Lot Size/Acres:	3,049/0.07			Est. Value:	\$68,602



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3210 Glendale St, Detroit, MI 48238		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Occupied		

APN: 12004217.		Status:	Sold
Beds: 3	Baths: 2	Total Rooms:	Heating: GAS HOT
SqFt:	1,862	Parking Type:	Cooling:
Lot Size / Acres:	5,227/0.12	Pool: No	Floor Covering:
Year Built / Eff:	1924 / 1924	DOM:	54

MLS	Distance: 0.20 mi	Estimated Value: \$105,860	Tax Assessed Value / Year: \$14,600 / 2022
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3255 Glendale St, Detroit, MI 48238		Property Type:	Single Family
Owner Name: DION SHEPHERD			
Mailing Address: 3255 GLENDALE ST, DETROIT, MI 48238			
Owner Status: Owner Occupied			
Occupancy:	Vacant		

APN: 12004180.		Status:	Sold
Beds: 4	Baths: 2	Total Rooms:	Heating: STEAM
SqFt:	2,163	Parking Type:	Cooling:
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:
Year Built / Eff:	1926 / 1926	DOM:	

Public Record	Distance: 0.25 mi	Estimated Value: \$142,193	Tax Assessed Value / Year: \$18,200 / 2022
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3260 Leslie St, Detroit, MI 48238		Property Type:	Single Family
Owner Name: MORGAN STARKS			
Mailing Address: 5037 SEEBALDT ST, DETROIT, MI 48204			
Owner Status: Owner Occupied			
Occupancy:	Occupied		

APN: 12004123.		Status:	Sold
Beds: 4	Baths: 3	Total Rooms:	Heating: Gas
SqFt:	2,032	Parking Type:	Cooling: Ventilation
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:
Year Built / Eff:	1925 / 1925	DOM:	

Public Record	Distance: 0.27 mi	Estimated Value: \$156,322	Tax Assessed Value / Year: \$19,600 / 2022
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2728 W Buena Vista St, Detroit, MI 48238-3409 (Single Family Residential)
APN: 10004046.

Beds:	Baths:	2	Last Sale Date:	7/18/2011
SqFt:	2,112	Year Built/Eff:	1926/1926	Last Sale Price:
Lot Size/Acres:	3,049/0.07		Est. Value:	\$68,602

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3281 Glendale St, Detroit, MI 48238		Property Type: Single Family
Owner Name:	PARTON LP	
Mailing Address:	43260 GARFIELD RD #280, CLINTON TOWNSHIP, MI 48038	
Owner Status:	Non-Owner Occupied	
Occupancy:	Occupied	

APN: 12004184.		Status: Sold
Beds: 4	Baths: 1	Total Rooms: Heating: STEAM Date: 10/21/2022
SqFt: 2,274	Parking Type:	Cooling: FAN COOLING Amount: \$179,000
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff: 1925 / 1925	DOM:	

Public Record
Distance: 0.28 mi
Estimated Value: \$169,442
Tax Assessed Value / Year: \$20,900 / 2022

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13639 La Salle Blvd, Detroit, MI 48238		Property Type: Residential Income
Owner Name:	KEYSTONE PORTFOLIO MANAGEMENT LLC	
Mailing Address:	6 PARKLANE BLVD, DEARBORN, MI 48126	
Owner Status:	Non-Owner Occupied	
Occupancy:	Vacant	

APN: 10008791.		Status: Sold
Beds: 4	Baths: 7	Total Rooms: Heating: STEAM Date: 7/26/2022
SqFt: 2,418	Parking Type:	Cooling: Amount: \$170,000
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff: 1925 / 1925	DOM:	

Public Record
Distance: 0.38 mi
Estimated Value: \$58,386
Tax Assessed Value / Year: \$91,700 / 2022


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2516 Pasadena St, Detroit, MI 48238		Property Type: Single Family
Owner Name:	CHANTE ABERNATHY	
Mailing Address:	4751 WHITE OAK PATH, STONE MOUNTAIN, GA 30088	
Owner Status:	Owner Occupied	
Occupancy:	Occupied	

APN: 10004417.		Status: Sold
Beds:	Baths: 2	Total Rooms: Heating: Forced air unit Date: 8/16/2022
SqFt: 2,450	Parking Type:	Cooling: Amount: \$142,000
Lot Size / Acres: 3,920/0.09	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff: 1924 / 1924	DOM:	

Public Record
Distance: 0.38 mi
Estimated Value: \$37,977
Tax Assessed Value / Year: \$17,100 / 2022



2728 W Buena Vista St, Detroit, MI 48238-3409 (Single Family Residential)
APN: 10004046.

Beds:	Baths: 2	Last Sale Date: 7/18/2011
SqFt: 2,112	Year Built/Eff: 1926/1926	Last Sale Price: \$1,750
Lot Size/Acres: 3,049/0.07		Est. Value: \$68,602



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3322 W Grand St, Detroit, MI 48238						Property Type: Single Family
Owner Name:						
Mailing Address:						
Owner Status:						
Occupancy: Vacant						
APN: 12004654.						Status: Sold
Beds: 4	Baths: 2	Total Rooms:	Heating: FORCED AIR	Date: 08/2022		
SqFt:	2,400	Parking Type:	Cooling: FAN COOLING	Amount:		
Lot Size / Acres: 3,920/0.09	Pool: No	Floor Covering:	Orig. List Date: 8/14/2022			
Year Built / Eff: 1926 / 1926					DOM: 12	
MLS	Distance: 0.42 mi	Estimated Value: \$29,160	Tax Assessed Value / Year: \$19,900 / 2022			




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3736 Glendale St, Detroit, MI 48238						Property Type: Single Family
Owner Name: MARIE REIMERS						
Mailing Address: 664 HORTON ST						
Owner Status: Owner Occupied						
Occupancy: Occupied						
APN: 14005115.						Status: Sold
Beds: 3	Baths: 3	Total Rooms:	Heating: FORCED AIR	Date: 11/02/2022		
SqFt:	2,000	Parking Type:	Cooling:	Amount: \$180,500		
Lot Size / Acres: 4,792/0.11	Pool: No	Floor Covering:	Orig. List Date:			
Year Built / Eff: 1939 / 1939					DOM:	
Public Record	Distance: 0.42 mi	Estimated Value: \$101,033	Tax Assessed Value / Year: \$26,600 / 2022			



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1856 Oakman Blvd, Detroit, MI 48238						Property Type: Single Family
Owner Name: DONALD GAY & EMILY SHARP-GAY						
Mailing Address: 1856 OAKMAN BLVD, DETROIT, MI 48238						
Owner Status: Owner Occupied						
Occupancy: Occupied						
APN: 12004853.						Status: Sold
Beds:	Baths: 1.5	Total Rooms:	Heating: Forced air unit	Date: 5/12/2023		
SqFt:	1,980	Parking Type:	Cooling:	Amount: \$228,000		
Lot Size / Acres: 6,098/0.14	Pool: No	Floor Covering:	Orig. List Date:			
Year Built / Eff: 1936 / 1936					DOM:	
Public Record	Distance: 0.47 mi	Estimated Value: \$78,218	Tax Assessed Value / Year: \$48,100 / 2022			



2728 W Buena Vista St, Detroit, MI 48238-3409 (Single Family Residential)
APN: 10004046.

Beds:	Baths: 2	Last Sale Date: 7/18/2011
SqFt: 2,112	Year Built/Eff: 1926/1926	Last Sale Price: \$1,750
Lot Size/Acres: 3,049/0.07		Est. Value: \$68,602

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1806 Oakman Blvd, Detroit, MI 48238		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Occupied		

APN: 12004858.		Status:	Sold
Beds: 4	Baths: 4	Total Rooms:	Heating: GAS OTHER
SqFt:	2,534	Parking Type:	Cooling: CENTRAL
Lot Size / Acres:	6,098/0.14	Pool: No	Floor Covering:
Year Built / Eff:	1927 / 1927	DOM:	27

MLS Distance: 0.48 mi Estimated Value: \$191,629 Tax Assessed Value / Year: \$66,900 / 2022

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3825 Glendale St, Detroit, MI 48238		Property Type:	Single Family
Owner Name: JERMAINE GROSS			
Mailing Address: 3825 GLENDALE ST, DETROIT, MI 48238			
Owner Status: Owner Occupied			
Occupancy:	Occupied		

APN: 14005017.		Status:	Sold
Beds:	Baths: 2	Total Rooms:	Heating: Forced air unit
SqFt:	2,152	Parking Type:	Cooling:
Lot Size / Acres:	4,792/0.11	Pool: No	Floor Covering:
Year Built / Eff:	1936 / 1936	DOM:	

Public Record Distance: 0.51 mi Estimated Value: \$151,852 Tax Assessed Value / Year: \$49,900 / 2022

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2910 Tuxedo St, Detroit, MI 48206		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Vacant		

APN: 12003576.		Status:	Sold
Beds:	Baths: 2.5	Total Rooms:	Heating: Forced air unit
SqFt:	2,266	Parking Type:	Cooling:
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:
Year Built / Eff:	1923 / 1923	DOM:	168

MLS Distance: 0.56 mi Estimated Value: \$46,438 Tax Assessed Value / Year: \$16,400 / 2022



2728 W Buena Vista St, Detroit, MI 48238-3409 (Single Family Residential)

APN: 10004046.

Beds:	Baths: 2	Last Sale Date:	7/18/2011
SqFt:	2,112	Last Sale Price:	\$1,750
Lot Size/Acres:	3,049/0.07	Est. Value:	\$68,602

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2002 Clements St, Detroit, MI 48238

Property Type: Single Family

Owner Name: JOHN ARNOLD & SYLVIA COHEN

Mailing Address: 851 LIGHTHOUSE CT, RENO, NV 89511

Owner Status: Non-Owner Occupied

Occupancy: Vacant

APN: 08004575.

Status: Sold

Beds: Baths: 2 Total Rooms: Heating: BASEBOARD Date: 8/31/2022

SqFt: 2,422 Parking Type: Cooling: Amount: \$140,000

Lot Size / Acres: 4,356/0.1 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1924 / 1924 DOM:

Public Record Distance: 0.58 mi Estimated Value: \$39,126 Tax Assessed Value / Year: \$21,300 / 2022

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2220 Oakman Blvd, Detroit, MI 48238

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 14005890.

Status: Sold

Beds: 5 Baths: 3 Total Rooms: Heating: Gas Date: 05/2023

SqFt: 2,504 Parking Type: Cooling: Ventilation Amount: \$249,660/est

Lot Size / Acres: 6,098/0.14 Pool: No Floor Covering: Orig. List Date: 1/11/2023

Year Built / Eff: 1930 / 1930 DOM: 129

MLS Distance: 0.58 mi Estimated Value: \$175,350 Tax Assessed Value / Year: \$61,000 / 2022

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4015 Sturtevant St, Detroit, MI 48204

Property Type: Single Family

Owner Name: FARAH SATTAR

Mailing Address: 2067 DEVONSHIRE RD, BLOOMFIELD HILLS, MI 48302

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 14004665.

Status: Sold

Beds: 4 Baths: 3 Total Rooms: Heating: FORCED AIR Date: 11/18/2022

SqFt: 2,338 Parking Type: Cooling: CEILING FAN Amount: \$275,000

Lot Size / Acres: 4,792/0.11 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1936 / 1936 DOM:

Public Record Distance: 0.62 mi Estimated Value: \$125,243 Tax Assessed Value / Year: \$37,700 / 2022



2728 W Buena Vista St, Detroit, MI 48238-3409 (Single Family Residential)

APN: 10004046.

Beds: Baths: 2 Last Sale Date: 7/18/2011

SqFt: 2,112 Year Built/Eff: 1926/1926 Last Sale Price: \$1,750

Lot Size/Acres: 3,049/0.07 Est. Value: \$68,602

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3322 W Grand St, Detroit, MI 48238

APN: 12004654.



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MLS Distance: 0.42 mi Estimated Value: \$29,160 Tax Assessed Value / Year: \$19,900 / 2022

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1806 Oakman Blvd, Detroit, MI 48238

APN: 12004858.



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Updated: 5/03/2016

MLS Distance: 0.48 mi Estimated Value: \$191,629 Tax Assessed Value / Year: \$66,900 / 2022



2728 W Buena Vista St, Detroit, MI 48238-3409 (Single Family Residential)

APN: 10004046.

Beds:	Baths:	2	Last Sale Date:	7/18/2011	
SqFt:	2,112	Year Built/Eff:	1926/1926	Last Sale Price:	\$1,750
Lot Size/Acres:	3,049/0.07		Est. Value:	\$68,602	