

## Sales Comparable

14750 Lannette St, Detroit, MI 48213-1530

APN: 21010255. / County: Wayne

8/15/2023



### Subject Property

14750 Lannette St, Detroit, MI 48213-1530

Owner Name:	BLOODLINE RICH LLC
Mailing Address:	18941 ALSTEAD ST, GROSSE POINTE WOODS, MI 48236-2001
Owner Status:	Owner Occupied
Length of Ownership:	172
Current Occupancy:	Non-Owner Occupied

<b>Property Type:</b> Single Family Residential	Status:	Off Market		
<b>Beds:</b> 3	<b>Baths:</b> 1.0	Heating: FORCED AIR	Distressed:	No
Total Rooms:	Cooling:	Short Sale:	No	
SqFt: 896	Floor Coverings:	HOA/COA:	No	
Lot Size/Acres: 4,792	Total Assd Val:	\$18,400		
Year Built/Eff: 1939	Land Assd Val:			
Parking Type:	Imp Assd Val:			
Pool:	Assd Year:	2022		

### Current Listing Status

Listing Status:	FAIL
Listing Date:	11/2012
Listing Price:	\$3,000
DOM:	485
Price Change Date:	
Price Change Amount:	
Price Change %:	

### Public Record Sales

Last Sale Date:	4/15/2009
Last Sale Price:	\$47,698
Last Purchase Method:	Cash
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:	

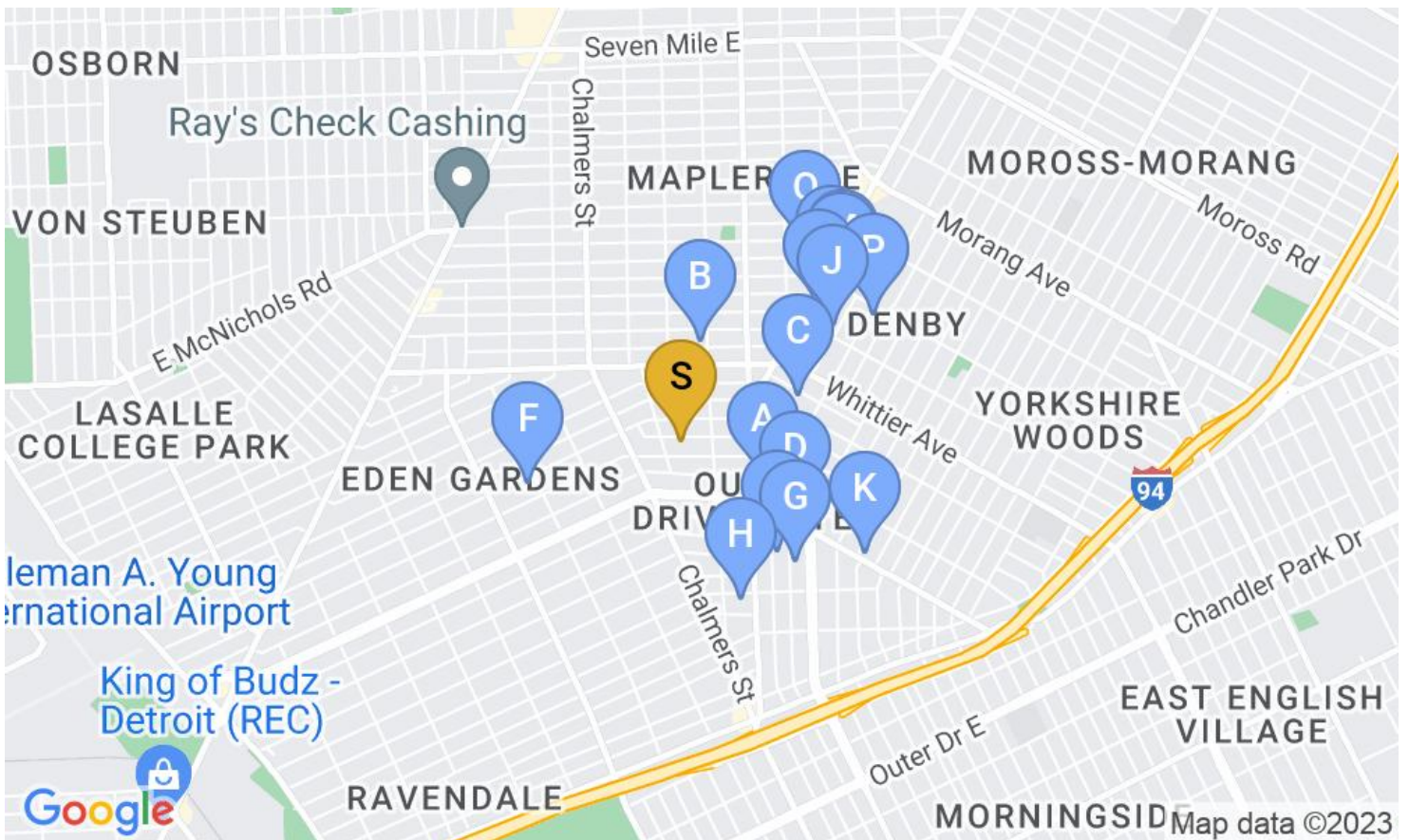
### Search Criteria

<b>Data Set</b>	Public Record & MLS	<b>Sale Date</b>	>= 8/15/2022	<b>Square Feet</b>	717 - 1,075
<b>Distance</b>	1 Miles	<b>Status</b>	SOLD		

Sold Comps	Subject	Low	High	Average
Sale Price	\$47,698	\$63,000	\$184,000	\$82,808
SqFt	896	800	1,074	962
Price/SqFt	\$53.23	\$60.46	\$230	\$87.89
Bedrooms	3	2	4	3
Baths	1	1	2	1
Lot Size/Acres	4,792/0.11	3,485/0.08	6,098/0.14	4,656/0.107
Year Built	1939	1938	1948	1941
Distance from Subject	-	0.29	0.72	0.551

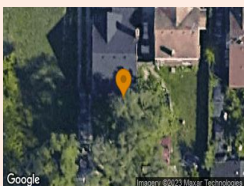
On Market Comps	Subject	Low	High	Average

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	10837 Bonita St	Sold	6/05/2023	\$100,000	984	\$101.63	3	1	1948	0.29 mi
B	MLS	14903 Alma St	Sold	06/2023	\$64,930/est	1,074	\$60.46	3	1	1940	0.32 mi
C	Public Record	11369 Stockwell St	Sold	2/03/2023	\$72,000	856	\$84.11	3	1	1940	0.40 mi
D	MLS	9973 E Outer Dr	Sold	10/2022	\$65,000/est	1,008	\$64.48	4	1	1938	0.42 mi
E	Public Record	9824 Philip St	Sold	4/24/2023	\$80,000	997	\$80.24	3	1	1938	0.46 mi
F	Public Record	13126 Glenfield St	Sold	3/11/2023	\$88,500	1,014	\$87.28	3	1	1946	0.50 mi
G	Public Record	9790 Manistique St	Sold	11/07/2022	\$184,000	800	\$230		1.5	1940	0.52 mi
H	Public Record	14952 Elmdale St	Sold	3/14/2023	\$75,000	1,029	\$72.89	3	1	1941	0.53 mi
I	Public Record	11937 Payton St	Sold	1/12/2023	\$78,500	929	\$84.5	3	1	1939	0.60 mi
J	Public Record	11817 Riad St	Sold	9/28/2022	\$85,000	991	\$85.77		1	1941	0.60 mi
K	Public Record	10210 Lakepointe St	Sold	1/11/2023	\$79,000	1,042	\$75.82	2	1	1939	0.68 mi
L	Public Record	12131 Payton St	Sold	1/12/2023	\$63,000	908	\$69.38		1	1940	0.68 mi
M	Public Record	12120 Payton St	Sold	9/08/2022	\$63,000	1,000	\$63	3	1	1939	0.68 mi
N	Public Record	12134 Payton St	Sold	9/09/2022	\$70,000	966	\$72.46		1	1947	0.70 mi
O	Public Record	15461 Cedargrove St	Sold	4/04/2023	\$87,000	919	\$94.67	2	1	1942	0.71 mi
P	Public Record	11814 Duchess St	Sold	10/17/2022	\$70,000	880	\$79.55	2	1	1940	0.72 mi



**14750 Lannette St, Detroit, MI 48213-1530 (Single Family Residential)**

**APN: 21010255.**

<b>Beds:</b>	3	<b>Baths:</b>	1	<b>Last Sale Date:</b>	4/15/2009
<b>SqFt:</b>	896	<b>Year Built/Eff:</b>	1939/1939	<b>Last Sale Price:</b>	\$47,698
<b>Lot Size/Acres:</b>	4,792/0.11			<b>Est. Value:</b>	\$76,492

**1**



<b>10837 Bonita St, Detroit, MI 48224</b>		Property Type:	Single Family
Owner Name:	SHANA SCRUGGS		
Mailing Address:	10837 BONITA ST, DETROIT, MI 48224		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		
<b>APN: 21069460.</b>		Status:	Sold
Beds:	3	Baths:	1
Total Rooms:	Heating:		Forced air unit
SqFt:	984	Parking Type:	Cooling:
Lot Size / Acres:	4,792/0.11	Pool:	No
Year Built / Eff:	1948 / 1948	Floor Covering:	Orig. List Date:
<b>Public Record</b>		Distance:	0.29 mi
<b>Estimated Value:</b>		\$84,676	
<b>Tax Assessed Value / Year:</b>		\$15,800 / 2022	

**2**



<b>14903 Alma St, Detroit, MI 48205</b>		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Vacant		
<b>APN: 21014832.</b>		Status:	Sold
Beds:	3	Baths:	1
Total Rooms:	Heating:		Forced air unit
SqFt:	1,074	Parking Type:	Cooling:
Lot Size / Acres:	3,920/0.09	Pool:	No
Year Built / Eff:	1940 / 1940	Floor Covering:	Orig. List Date:
<b>MLS</b>		Distance:	0.32 mi
<b>Estimated Value:</b>		\$128,982	
<b>Tax Assessed Value / Year:</b>		\$6,400 / 2022	

**3**



<b>11369 Stockwell St, Detroit, MI 48224</b>		Property Type:	Single Family
Owner Name:	3J INVESTMENTS LLC		
Mailing Address:	2701 GRIFFIN RD, FORT LAUDERDALE, FL 33312		
Owner Status:	Non-Owner Occupied		
Occupancy:	Vacant		
<b>APN: 21072001.</b>		Status:	Sold
Beds:	3	Baths:	1
Total Rooms:	Heating:		FORCED AIR
SqFt:	856	Parking Type:	Cooling:
Lot Size / Acres:	5,227/0.12	Pool:	No
Year Built / Eff:	1940 / 1940	Floor Covering:	Orig. List Date:
<b>Public Record</b>		Distance:	0.40 mi
<b>Estimated Value:</b>		\$46,693	
<b>Tax Assessed Value / Year:</b>		\$8,200 / 2022	



**14750 Lannette St, Detroit, MI 48213-1530 (Single Family Residential)**  
**APN: 21010255.**

Beds:	3	Baths:	1	Last Sale Date:	4/15/2009
SqFt:	896	Year Built/Eff:	1939/1939	Last Sale Price:	\$47,698
Lot Size/Acres:	4,792/0.11			Est. Value:	\$76,492



photo  
coming soon

<b>9973 E Outer Dr, Detroit, MI 48224</b>		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Vacant		

<b>APN: 21080656.</b>		Status:	Sold
Beds: 4	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	1,008	Parking Type:	Cooling:
Lot Size / Acres:	4,792/0.11	Pool: No	Floor Covering:
Year Built / Eff:	1938 / 1938	DOM:	132

<b>MLS</b>	<b>Distance:</b> 0.42 mi	<b>Estimated Value:</b> \$62,721	<b>Tax Assessed Value / Year:</b> \$19,200 / 2022
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Photo Not Available

<b>9824 Philip St, Detroit, MI 48224</b>		Property Type:	Single Family
Owner Name: LAFR INVESTMENTS LLC			
Mailing Address: 40600 ANN, ARBOR			
Owner Status: Owner Occupied			
Occupancy:	Occupied		

<b>APN: 21060397.</b>		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	997	Parking Type:	Cooling: FAN COOLING
Lot Size / Acres:	3,485/0.08	Pool: No	Floor Covering:
Year Built / Eff:	1938 / 1938	DOM:	

<b>Public Record</b>	<b>Distance:</b> 0.46 mi	<b>Estimated Value:</b> \$45,794	<b>Tax Assessed Value / Year:</b> \$11,200 / 2022
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<b>13126 Glenfield St, Detroit, MI 48213</b>		Property Type:	Single Family
Owner Name: ASLIHAN ORMAN			
Mailing Address: 13126 GLENFIELD ST, DETROIT, MI 48213			
Owner Status: Owner Occupied			
Occupancy:	Occupied		

<b>APN: 21010458.</b>		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	1,014	Parking Type:	Cooling:
Lot Size / Acres:	5,227/0.12	Pool: No	Floor Covering:
Year Built / Eff:	1946 / 1946	DOM:	

<b>Public Record</b>	<b>Distance:</b> 0.50 mi	<b>Estimated Value:</b> \$72,813	<b>Tax Assessed Value / Year:</b> \$16,000 / 2022
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**14750 Lannette St, Detroit, MI 48213-1530 (Single Family Residential)**  
**APN: 21010255.**

Beds:	3	Baths:	1	Last Sale Date:	4/15/2009
SqFt:	896	Year Built/Eff:	1939/1939	Last Sale Price:	\$47,698
Lot Size/Acres:	4,792/0.11	Est. Value:	\$76,492		

**7**



**9790 Manistique St, Detroit, MI 48224** Property Type: Single Family

Owner Name: RIUSA II LLC

Mailing Address: 9790 MANISTIQUE ST, DETROIT, MI 48224

Owner Status: Non-Owner Occupied

Occupancy: Occupied

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**APN: 21061355.** Status: Sold

Beds:	Baths: 1.5	Total Rooms:	Heating:	Forced air unit	Date:	11/07/2022
SqFt:	800	Parking Type:	Cooling:		Amount:	\$184,000
Lot Size / Acres:	4,356/0.1	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1940 / 1940				DOM:	

**Public Record**      **Distance:** 0.52 mi      **Estimated Value:** \$47,232      **Tax Assessed Value / Year:** \$6,400 / 2022

**8**



**14952 Elmdale St, Detroit, MI 48213** Property Type: Single Family

Owner Name: MEIR & ESTHER RABINOWITZ

Mailing Address: 14952 ELMDALE ST, DETROIT, MI 48213

Owner Status: Owner Occupied

Occupancy: Occupied

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**APN: 21007106.** Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating:	FORCED AIR	Date:	3/14/2023
SqFt:	1,029	Parking Type:	Cooling:		Amount:	\$75,000
Lot Size / Acres:	5,227/0.12	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1941 / 1941				DOM:	

**Public Record**      **Distance:** 0.53 mi      **Estimated Value:** \$48,069      **Tax Assessed Value / Year:** \$13,500 / 2022

**9**



**11937 Payton St, Detroit, MI 48224** Property Type: Single Family

Owner Name: GREEN BAY LLC

Mailing Address: 10069 RAMBLEWOOD DR, CORAL SPRINGS, FL 33071

Owner Status: Non-Owner Occupied

Occupancy: Occupied

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**APN: 21057558.** Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating:	Forced air unit	Date:	1/12/2023
SqFt:	929	Parking Type:	Cooling:		Amount:	\$78,500
Lot Size / Acres:	4,792/0.11	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1939 / 1939				DOM:	

**Public Record**      **Distance:** 0.60 mi      **Estimated Value:** \$42,639      **Tax Assessed Value / Year:** \$18,700 / 2022



**14750 Lannette St, Detroit, MI 48213-1530 (Single Family Residential)**  
**APN: 21010255.**

Beds:	3	Baths:	1	Last Sale Date:	4/15/2009
SqFt:	896	Year Built/Eff:	1939/1939	Last Sale Price:	\$47,698
Lot Size/Acres:	4,792/0.11			Est. Value:	\$76,492

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<b>11817 Riad St, Detroit, MI 48224</b>		Property Type:	Single Family
Owner Name:	TRONCOBATT LLC		
Mailing Address:	2051 W DAVISON, DETROIT, MI 48238		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		

<b>APN: 21057710.</b>		Status:	Sold
Beds:	Baths: 1	Total Rooms:	Heating: Forced air unit
SqFt:	991	Parking Type:	Cooling: Amount: \$85,000
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff:	1941 / 1941	DOM:	

**Public Record**      **Distance:** 0.60 mi      **Estimated Value:** \$42,606      **Tax Assessed Value / Year:** \$20,900 / 2022

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<b>10210 Lakepointe St, Detroit, MI 48224</b>		Property Type:	Single Family
Owner Name:	ZID REAL ESTATE LLC		
Mailing Address:	24001 SOUTHFIELD RD #203, SOUTHFIELD, MI 48075		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		

<b>APN: 21064743.</b>		Status:	Sold
Beds: 2	Baths: 1	Total Rooms:	Heating: Forced air unit
SqFt:	1,042	Parking Type:	Cooling: Amount: \$79,000
Lot Size / Acres:	6,098/0.14	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff:	1939 / 1939	DOM:	

**Public Record**      **Distance:** 0.68 mi      **Estimated Value:** \$43,067      **Tax Assessed Value / Year:** \$20,300 / 2022

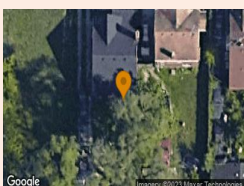
12



<b>12131 Payton St, Detroit, MI 48224</b>		Property Type:	Single Family
Owner Name:	HG HOUSING LLC		
Mailing Address:	2701 GRIFFIN RD, FORT LAUDERDALE, FL 33312		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		

<b>APN: 21057545.</b>		Status:	Sold
Beds:	Baths: 1	Total Rooms:	Heating: Forced air unit
SqFt:	908	Parking Type:	Cooling: Amount: \$63,000
Lot Size / Acres:	4,792/0.11	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff:	1940 / 1940	DOM:	

**Public Record**      **Distance:** 0.68 mi      **Estimated Value:** \$42,601      **Tax Assessed Value / Year:** \$21,200 / 2022



**14750 Lannette St, Detroit, MI 48213-1530 (Single Family Residential)**  
**APN: 21010255.**

Beds:	3	Baths:	1	Last Sale Date:	4/15/2009
SqFt:	896	Year Built/Eff:	1939/1939	Last Sale Price:	\$47,698
Lot Size/Acres:	4,792/0.11			Est. Value:	\$76,492

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**12120 Payton St, Detroit, MI 48224** Property Type: Single Family  
 Owner Name: SYLAR LLC  
 Mailing Address: 2701 GRIFFIN RD, FORT LAUDERDALE, FL 33312  
 Owner Status: Non-Owner Occupied  
 Occupancy: Occupied

**APN: 21057456.** Status: Sold  
 Beds: 3 Baths: 1 Total Rooms: Heating: Gas Date: 9/08/2022  
 SqFt: 1,000 Parking Type: Cooling: Amount: \$63,000  
 Lot Size / Acres: 4,356/0.1 Pool: No Floor Covering: Orig. List Date:  
 Year Built / Eff: 1939 / 1939 DOM:

**Public Record** Distance: 0.68 mi Estimated Value: \$35,272 Tax Assessed Value / Year: \$8,400 / 2022

14



**12134 Payton St, Detroit, MI 48224** Property Type: Single Family  
 Owner Name: CATANIA LLC  
 Mailing Address: 2701 GRIFFIN RD, FORT LAUDERDALE, FL 33312  
 Owner Status: Non-Owner Occupied  
 Occupancy: Occupied

**APN: 21057458.** Status: Sold  
 Beds: Baths: 1 Total Rooms: Heating: Forced air unit Date: 9/09/2022  
 SqFt: 966 Parking Type: Cooling: Amount: \$70,000  
 Lot Size / Acres: 3,920/0.09 Pool: No Floor Covering: Orig. List Date:  
 Year Built / Eff: 1947 / 1947 DOM:

**Public Record** Distance: 0.70 mi Estimated Value: \$42,624 Tax Assessed Value / Year: \$19,700 / 2022

15



**15461 Cedargrove St, Detroit, MI 48205** Property Type: Single Family  
 Owner Name: SASHA ONE LLC  
 Mailing Address: 1646 SE 3RD CT, DEERFIELD BEACH, FL 33441  
 Owner Status: Owner Occupied  
 Occupancy: Vacant

**APN: 21016549.** Status: Sold  
 Beds: 2 Baths: 1 Total Rooms: Heating: FORCED AIR Date: 4/04/2023  
 SqFt: 919 Parking Type: Cooling: CENTRAL Amount: \$87,000  
 Lot Size / Acres: 4,792/0.11 Pool: No Floor Covering: Orig. List Date:  
 Year Built / Eff: 1942 / 1942 DOM:

**Public Record** Distance: 0.71 mi Estimated Value: \$50,789 Tax Assessed Value / Year: \$21,400 / 2022



**14750 Lannette St, Detroit, MI 48213-1530 (Single Family Residential)**

**APN: 21010255.**

Beds: 3 Baths: 1 Last Sale Date: 4/15/2009  
 SqFt: 896 Year Built/Eff: 1939/1939 Last Sale Price: \$47,698  
 Lot Size/Acres: 4,792/0.11 Est. Value: \$76,492



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<b>11814 Duchess St, Detroit, MI 48224</b>		Property Type: Single Family
Owner Name:	DETROIT ONE LLC	
Mailing Address:	2701 GRIFFIN RD, FORT LAUDERDALE, FL 33312	
Owner Status:	Non-Owner Occupied	
Occupancy:	Vacant	

<b>APN: 21057757.</b>		Status:	Sold
Beds: 2	Baths: 1	Total Rooms:	Heating: HOT WATER
SqFt: 880	Parking Type:	Cooling:	Amount: \$70,000
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering:	Orig. List Date:
Year Built / Eff: 1940 / 1940	DOM:		

**Public Record**      **Distance:** 0.72 mi      **Estimated Value:** \$42,739      **Tax Assessed Value / Year:** \$12,000 / 2022



**14750 Lannette St, Detroit, MI 48213-1530 (Single Family Residential)**  
**APN: 21010255.**

Beds: 3	Baths: 1	Last Sale Date: 4/15/2009
SqFt: 896	Year Built/Eff: 1939/1939	Last Sale Price: \$47,698
Lot Size/Acres: 4,792/0.11	Est. Value: \$76,492	

8

14952 Elmdale St, Detroit, MI 48213

APN: 21007106.



Public Record Distance: 0.53 mi Estimated Value: \$48,069 Tax Assessed Value / Year: \$13,500 / 2022

9

11937 Payton St, Detroit, MI 48224

APN: 21057558.



Public Record Distance: 0.60 mi Estimated Value: \$42,639 Tax Assessed Value / Year: \$18,700 / 2022

10

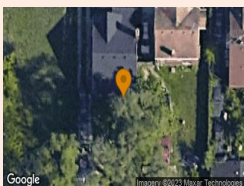
11817 Riad St, Detroit, MI 48224

APN: 21057710.



Updated: 3/23/2018

Public Record Distance: 0.60 mi Estimated Value: \$42,606 Tax Assessed Value / Year: \$20,900 / 2022



14750 Lannette St, Detroit, MI 48213-1530 (Single Family Residential)  
 APN: 21010255.

Beds:	3	Baths:	1	Last Sale Date:	4/15/2009
SqFt:	896	Year Built/Eff:	1939/1939	Last Sale Price:	\$47,698
Lot Size/Acres:	4,792/0.11	Est. Value:	\$76,492		