

Sales Comparable

2493 Monterey St, Detroit, MI 48206-1209

APN: 10003388-9 / County: Wayne

8/01/2023



Subject Property

2493 Monterey St, Detroit, MI 48206-1209

Owner Name: CHESTER HERRON

Mailing Address: 4805 S 118TH DR, AVONDALE, AZ 85323-4505

Owner Status: Owner Occupied

Length of Ownership: 5

Current Occupancy: Non-Owner Occupied

Property Type: Single Family Residential	Status: Off Market
Beds: null Baths: 1.0	Heating: Forced air unit
Total Rooms:	Distressed: No
SqFt: 1,318	Cooling:
Lot Size/Acres: 6,098	Short Sale: No
Year Built/Eff: 1921	HOA/COA: No
Parking Type:	Total Assd Val:
Pool:	Land Assd Val:
	Imp Assd Val:
	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: 2/06/2023
 Last Sale Price: \$2,200
 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:

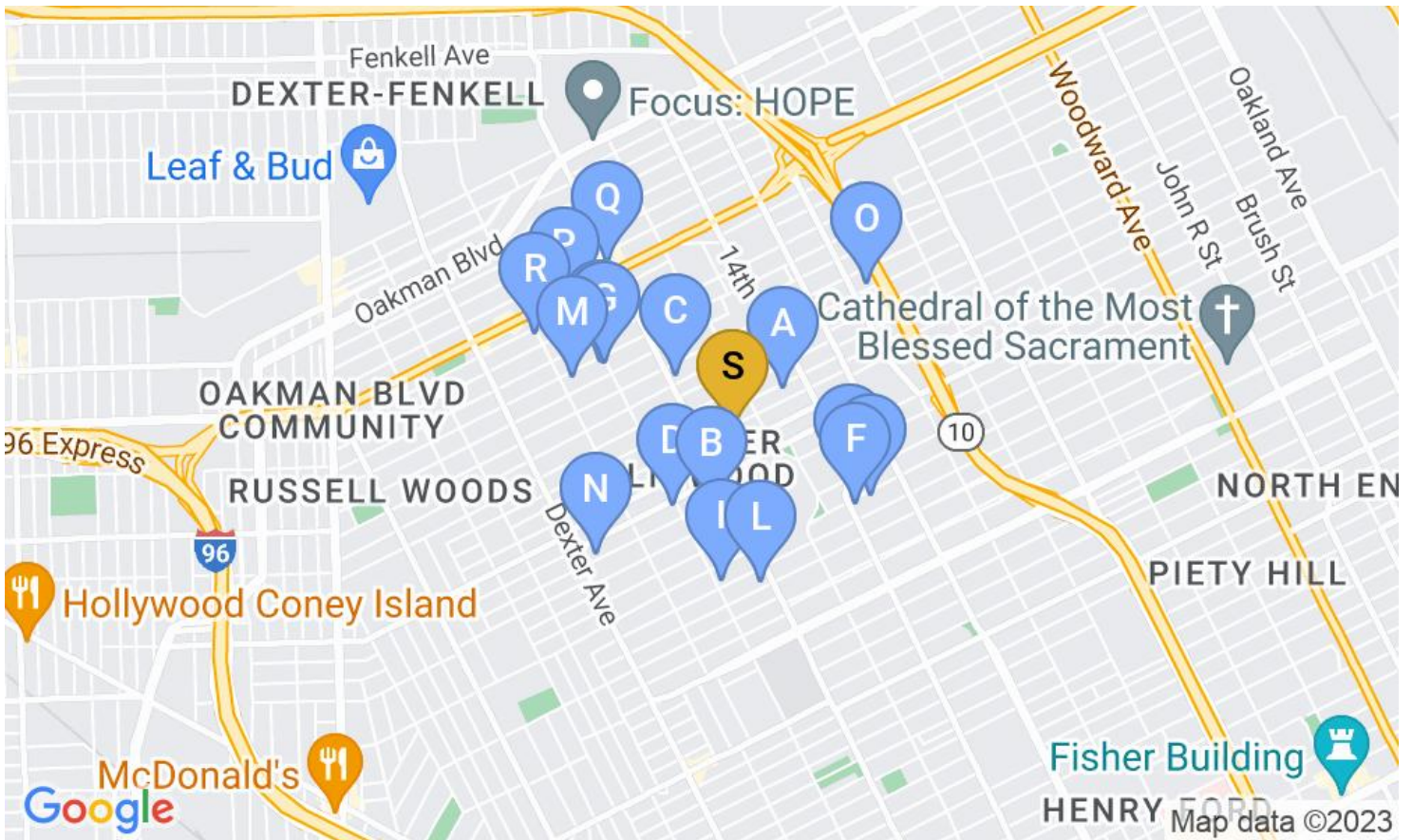
Search Criteria

Data Set	Public Record & MLS	Sale Date	>= 8/01/2022	Square Feet	1,054 - 1,582
Distance	1 Miles	Status	SOLD		

Sold Comps	Subject	Low	High	Average
Sale Price	\$2,200	\$39,000	\$400,000	\$112,965
SqFt	1,318	1,076	1,557	1,298
Price/SqFt	\$1.67	\$30.59	\$339.85	\$88.19
Bedrooms	-	2	4	3
Baths	1	1	2	1
Lot Size/Acres	6,098/0.14	871/0.02	20,473/0.47	4,671/0.107
Year Built	1921	1916	1987	1932
Distance from Subject	-	0.21	0.7	0.469

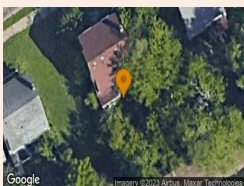
On Market Comps	Subject	Low	High	Average

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	2275 Richton St	Sold	10/18/2022	\$227,957	1,144	\$199.26	3	1.5	1918	0.21 mi
B	Public Record	2667 Webb St	Sold	10/18/2022	\$90,000	1,556	\$57.84	3	1.5	1922	0.25 mi
C	Public Record	2580 Sturtevant St	Sold	9/14/2022	\$39,000	1,275	\$30.59	3	1	1947	0.25 mi
D	Public Record	2911 Tuxedo St	Sold	9/22/2022	\$70,714	1,456	\$48.57		1.5	1922	0.30 mi
E	MLS	2059 Lawrence St	Sold	03/2023	\$125,000/est	1,398	\$89.41	4	1.5	1921	0.40 mi
F	Public Record	2071 Collingwood St	Sold	3/14/2023	\$140,000	1,448	\$96.69	3	1	1921	0.45 mi
G	Public Record	12741 Lawton St	Sold	9/30/2022	\$50,000	1,108	\$45.13	2	1	1925	0.46 mi
H	Public Record	12745 Lawton St	Sold	9/30/2022	\$50,000	1,108	\$45.13	2	1	1925	0.46 mi
I	Public Record	2750 Calvert St	Sold	10/18/2022	\$102,223	1,156	\$88.43		1.5	1961	0.47 mi
J	Public Record	2911 Glendale St	Sold	9/30/2022	\$50,000	1,076	\$46.47	2	1	1925	0.47 mi
K	MLS	2009 Collingwood St	Sold	10/2022	\$85,120/est	1,557	\$54.67	4	1	1921	0.48 mi
L	MLS	2632 Glynn Ct	Sold	03/2023	\$70,000/est	1,125	\$62.22	3	1	1921	0.48 mi
M	Public Record	3019 Glendale St	Sold	10/18/2022	\$227,957	1,488	\$153.2		1.5	1924	0.53 mi
N	Public Record	3346 Webb St	Sold	5/19/2023	\$57,500	1,250	\$46	3	1.5	1952	0.58 mi
O	Public Record	1568 Highland St	Sold	9/02/2022	\$100,000	1,344	\$74.4		1	1916	0.63 mi
P	MLS	2930 Waverly St	Sold	01/2023	\$64,900/est	1,292	\$50.23	3	1	1923	0.66 mi
Q	Public Record	13539 Linwood St	Sold	1/19/2023	\$400,000	1,177	\$339.85			1987	0.66 mi
R	Public Record	3203 Waverly St	Sold	3/31/2023	\$83,000	1,397	\$59.41	3	2	1945	0.70 mi



2493 Monterey St, Detroit, MI 48206-1209 (Single Family Residential)

APN: 10003388-9

Beds:		Baths:	1	Last Sale Date:	2/06/2023
SqFt:	1,318	Year Built/Eff:	1921/1921	Last Sale Price:	\$2,200
Lot Size/Acres:	6,098/0.14			Est. Value:	\$50,547

1




2275 Richton St, Detroit, MI 48206		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		
APN: 08003716.		Status:	Sold
Beds:	3	Baths:	1.5
Total Rooms:	Heating:		Forced air unit
SqFt:	1,144	Parking Type:	Cooling:
Lot Size / Acres:	3,049/0.07	Pool:	No
Year Built / Eff:	1918 / 1918	Floor Covering:	Orig. List Date:
Public Record		Distance:	0.21 mi
		Estimated Value:	\$27,411
		Tax Assessed Value / Year:	\$10,000 / 2022

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2667 Webb St, Detroit, MI 48206		Property Type:	Single Family
Owner Name:	MIRIAM VULCICH		
Mailing Address:	2667 WEBB ST, DETROIT, MI 48206		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		
APN: 10003205.		Status:	Sold
Beds:	3	Baths:	1.5
Total Rooms:	Heating:		NATURAL GAS
SqFt:	1,556	Parking Type:	Cooling:
Lot Size / Acres:	4,792/0.11	Pool:	No
Year Built / Eff:	1922 / 1922	Floor Covering:	Orig. List Date:
Public Record		Distance:	0.25 mi
		Estimated Value:	\$46,028
		Tax Assessed Value / Year:	\$14,400 / 2022

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2580 Sturtevant St, Detroit, MI 48206		Property Type:	Single Family
Owner Name:	BML PROPERTIES		
Mailing Address:	93 COLONEL DANIELS DR, BEDFORD, NH 03110		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
APN: 10003738.		Status:	Sold
Beds:	3	Baths:	1
Total Rooms:	Heating:		FORCED AIR
SqFt:	1,275	Parking Type:	Cooling:
Lot Size / Acres:	4,356/0.1	Pool:	No
Year Built / Eff:	1947 / 1947	Floor Covering:	Orig. List Date:
Public Record		Distance:	0.25 mi
		Estimated Value:	\$26,240
		Tax Assessed Value / Year:	\$9,900 / 2022



2493 Monterey St, Detroit, MI 48206-1209 (Single Family Residential)
APN: 10003388-9

Beds:	Baths:	1	Last Sale Date:	2/06/2023
SqFt:	1,318	Year Built/Eff:	1921/1921	Last Sale Price:
Lot Size/Acres:	6,098/0.14			Est. Value:
				\$50,547



Photo Not Available

2911 Tuxedo St, Detroit, MI 48206		Property Type:	Single Family
Owner Name:	SEASONS 12 LLC		
Mailing Address:	2701 GRIFFIN RD, FORT LAUDERDALE, FL 33312		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		

APN: 12003488.		Status:	Sold
Beds:	Baths: 1.5	Total Rooms:	Heating: Hot Water
SqFt:	1,456	Parking Type:	Cooling:
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:
Year Built / Eff:	1922 / 1922		DOM:

Public Record
Distance: 0.30 mi
Estimated Value: \$45,414
Tax Assessed Value / Year: \$11,400 / 2022



photo coming soon

2059 Lawrence St, Detroit, MI 48206		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Occupied		

APN: 08003335-6		Status:	Sold
Beds: 4	Baths: 1.5	Total Rooms:	Heating: FORCED AIR
SqFt:	1,398	Parking Type:	Cooling:
Lot Size / Acres:	8,712/0.2	Pool: No	Floor Covering:
Year Built / Eff:	1921 / 1921		DOM: 29

MLS
Distance: 0.40 mi
Estimated Value: \$67,576
Tax Assessed Value / Year: \$1,000 / 2022



Photo Not Available

2071 Collingwood St, Detroit, MI 48206		Property Type:	Single Family
Owner Name:	AYRICA CRAWFORD		
Mailing Address:	2071 COLLINGWOOD ST, DETROIT, MI 48206		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		

APN: 08003290.		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: Forced air unit
SqFt:	1,448	Parking Type:	Cooling:
Lot Size / Acres:	3,920/0.09	Pool: No	Floor Covering:
Year Built / Eff:	1921 / 1921		DOM:

Public Record
Distance: 0.45 mi
Estimated Value: \$102,853
Tax Assessed Value / Year: \$12,600 / 2022



2493 Monterey St, Detroit, MI 48206-1209 (Single Family Residential)
APN: 10003388-9

Beds:	Baths:	1	Last Sale Date:	2/06/2023
SqFt:	1,318	Year Built/Eff:	1921/1921	Last Sale Price:
Lot Size/Acres:	6,098/0.14			Est. Value:
				\$50,547



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12741 Lawton St, Detroit, MI 48238		Property Type: Single Family
Owner Name:	HURRT & GENEVA CACOK	
Mailing Address:	1486 W BOSTON BLVD, DETROIT, MI 48206	
Owner Status:	Non-Owner Occupied	
Occupancy:	Vacant	

APN: 12006368.003		Status: Sold		
Beds: 2	Baths: 1	Total Rooms:	Heating: Forced air unit	Date: 9/30/2022
SqFt: 1,108	Parking Type:	Cooling:	Amount: \$50,000	
Lot Size / Acres: 871/0.02	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1925 / 1925	DOM:			

Public Record	Distance: 0.46 mi	Estimated Value: \$26,903	Tax Assessed Value / Year: null / 2022
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12745 Lawton St, Detroit, MI 48238		Property Type: Single Family
Owner Name:	HURRT & GENEVA CACOK	
Mailing Address:	1486 W BOSTON BLVD, DETROIT, MI 48206	
Owner Status:	Non-Owner Occupied	
Occupancy:	Vacant	

APN: 12006368.002		Status: Sold		
Beds: 2	Baths: 1	Total Rooms:	Heating: Forced air unit	Date: 9/30/2022
SqFt: 1,108	Parking Type:	Cooling:	Amount: \$50,000	
Lot Size / Acres: 871/0.02	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1925 / 1925	DOM:			

Public Record	Distance: 0.46 mi	Estimated Value: \$26,903	Tax Assessed Value / Year: null / 2022
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2750 Calvert St, Detroit, MI 48206		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	

APN: 10003006.002L		Status: Sold		
Beds:	Baths: 1.5	Total Rooms:	Heating: Forced air unit	Date: 10/18/2022
SqFt: 1,156	Parking Type:	Cooling:	Amount: \$102,223	
Lot Size / Acres: 4,792/0.11	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1961 / 1961	DOM:			

Public Record	Distance: 0.47 mi	Estimated Value: \$45,885	Tax Assessed Value / Year: \$13,700 / 2022
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2493 Monterey St, Detroit, MI 48206-1209 (Single Family Residential)
APN: 10003388-9

Beds:	Baths: 1	Last Sale Date:	2/06/2023
SqFt: 1,318	Year Built/Eff: 1921/1921	Last Sale Price:	\$2,200
Lot Size/Acres: 6,098/0.14		Est. Value:	\$50,547

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2911 Glendale St, Detroit, MI 48238 Property Type: Single Family
 Owner Name: HURRT & GENEVA CACOK
 Mailing Address: 1486 W BOSTON BLVD, DETROIT, MI 48206
 Owner Status: Non-Owner Occupied
 Occupancy: Vacant

APN: 12004154.004 Status: Sold
 Beds: 2 Baths: 1 Total Rooms: Heating: Forced air unit Date: 9/30/2022
 SqFt: 1,076 Parking Type: Cooling: Amount: \$50,000
 Lot Size / Acres: 1,307/0.03 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1925 / 1925 DOM:

Public Record Distance: 0.47 mi Estimated Value: \$25,450 Tax Assessed Value / Year: null / 2022

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2009 Collingwood St, Detroit, MI 48206 Property Type: Single Family
 Owner Name:
 Mailing Address:
 Owner Status:
 Occupancy: Occupied

APN: 08003281. Status: Sold
 Beds: 4 Baths: 1 Total Rooms: Heating: Forced air unit Date: 10/2022
 SqFt: 1,557 Parking Type: Cooling: Amount: \$85,120/est
 Lot Size / Acres: 3,485/0.08 Pool: No Floor Covering: Orig. List Date: 12/09/2021
 Year Built / Eff: 1921 / 1921 DOM: 323

MLS Distance: 0.48 mi Estimated Value: \$82,877 Tax Assessed Value / Year: \$12,000 / 2022

12



2632 Glynn Ct, Detroit, MI 48206 Property Type: Single Family
 Owner Name:
 Mailing Address:
 Owner Status:
 Occupancy: Vacant

APN: 10002909. Status: Sold
 Beds: 3 Baths: 1 Total Rooms: Heating: FORCED AIR Date: 03/2023
 SqFt: 1,125 Parking Type: Cooling: Amount: \$70,000/est
 Lot Size / Acres: 3,049/0.07 Pool: No Floor Covering: Orig. List Date: 11/25/2022
 Year Built / Eff: 1921 / 1921 DOM: 103

MLS Distance: 0.48 mi Estimated Value: \$47,128 Tax Assessed Value / Year: null / 2022



2493 Monterey St, Detroit, MI 48206-1209 (Single Family Residential)

APN: 10003388-9

Beds: Baths: 1 Last Sale Date: 2/06/2023
 SqFt: 1,318 Year Built/Eff: 1921/1921 Last Sale Price: \$2,200
 Lot Size/Acres: 6,098/0.14 Est. Value: \$50,547

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3019 Glendale St, Detroit, MI 48238 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

APN: 12004168. Status: Sold

Beds:	Baths: 1.5	Total Rooms:	Heating:	Hot Water	Date:	10/18/2022
SqFt:	1,488	Parking Type:	Cooling:		Amount:	\$227,957
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:		Orig. List Date:	
Year Built / Eff:	1924 / 1924				DOM:	

Public Record Distance: 0.53 mi Estimated Value: \$60,944 Tax Assessed Value / Year: \$11,700 / 2022

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3346 Webb St, Detroit, MI 48206 Property Type: Single Family

Owner Name: LASHAWNDA FRANKLIN
 Mailing Address: 3346 WEBB ST, DETROIT, MI 48206
 Owner Status: Owner Occupied
 Occupancy: Occupied

APN: 12003449. Status: Sold

Beds: 3	Baths: 1.5	Total Rooms:	Heating:	Forced air unit	Date:	5/19/2023
SqFt:	1,250	Parking Type:	Cooling:		Amount:	\$57,500
Lot Size / Acres:	4,792/0.11	Pool: No	Floor Covering:		Orig. List Date:	
Year Built / Eff:	1952 / 1952				DOM:	

Public Record Distance: 0.58 mi Estimated Value: \$46,479 Tax Assessed Value / Year: \$16,600 / 2022

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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: 0.63 mi Estimated Value: \$55,606 Tax Assessed Value / Year: \$9,400 / 2022



2493 Monterey St, Detroit, MI 48206-1209 (Single Family Residential)

APN: 10003388-9

Beds:	Baths:	1	Last Sale Date:	2/06/2023	
SqFt:	1,318	Year Built/Eff:	1921/1921	Last Sale Price:	\$2,200
Lot Size/Acres:	6,098/0.14		Est. Value:	\$50,547	

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photo coming soon

2930 Waverly St, Detroit, MI 48238 Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 12004438.

Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR	Date: 01/2023
SqFt:	1,292	Parking Type:	Cooling: FAN COOLING	Amount: \$64,900/est
Lot Size / Acres: 3,485/0.08	Pool: No	Floor Covering:	Orig. List Date: 10/29/2022	
Year Built / Eff: 1923 / 1923		DOM: 75		

MLS Distance: 0.66 mi Estimated Value: \$61,872 Tax Assessed Value / Year: \$12,100 / 2022

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Photo Not Available

13539 Linwood St, Detroit, MI 48238 Property Type: Convenience store

Owner Name: 2600 DAVISON LLC

Mailing Address: 12750 SCHAEFER HWY, DETROIT, MI 48227

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 10007565-75

Status: Sold

Beds:	Baths:	Total Rooms:	Heating: Forced air unit	Date: 1/19/2023
SqFt:	1,177	Parking Type:	Cooling:	Amount: \$400,000
Lot Size / Acres: 20,473/0.47	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1987 / 1987		DOM:		

Public Record Distance: 0.66 mi Estimated Value: Tax Assessed Value / Year: \$150,700 / 2022

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Photo Not Available

3203 Waverly St, Detroit, MI 48238 Property Type: Single Family

Owner Name: SAMUKELISIWE ASHMAN

Mailing Address: 8678 HONEYCOMB CIR #426, CANTON, MI 48187

Owner Status: Non-Owner Occupied

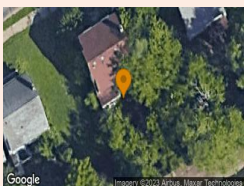
Occupancy: Occupied

APN: 12004379.

Status: Sold

Beds: 3	Baths: 2	Total Rooms:	Heating: FORCED AIR	Date: 3/31/2023
SqFt:	1,397	Parking Type:	Cooling:	Amount: \$83,000
Lot Size / Acres: 3,485/0.08	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1945 / 1945		DOM:		

Public Record Distance: 0.70 mi Estimated Value: \$70,223 Tax Assessed Value / Year: null / 2022



2493 Monterey St, Detroit, MI 48206-1209 (Single Family Residential)

APN: 10003388-9

Beds:	Baths: 1	Last Sale Date: 2/06/2023
SqFt: 1,318	Year Built/Eff: 1921/1921	Last Sale Price: \$2,200
Lot Size/Acres: 6,098/0.14		Est. Value: \$50,547