

Sales Comparable

12680 Stoepel St, Detroit, MI 48238-3115

APN: 16018815. / County: Wayne

9/19/2023



Subject Property	
12680 Stoepel St, Detroit, MI 48238-3115	
Owner Name:	ANDREA JACKSON
Mailing Address:	9943 SORRENTO ST, DETROIT, MI 48227-3728
Owner Status:	Owner Occupied
Length of Ownership:	185
Current Occupancy:	Non-Owner Occupied

Property Type:	Single Family Residential	Status:	Off Market
Beds:	null	Baths:	2.5
Heating:	Forced air unit	Distressed:	No
Total Rooms:		Cooling:	
SqFt:	2,500	Floor Coverings:	
Lot Size/Acres:	3,920	HOA/COA:	No
Year Built/Eff:	1927	Total Assd Val:	\$13,100
Parking Type:		Land Assd Val:	
Pool:		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:	3/18/2008
Last Sale Price:	\$3,000
Last Purchase Method:	Cash
Prior Sale Date:	12/06/2006
Prior Sale Price:	\$70,125
Prior Purchase Method:	Cash

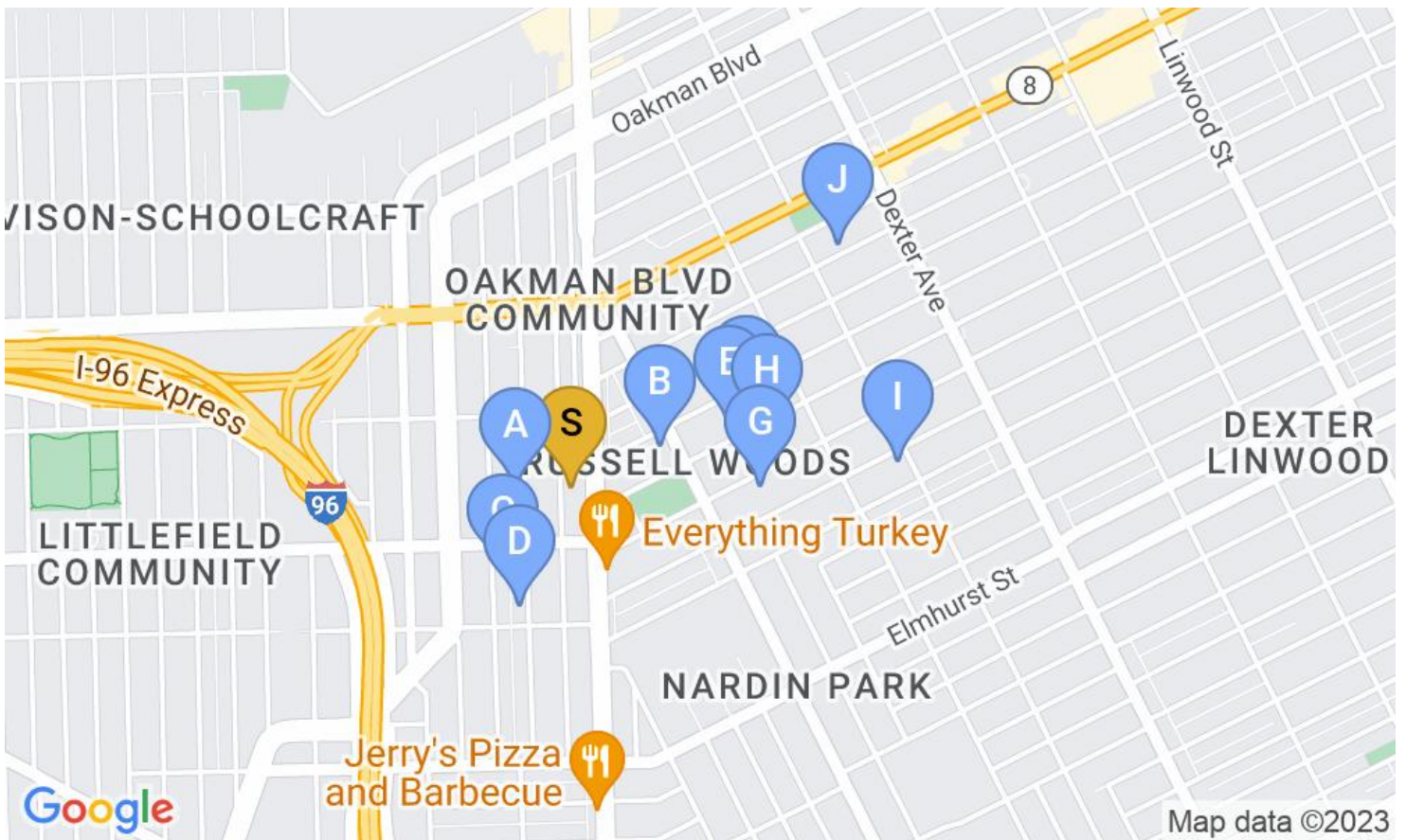
MLS Sales	
Last Sale Date:	
Last Sale Price:	
Last Listing Date:	
Last DOM:	
Prior Sale Date:	
Prior Sale Price:	
Prior Listing Date:	
Prior DOM:	

Search Criteria			
Data Set	Public Record & MLS	Sale Date	>= 9/19/2022
Distance	1 Miles	Square Feet	2,000 - 3,000
		Status	SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	\$3,000	\$150,000	\$290,000	\$216,100
SqFt	2,500	2,100	2,600	2,386
Price/SqFt	\$1.2	\$57.69	\$129.41	\$91.68
Bedrooms	-	4	6	5
Baths	2	2	3	2
Lot Size/Acres	3,920/0.09	3,920/0.09	6,970/0.16	4,835/0.111
Year Built	1927	1924	1936	1927
Distance from Subject	-	0.09	0.57	0.291

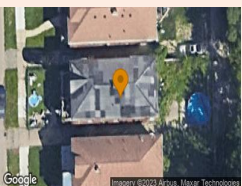
On Market Comps	Subject	Low	High	Average

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	12681 Santa Rosa Dr	Sold	2/23/2023	\$150,000	2,600	\$57.69		2.5	1927	0.09 mi
B	Public Record	12733 Broadstreet Ave	Sold	10/28/2022	\$170,000	2,565	\$66.28	5	2.5	1928	0.16 mi
C	Public Record	12376 Monica St	Sold	11/17/2022	\$150,000	2,404	\$62.4		2	1927	0.18 mi
D	Public Record	12325 Santa Rosa Dr	Sold	6/27/2023	\$180,000	2,306	\$78.06	4	2	1927	0.20 mi
E	Public Record	4324 Leslie St	Sold	5/17/2023	\$202,000	2,306	\$87.6		2	1924	0.27 mi
F	Public Record	4290 Leslie St	Sold	10/07/2022	\$290,000	2,241	\$129.41	4	3	1925	0.30 mi
G	Public Record	4325 Fullerton St	Sold	5/16/2023	\$275,000	2,400	\$114.58	5	2	1924	0.30 mi
H	Public Record	4277 Leslie St	Sold	1/30/2023	\$249,000	2,100	\$118.57	6	2	1925	0.32 mi
I	Public Record	4015 Sturtevant St	Sold	11/18/2022	\$275,000	2,338	\$117.62	4	3	1936	0.52 mi
J	Public Record	3794 Tyler St	Sold	4/24/2023	\$220,000	2,600	\$84.62		3	1927	0.57 mi



12680 Stoepel St, Detroit, MI 48238-3115 (Single Family Residential)

APN: 16018815.

Beds:		Baths:	2.5	Last Sale Date:	3/18/2008
SqFt:	2,500	Year Built/Eff:	1927/1927	Last Sale Price:	\$3,000
Lot Size/Acres:	3,920/0.09			Est. Value:	\$47,859



12681 Santa Rosa Dr, Detroit, MI 48238		Property Type:	Single Family
Owner Name:	CHRISTINA STEPHENSON		
Mailing Address:	4005 S WILLOW DR, RIDGEFIELD, WA 98642		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		

APN: 16020809.		Status:	Sold
Beds:	Baths: 2.5	Total Rooms:	Heating: Hot Water
SqFt:	2,600	Parking Type:	Cooling:
Lot Size / Acres:	3,920/0.09	Pool: No	Floor Covering:
Year Built / Eff:	1927 / 1927		DOM:

Public Record
Distance: 0.09 mi
Estimated Value: \$79,301
Tax Assessed Value / Year: \$22,000 / 2022



12733 Broadstreet Ave, Detroit, MI 48238		Property Type:	Single Family
Owner Name:	ROCALISA LLC		
Mailing Address:	43260 GARFIELD RD #280, CLINTON TOWNSHIP, MI 48038		
Owner Status:	Owner Occupied		
Occupancy:	Vacant		

APN: 14012191.		Status:	Sold
Beds: 5	Baths: 2.5	Total Rooms:	Heating: Forced air unit
SqFt:	2,565	Parking Type:	Cooling:
Lot Size / Acres:	6,970/0.16	Pool: No	Floor Covering:
Year Built / Eff:	1928 / 1928		DOM:

Public Record
Distance: 0.16 mi
Estimated Value: \$31,244
Tax Assessed Value / Year: \$52,600 / 2022



12376 Monica St, Detroit, MI 48204		Property Type:	Single Family
Owner Name:	DEVORAH & JACOB BURSTYN		
Mailing Address:	12376 MONICA ST, DETROIT, MI 48204		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		

APN: 16021038.		Status:	Sold
Beds:	Baths: 2	Total Rooms:	Heating: Forced air unit
SqFt:	2,404	Parking Type:	Cooling:
Lot Size / Acres:	3,920/0.09	Pool: No	Floor Covering:
Year Built / Eff:	1927 / 1927		DOM:

Public Record
Distance: 0.18 mi
Estimated Value: \$101,893
Tax Assessed Value / Year: \$16,900 / 2022



12680 Stoepel St, Detroit, MI 48238-3115 (Single Family Residential)
APN: 16018815.

Beds:	Baths:	2.5	Last Sale Date:	3/18/2008
SqFt:	2,500	Year Built/Eff:	1927/1927	Last Sale Price:
Lot Size/Acres:	3,920/0.09		Est. Value:	\$47,859

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12325 Santa Rosa Dr, Detroit, MI 48204 Property Type: Single Family

Owner Name: NADIA MILLER

Mailing Address: 35792 WOODRIDGE CT, FARMINGTON HILLS, MI 48335

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 16020834. Status: Sold

Beds:	4	Baths:	2	Total Rooms:		Heating:	FORCED AIR	Date:	6/27/2023
SqFt:	2,306	Parking Type:		Cooling:		Amount:			\$180,000
Lot Size / Acres:	3,920/0.09	Pool:	No	Floor Covering:		Orig. List Date:			
Year Built / Eff:	1927 / 1927					DOM:			

Public Record Distance: 0.20 mi Estimated Value: \$86,923 Tax Assessed Value / Year: \$15,400 / 2022

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4324 Leslie St, Detroit, MI 48238 Property Type: Single Family

Owner Name: YOLANDA HARDEN

Mailing Address: 16510 LENORE, DETROIT, MI 48219

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 14004962. Status: Sold

Beds:		Baths:	2	Total Rooms:		Heating:	Hot Water	Date:	5/17/2023
SqFt:	2,306	Parking Type:		Cooling:		Amount:			\$202,000
Lot Size / Acres:	5,227/0.12	Pool:	No	Floor Covering:		Orig. List Date:			
Year Built / Eff:	1924 / 1924					DOM:			

Public Record Distance: 0.27 mi Estimated Value: \$148,752 Tax Assessed Value / Year: \$34,600 / 2022

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4290 Leslie St, Detroit, MI 48238 Property Type: Single Family

Owner Name: TIMOTHY SCHIFLE & VANESSA BRYAN

Mailing Address: 4290 LESLIE ST, DETROIT, MI 48238

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 14004966. Status: Sold

Beds:	4	Baths:	3	Total Rooms:		Heating:	GAS HOT	Date:	10/07/2022
SqFt:	2,241	Parking Type:		Cooling:		Amount:			\$290,000
Lot Size / Acres:	5,227/0.12	Pool:	No	Floor Covering:		Orig. List Date:			
Year Built / Eff:	1925 / 1925					DOM:			

Public Record Distance: 0.30 mi Estimated Value: \$108,299 Tax Assessed Value / Year: \$26,200 / 2022



12680 Stoepel St, Detroit, MI 48238-3115 (Single Family Residential)
APN: 16018815.

Beds:		Baths:	2.5	Last Sale Date:	3/18/2008
SqFt:	2,500	Year Built/Eff:	1927/1927	Last Sale Price:	\$3,000
Lot Size/Acres:	3,920/0.09			Est. Value:	\$47,859

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4325 Fullerton St, Detroit, MI 48238 Property Type: Single Family

Owner Name: FRAZIER THOMPSON & JIMMIE SESSIONS

Mailing Address: 1692 SHEFFIELD DR, YPSILANTI, MI 48198

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 14004828. Status: Sold

Beds:	5	Baths:	2	Total Rooms:	Heating:	HOT WATER	Date:	5/16/2023
SqFt:	2,400	Parking Type:	Pool:	No	Cooling:	CENTRAL	Amount:	\$275,000
Lot Size / Acres:	5,227/0.12	Floor Covering:	Year Built / Eff:	1924 / 1924	Orig. List Date:	DOM:		

Public Record Distance: 0.30 mi Estimated Value: \$108,347 Tax Assessed Value / Year: \$33,700 / 2022

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4277 Leslie St, Detroit, MI 48238 Property Type: Single Family

Owner Name: VINCENT & CHRISTINA FIELDS

Mailing Address: 20410 CHAREST ST, DETROIT, MI 48234

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 14004934. Status: Sold

Beds:	6	Baths:	2	Total Rooms:	Heating:	HOT WATER	Date:	1/30/2023
SqFt:	2,100	Parking Type:	Pool:	No	Cooling:		Amount:	\$249,000
Lot Size / Acres:	5,227/0.12	Floor Covering:	Year Built / Eff:	1925 / 1925	Orig. List Date:	DOM:		

Public Record Distance: 0.32 mi Estimated Value: \$41,555 Tax Assessed Value / Year: \$27,700 / 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:	Pool:	No	Cooling:	CEILING FAN	Amount:	\$275,000
Lot Size / Acres:	4,792/0.11	Floor Covering:	Year Built / Eff:	1936 / 1936	Orig. List Date:	DOM:		

Public Record Distance: 0.52 mi Estimated Value: \$108,372 Tax Assessed Value / Year: \$37,700 / 2022



12680 Stoepel St, Detroit, MI 48238-3115 (Single Family Residential)
APN: 16018815.

Beds:	Baths:	2.5	Last Sale Date:	3/18/2008	
SqFt:	2,500	Year Built/Eff:	1927/1927	Last Sale Price:	\$3,000
Lot Size/Acres:	3,920/0.09	Est. Value:	\$47,859		

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3794 Tyler St, Detroit, MI 48238

Property Type: Single Family

Owner Name: JARED STANEK

Mailing Address: 3794 TYLER ST, DETROIT, MI 48238

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 14005331.

Status: Sold

Beds: Baths: 3 Total Rooms: Heating: FORCED AIR Date: 4/24/2023

SqFt: 2,600 Parking Type: Cooling: Amount: \$220,000

Lot Size / Acres: 3,920/0.09 Pool: No Floor Covering: Orig. List Date:

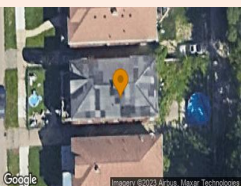
Year Built / Eff: 1927 / 1927 DOM:

Public Record

Distance: 0.57 mi

Estimated Value: \$15,622

Tax Assessed Value / Year: \$29,600 / 2022



12680 Stoepel St, Detroit, MI 48238-3115 (Single Family Residential)

APN: 16018815.

Beds:	Baths:	2.5	Last Sale Date:	3/18/2008	
SqFt:	2,500	Year Built/Eff:	1927/1927	Last Sale Price:	\$3,000
Lot Size/Acres:	3,920/0.09		Est. Value:	\$47,859	

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12733 Broadstreet Ave, Detroit, MI 48238

APN: 14012191.



Public Record

Distance: 0.16 mi

Estimated Value: \$31,244

Tax Assessed Value / Year: \$52,600 / 2022

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4277 Leslie St, Detroit, MI 48238

APN: 14004934.



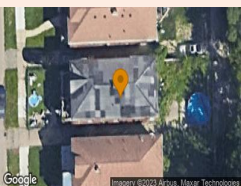
Updated: 5/15/2017

Public Record

Distance: 0.32 mi

Estimated Value: \$41,555

Tax Assessed Value / Year: \$27,700 / 2022



12680 Stoepel St, Detroit, MI 48238-3115 (Single Family Residential)
APN: 16018815.

Beds:

Baths: 2.5

Last Sale Date: 3/18/2008

SqFt: 2,500

Year Built/Eff: 1927/1927

Last Sale Price: \$3,000

Lot Size/Acres: 3,920/0.09

Est. Value: \$47,859