

Sales Comparable

18854 Moenart St, Detroit, MI 48234-2352

APN: 13015717. / County: Wayne

9/27/2023



Subject Property	
<b>18854 Moenart St, Detroit, MI 48234-2352</b>	
Owner Name:	PATRICIA MOORE
Mailing Address:	18854 MOENART ST, DETROIT, MI 48234-2352
Owner Status:	Owner Occupied
Length of Ownership:	142
Current Occupancy:	Owner Occupied

<b>Property Type:</b>	<b>Single Family Residential</b>	<b>Status:</b>	Off Market
<b>Beds:</b>	null	<b>Baths:</b>	1.5
<b>Heating:</b>	Forced air unit	<b>Distressed:</b>	No
<b>Total Rooms:</b>		<b>Cooling:</b>	
<b>SqFt:</b>	1,041	<b>Floor Coverings:</b>	
<b>Lot Size/Acres:</b>	3,485	<b>HOA/COA:</b>	Yes
<b>Year Built/Eff:</b>	1941	<b>Total Assd Val:</b>	\$10,000
<b>Parking Type:</b>		<b>Land Assd Val:</b>	
<b>Pool:</b>		<b>Imp Assd Val:</b>	
		<b>Assd Year:</b>	2022

Current Listing Status	
<b>Listing Status:</b>	
<b>Listing Date:</b>	
<b>Listing Price:</b>	
<b>DOM:</b>	
<b>Price Change Date:</b>	
<b>Price Change Amount:</b>	
<b>Price Change %:</b>	

Public Record Sales	
<b>Last Sale Date:</b>	11/22/2011
<b>Last Sale Price:</b>	\$6,200
<b>Last Purchase Method:</b>	Cash
<b>Prior Sale Date:</b>	8/01/2006
<b>Prior Sale Price:</b>	\$517,000
<b>Prior Purchase Method:</b>	Cash

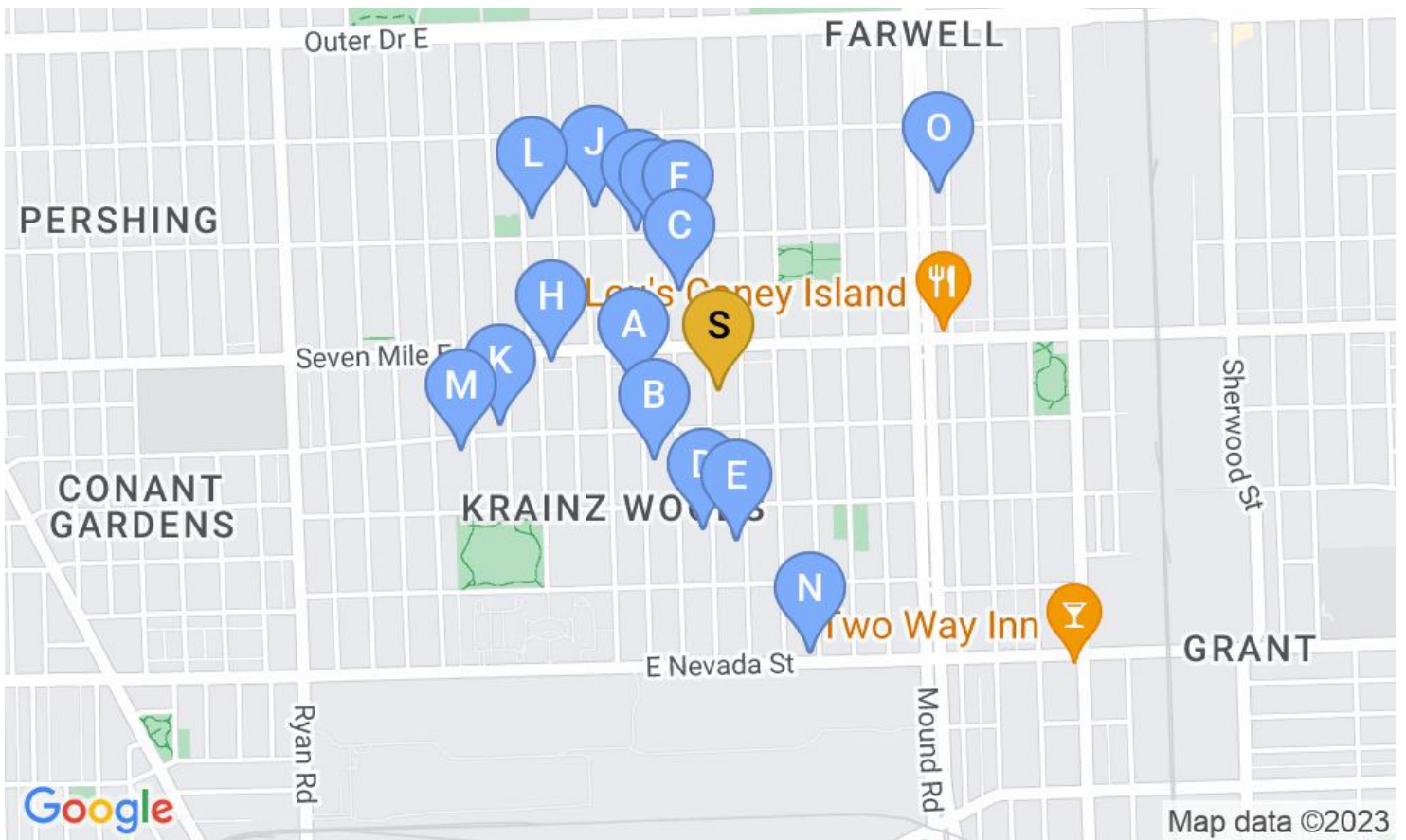
MLS Sales	
<b>Last Sale Date:</b>	
<b>Last Sale Price:</b>	
<b>Last Listing Date:</b>	
<b>Last DOM:</b>	
<b>Prior Sale Date:</b>	
<b>Prior Sale Price:</b>	
<b>Prior Listing Date:</b>	
<b>Prior DOM:</b>	

Search Criteria			
<b>Data Set</b>	Public Record & MLS	<b>Sale Date</b>	>= 9/27/2022
<b>Distance</b>	1 Miles	<b>Status</b>	SOLD
		<b>Square Feet</b>	833 - 1,249

Sold Comps	Subject	Low	High	Average
Sale Price	\$6,200	\$50,000	\$126,000	\$68,173
SqFt	1,041	834	1,246	972
Price/SqFt	\$5.96	\$40.13	\$148.24	\$72.26
Bedrooms	-	2	3	3
Baths	2	1	2	1
Lot Size/Acres	3,485/0.08	3,049/0.07	15,246/0.35	5,507/0.125
Year Built	1941	1925	1960	1948
Distance from Subject	-	0.13	0.47	0.292

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	Public Record	18861 Conley St	Sold	3/20/2023	\$72,000	963	\$74.77	2	1	1940	0.13 mi
B	Public Record	18670 Conley St	Sold	7/31/2023	\$80,000	1,041	\$76.85		1	1941	0.15 mi
C	Public Record	19184 Keystone St	Sold	6/08/2023	\$54,000	1,176	\$45.92	3	2	1951	0.17 mi
D	Public Record	18485 Moenart St	Sold	6/23/2023	\$65,000	834	\$77.94		1	1950	0.22 mi
E	Public Record	18465 Bloom St	Sold	4/20/2023	\$54,500	1,041	\$52.35		1	1960	0.24 mi
F	Public Record	19264 Keystone St	Sold	10/17/2022	\$52,000	1,037	\$50.14	3	1	1941	0.24 mi
G	Public Record	19269 Keystone St	Sold	1/20/2023	\$70,000	856	\$81.78	3	1	1950	0.26 mi
H	Public Record	4800 E 7 Mile Rd	Sold	10/07/2022	\$50,000	1,246	\$40.13			1954	0.27 mi
I	MLS	19300 Conley St	Sold	11/2022	\$65,870/est	900	\$73.19	3	1	1943	0.28 mi
J	Public Record	19344 Fenelon St	Sold	8/17/2023	\$126,000	850	\$148.24		1	1925	0.35 mi
K	Public Record	18811 Hasse St	Sold	2/01/2023	\$63,000	888	\$70.95	3	1	1958	0.35 mi
L	Public Record	19328 Healy St	Sold	4/19/2023	\$50,009	1,051	\$47.58	3	1	1947	0.40 mi
M	Public Record	18693 Eureka St	Sold	7/13/2023	\$53,000	843	\$62.87	3	1	1948	0.41 mi
N	Public Record	18001 Caldwell St	Sold	10/18/2022	\$102,223	922	\$110.87		1	1960	0.44 mi
O	Public Record	19355 Gable St	Sold	11/15/2022	\$65,000	925	\$70.27	3	1	1948	0.47 mi



**18854 Moenart St, Detroit, MI 48234-2352 (Single Family Residential)**

**APN: 13015717.**

Beds:	Baths:	1.5	Last Sale Date:	11/22/2011	
SqFt:	1,041	Year Built/Eff:	1941/1941	Last Sale Price:	\$6,200
Lot Size/Acres:	3,485/0.08		Est. Value:	\$52,614	

**1**



<b>18861 Conley St, Detroit, MI 48234</b>		Property Type:	Single Family
Owner Name:	DANA EDWARDS		
Mailing Address:	14041 AIRPORT F.5 RD, ROCK, MI 49880		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
<b>APN: 13016766.</b>		Status:	Sold
Beds:	2	Baths:	1
Total Rooms:	Heating:		FORCED AIR
SqFt:	963	Parking Type:	Cooling:
Lot Size / Acres:	3,485/0.08	Pool:	No
Year Built / Eff:	1940 / 1940	Floor Covering:	Orig. List Date:
<b>Public Record</b>		Distance:	0.13 mi
		Estimated Value:	\$49,417
		Tax Assessed Value / Year:	\$8,500 / 2022

**2**



<b>18670 Conley St, Detroit, MI 48234</b>		Property Type:	Single Family
Owner Name:	TAWANDA STEWART		
Mailing Address:	2506 MONTCLAIR ST, DETROIT, MI 48214		
Owner Status:	Owner Occupied		
Occupancy:	Occupied		
<b>APN: 13016531.</b>		Status:	Sold
Beds:		Baths:	1
Total Rooms:	Heating:		Forced air unit
SqFt:	1,041	Parking Type:	Cooling:
Lot Size / Acres:	3,485/0.08	Pool:	No
Year Built / Eff:	1941 / 1941	Floor Covering:	Orig. List Date:
<b>Public Record</b>		Distance:	0.15 mi
		Estimated Value:	\$56,238
		Tax Assessed Value / Year:	\$11,700 / 2022

**3**



<b>19184 Keystone St, Detroit, MI 48234</b>		Property Type:	Single Family
Owner Name:	SGI KEYSTONE LLC		
Mailing Address:	5737 KANAN RD #230, AGOURA HILLS, CA 91301		
Owner Status:	Non-Owner Occupied		
Occupancy:	Vacant		
<b>APN: 13016201.</b>		Status:	Sold
Beds:	3	Baths:	2
Total Rooms:	Heating:		Forced air unit
SqFt:	1,176	Parking Type:	Cooling:
Lot Size / Acres:	0.1	Pool:	No
Year Built / Eff:	1951 / 1951	Floor Covering:	Orig. List Date:
<b>Public Record</b>		Distance:	0.17 mi
		Estimated Value:	\$62,631
		Tax Assessed Value / Year:	\$14,700 / 2022



**18854 Moenart St, Detroit, MI 48234-2352 (Single Family Residential)**  
**APN: 13015717.**

Beds:	Baths:	1.5	Last Sale Date:	11/22/2011	
SqFt:	1,041	Year Built/Eff:	1941/1941	Last Sale Price:	\$6,200
Lot Size/Acres:	3,485/0.08			Est. Value:	\$52,614

**4**



<b>18485 Moenart St, Detroit, MI 48234</b>		Property Type:	Single Family
Owner Name:	RANDELA PROPERTIES LLC		
Mailing Address:	1309 COFFEEN AVE, SHERIDAN, WY 82801		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
<b>APN: 13015977.</b>		Status:	Sold
Beds:	Baths: 1	Total Rooms:	Heating: Forced air unit
SqFt:	834	Parking Type:	Cooling:
Lot Size / Acres:	3,485/0.08	Pool: No	Floor Covering:
Year Built / Eff:	1950 / 1950		DOM:
<b>Public Record</b>	<b>Distance:</b> 0.22 mi	<b>Estimated Value:</b> \$37,908	<b>Tax Assessed Value / Year:</b> \$3,100 / 2022

**5**



<b>18465 Bloom St, Detroit, MI 48234</b>		Property Type:	Single Family
Owner Name:	ROCKWELL DEVELOPERS CORP		
Mailing Address:	1549 NE 123RD ST, NORTH MIAMI, FL 33161		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
<b>APN: 13015493.</b>		Status:	Sold
Beds:	Baths: 1	Total Rooms:	Heating: Forced air unit
SqFt:	1,041	Parking Type:	Cooling:
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:
Year Built / Eff:	1960 / 1960		DOM:
<b>Public Record</b>	<b>Distance:</b> 0.24 mi	<b>Estimated Value:</b> \$65,615	<b>Tax Assessed Value / Year:</b> \$16,100 / 2022

**6**



<b>19264 Keystone St, Detroit, MI 48234</b>		Property Type:	Single Family
Owner Name:	ELLIOT KEESE		
Mailing Address:	18626 DWYER ST, DETROIT, MI 48234		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
<b>APN: 13016212-3</b>		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	1,037	Parking Type:	Cooling:
Lot Size / Acres:	9,583/0.22	Pool: No	Floor Covering:
Year Built / Eff:	1941 / 1941		DOM:
<b>Public Record</b>	<b>Distance:</b> 0.24 mi	<b>Estimated Value:</b> \$57,729	<b>Tax Assessed Value / Year:</b> \$12,400 / 2022



**18854 Moenart St, Detroit, MI 48234-2352 (Single Family Residential)**  
**APN: 13015717.**

Beds:	Baths:	1.5	Last Sale Date:	11/22/2011	
SqFt:	1,041	Year Built/Eff:	1941/1941	Last Sale Price:	\$6,200
Lot Size/Acres:	3,485/0.08		Est. Value:	\$52,614	

**7**



**19269 Keystone St, Detroit, MI 48234** Property Type: Single Family

Owner Name: KYRRA BROOKINS

Mailing Address: 15764 DEERFIELD AVE, EASTPOINTE, MI 48021

Owner Status: Owner Occupied

Occupancy: Occupied

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**APN: 13016299.** Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating:	FORCED AIR	Date:	1/20/2023
SqFt:	856	Parking Type:	Cooling:	CENTRAL	Amount:	\$70,000
Lot Size / Acres:	5,227/0.12	Pool: No	Floor Covering:		Orig. List Date:	
Year Built / Eff:	1950 / 1950				DOM:	

**Public Record**      **Distance:** 0.26 mi      **Estimated Value:** \$59,008      **Tax Assessed Value / Year:** \$13,000 / 2022

**8**



**4800 E 7 Mile Rd, Detroit, MI 48234** Property Type: Auto repair, auto

Owner Name: M & H 4800 SEVEN MILE LLC

Mailing Address: 4800 E 7 MILE RD, DETROIT, MI 48234

Owner Status: Non-Owner Occupied

Occupancy: Vacant

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**APN: 13008244-7** Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	FORCED AIR,	Date:	10/07/2022
SqFt:	1,246	Parking Type:	Cooling:	FORCED AIR	Amount:	\$50,000
Lot Size / Acres:	15,246/0.35	Pool: No	Floor Covering:		Orig. List Date:	
Year Built / Eff:	1954 / 1954				DOM:	

**Public Record**      **Distance:** 0.27 mi      **Estimated Value:**      **Tax Assessed Value / Year:** \$40,700 / 2022

**9**



**19300 Conley St, Detroit, MI 48234** Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

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**APN: 13016573.** Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating:	Forced air unit	Date:	11/2022
SqFt:	900	Parking Type:	Cooling:	Ventilation	Amount:	\$65,870/est
Lot Size / Acres:	5,663/0.13	Pool: No	Floor Covering:		Orig. List Date:	5/19/2022
Year Built / Eff:	1943 / 1943				DOM:	170

**MLS**      **Distance:** 0.28 mi      **Estimated Value:** \$51,549      **Tax Assessed Value / Year:** \$9,500 / 2022



**18854 Moenart St, Detroit, MI 48234-2352 (Single Family Residential)**  
**APN: 13015717.**

Beds:	Baths:	1.5	Last Sale Date:	11/22/2011	
SqFt:	1,041	Year Built/Eff:	1941/1941	Last Sale Price:	\$6,200
Lot Size/Acres:	3,485/0.08		Est. Value:	\$52,614	

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**19344 Fenelon St, Detroit, MI 48234** Property Type: Single Family  
 Owner Name: LIKA PROPERTIES LLC  
 Mailing Address: 19 OLD WESTBURY RD, OLD WESTBURY, NY 11568  
 Owner Status: Non-Owner Occupied  
 Occupancy: Vacant

**APN: 13017030.** Status: Sold  
 Beds:            Baths: 1            Total Rooms:            Heating:            Forced air unit            Date:            8/17/2023  
 SqFt:            850            Parking Type:            Cooling:            Amount:            \$126,000  
 Lot Size / Acres: 3,049/0.07            Pool:            No            Floor Covering:            Orig. List Date:  
 Year Built / Eff: 1925 / 1925            DOM:

**Public Record**            Distance: 0.35 mi            Estimated Value: \$46,220            Tax Assessed Value / Year: \$7,000 / 2022

11



**18811 Hasse St, Detroit, MI 48234** Property Type: Single Family  
 Owner Name: TZUFIT & BEN IDAN  
 Mailing Address: 5737 KANAN RD #230, AGOURA HILLS, CA 91301  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

**APN: 13018190.** Status: Sold  
 Beds: 3            Baths: 1            Total Rooms:            Heating:            FORCED AIR            Date:            2/01/2023  
 SqFt:            888            Parking Type:            Cooling:            Amount:            \$63,000  
 Lot Size / Acres: 3,920/0.09            Pool:            No            Floor Covering:            Orig. List Date:  
 Year Built / Eff: 1958 / 1958            DOM:

**Public Record**            Distance: 0.35 mi            Estimated Value: \$36,161            Tax Assessed Value / Year: \$8,800 / 2022

12



**19328 Healy St, Detroit, MI 48234** Property Type: Single Family  
 Owner Name: DUNMERE OWNER I LLC  
 Mailing Address: 2785 E GRAND BLVD #301, DETROIT, MI 48211  
 Owner Status: Non-Owner Occupied  
 Occupancy: Occupied

**APN: 13017691-2** Status: Sold  
 Beds: 3            Baths: 1            Total Rooms:            Heating:            FORCED AIR            Date:            4/19/2023  
 SqFt:            1,051            Parking Type:            Cooling:            Amount:            \$50,009  
 Lot Size / Acres: 3,920/0.09            Pool:            No            Floor Covering:            Orig. List Date:  
 Year Built / Eff: 1947 / 1947            DOM:

**Public Record**            Distance: 0.40 mi            Estimated Value: \$47,551            Tax Assessed Value / Year: \$9,400 / 2022



**18854 Moenart St, Detroit, MI 48234-2352 (Single Family Residential)**

**APN: 13015717.**

Beds:	Baths:	1.5	Last Sale Date:	11/22/2011	
SqFt:	1,041	Year Built/Eff:	1941/1941	Last Sale Price:	\$6,200
Lot Size/Acres:	3,485/0.08		Est. Value:	\$52,614	

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**18693 Eureka St, Detroit, MI 48234** Property Type: Single Family

Owner Name: DUNMERE OWNER I LLC

Mailing Address: 2785 E GRAND BLVD #301, DETROIT, MI 48211

Owner Status: Non-Owner Occupied

Occupancy: Occupied

**APN: 13018629.** Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating:	Forced air unit	Date: 7/13/2023
SqFt:	843	Parking Type:	Cooling:		Amount: \$53,000
Lot Size / Acres:	4,792/0.11	Pool: No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1948 / 1948				DOM:

**Public Record**      **Distance:** 0.41 mi      **Estimated Value:** \$52,474      **Tax Assessed Value / Year:** \$10,200 / 2022

14



**18001 Caldwell St, Detroit, MI 48234** 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: 13014520-1** Status: Sold

Beds:	Baths: 1	Total Rooms:	Heating:	Forced air unit	Date: 10/18/2022
SqFt:	922	Parking Type:	Cooling:		Amount: \$102,223
Lot Size / Acres:	5,663/0.13	Pool: No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1960 / 1960				DOM:

**Public Record**      **Distance:** 0.44 mi      **Estimated Value:** \$54,746      **Tax Assessed Value / Year:** \$11,000 / 2022

15



**19355 Gable St, Detroit, MI 48234** Property Type: Single Family

Owner Name: OAK OF DE LLC

Mailing Address: 2701 GRIFFIN RD, FORT LAUDERDALE, FL 33312

Owner Status: Non-Owner Occupied

Occupancy: Occupied

**APN: 13012565.** Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating:	Forced air unit	Date: 11/15/2022
SqFt:	925	Parking Type:	Cooling:		Amount: \$65,000
Lot Size / Acres:	5,227/0.12	Pool: No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1948 / 1948				DOM:

**Public Record**      **Distance:** 0.47 mi      **Estimated Value:** \$60,500      **Tax Assessed Value / Year:** \$13,700 / 2022



**18854 Moenart St, Detroit, MI 48234-2352 (Single Family Residential)**

**APN: 13015717.**

Beds:	Baths:	1.5	Last Sale Date:	11/22/2011	
SqFt:	1,041	Year Built/Eff:	1941/1941	Last Sale Price:	\$6,200
Lot Size/Acres:	3,485/0.08		Est. Value:	\$52,614	



**3** 19184 Keystone St, Detroit, MI 48234 **APN: 13016201.**



Photo Not Available

Public Record
Distance: 0.17 mi
Estimated Value: \$62,631
Tax Assessed Value / Year: \$14,700 / 2022

**6** 19264 Keystone St, Detroit, MI 48234 **APN: 13016212-3**





Photo Not Available



Updated: 12/05/2017

Public Record
Distance: 0.24 mi
Estimated Value: \$57,729
Tax Assessed Value / Year: \$12,400 / 2022

**12** 19328 Healy St, Detroit, MI 48234 **APN: 13017691-2**



Photo Not Available

Public Record
Distance: 0.40 mi
Estimated Value: \$47,551
Tax Assessed Value / Year: \$9,400 / 2022



**18854 Moenart St, Detroit, MI 48234-2352 (Single Family Residential)**  
**APN: 13015717.**

Beds:	Baths:	Last Sale Date:
SqFt:	Year Built/Eff:	Last Sale Price:
Lot Size/Acres:		Est. Value: