

Sales Comparable

2429 Emmons Ave, Warren, MI 48091-4228

APN: 12-13-31-354-041 / County: Macomb

10/02/2023



Subject Property

2429 Emmons Ave, Warren, MI 48091-4228

Owner Name: MFA 2021-INV1 TRUST

Mailing Address: 201 E MCBEE AVE #300, GREENVILLE, SC 29601-2884

Owner Status: Owner Occupied

Length of Ownership: 6

Current Occupancy: Non-Owner Occupied

Property Type: Single Family Residential

Status: Off Market

Beds: 3

Baths: 1.0

Heating: FORCED AIR

Distressed: No

Total Rooms: 6

Cooling:

Short Sale: No

SqFt: 840

Floor Coverings:

HOA/COA: No

Lot Size/Acres: 8,625

Total Assd Val: \$31,450

Year Built/Eff: 1947

Land Assd Val:

Parking Type:

Imp Assd Val:

Pool:

Assd Year: 2023

Current Listing Status

Listing Status: FAIL

Listing Date: 04/2017

Listing Price: \$60,000

DOM: 186

Price Change Date:

Price Change Amount:

Price Change %:

Public Record Sales

Last Sale Date: 4/21/2023

Last Sale Price: \$83,022

Last Purchase Method: Cash

Prior Sale Date: 4/08/2022

Prior Sale Price: \$40,941

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: >= 10/02/2022

Square Feet: 672 - 1,008

Distance: 1 Miles

Status: SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	\$83,022	\$90,000	\$161,570	\$117,752
SqFt	840	725	996	881
Price/SqFt	\$98.84	\$92.37	\$206.9	\$137.38
Bedrooms	3	2	3	3
Baths	1	1	2	1
Lot Size/Acres	8,625/0.198	4,182/0.096	6,882/0.158	5,084/0.117
Year Built	1947	1920	1971	1946
Distance from Subject	-	0.17	0.63	0.478

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	2167 Emmons Ave	Sold	6/14/2023	\$111,550	943	\$118.29	3	1	1971	0.17 mi
B	MLS	20431 Harned St	Sold	01/2023		975		3	2	1951	0.26 mi
C	Public Record	20483 Mitchell St	Sold	12/30/2022	\$100,000	932	\$107.3	3	1	1947	0.26 mi
D	Public Record	3300 Alvina Ave	Sold	12/13/2022	\$90,000	888	\$101.35	3	1	1947	0.34 mi
E	Public Record	3314 Alvina Ave	Sold	5/17/2023	\$150,000	924	\$162.34	2	2	1940	0.36 mi
F	Public Record	1715 E Hayes Ave	Sold	2/13/2023	\$113,000	731	\$154.58	2	1	1952	0.45 mi
G	Public Record	2146 Michael Ave	Sold	5/17/2023	\$103,000	940	\$109.57		1.5	1963	0.46 mi
H	MLS	20128 Charest St	Sold	05/2023	\$100,000/est	840	\$119.05	3	1	1943	0.48 mi
I	MLS	1805 E Evelyn Ave	Sold	06/2023	\$94,000/est	987	\$95.24	3	1	1949	0.52 mi
J	MLS	1975 Michael Ave	Sold	08/2023	\$144,770/est	850	\$170.32	3	1	1946	0.53 mi
K	Public Record	1722 E Evelyn Ave	Sold	12/22/2022	\$154,900	750	\$206.53	3	1	1920	0.54 mi
L	Public Record	20220 Riopelle St	Sold	1/31/2023	\$92,000	996	\$92.37	3	2	1945	0.56 mi
M	MLS	20158 Riopelle St	Sold	07/2023	\$93,000/est	929	\$100.11	3	1	1945	0.59 mi
N	Public Record	1736 E Meyers Ave	Sold	1/17/2023	\$115,000	987	\$116.51	3	1	1955	0.60 mi
O	Public Record	1805 E Meyers Ave	Sold	6/13/2023	\$150,000	725	\$206.9	2	1	1951	0.61 mi
P	Public Record	1613 E Evelyn Ave	Sold	6/27/2023	\$100,000	811	\$123.3	2	1	1920	0.62 mi
Q	MLS	1562 E Evelyn Ave	Sold	09/2023	\$161,570/est	875	\$184.65	3	1	1953	0.62 mi
R	Public Record	1635 E Madge Ave	Sold	6/02/2023	\$129,000	772	\$167.1	2	1	1938	0.63 mi



2429 Emmons Ave, Warren, MI 48091-4228 (Single Family Residential)

APN: 12-13-31-354-041

Beds:	3	Baths:	1	Last Sale Date:	4/21/2023
SqFt:	840	Year Built/Eff:	1947/1947	Last Sale Price:	\$83,022
Lot Size/Acres:	8,625/0.198			Est. Value:	\$91,654



2167 Emmons Ave, Warren, MI 48091		Property Type:	Single Family
Owner Name:	EUGEN & IVONNA FLOARE		
Mailing Address:	50492 HEATHERWOOD LN, SHELBY TOWNSHIP, MI 48317		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
APN: 12-13-31-352-038		Status:	Sold
Beds:	3	Baths:	1
Total Rooms:	5	Heating:	Forced air unit
SqFt:	943	Parking Type:	
Lot Size / Acres:	4,661/0.107	Pool:	No
Year Built / Eff:	1971 / 1971	Floor Covering:	
Date:	6/14/2023	Amount:	\$111,550
Orig. List Date:		DOM:	

Public Record
Distance: 0.17 mi
Estimated Value: \$85,485
Tax Assessed Value / Year: \$30,460 / 2023



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coming soon


20431 Harned St, Detroit, MI 48234		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Occupied		
APN: 13024118.005		Status:	Sold
Beds:	3	Baths:	2
Total Rooms:		Heating:	FORCED AIR
SqFt:	975	Parking Type:	
Lot Size / Acres:	5,663/0.13	Pool:	No
Year Built / Eff:	1951 / 1951	Floor Covering:	
Date:	01/2023	Amount:	
Orig. List Date:	9/10/2022	DOM:	144

MLS
Distance: 0.26 mi
Estimated Value: \$67,747
Tax Assessed Value / Year: \$17,100 / 2022



20483 Mitchell St, Detroit, MI 48234		Property Type:	Single Family
Owner Name:	DET 5 LLC		
Mailing Address:	414 SE 141ST ST #1, FORT LAUDERDALE, FL 33316		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
APN: 13023895.		Status:	Sold
Beds:	3	Baths:	1
Total Rooms:		Heating:	FORCED AIR
SqFt:	932	Parking Type:	
Lot Size / Acres:	4,792/0.11	Pool:	No
Year Built / Eff:	1947 / 1947	Floor Covering:	
Date:	12/30/2022	Amount:	\$100,000
Orig. List Date:		DOM:	

Public Record
Distance: 0.26 mi
Estimated Value: \$31,249
Tax Assessed Value / Year: \$14,000 / 2022



2429 Emmons Ave, Warren, MI 48091-4228 (Single Family Residential)
APN: 12-13-31-354-041

Beds:	3	Baths:	1	Last Sale Date:	4/21/2023
SqFt:	840	Year Built/Eff:	1947/1947	Last Sale Price:	\$83,022
Lot Size/Acres:	8,625/0.198			Est. Value:	\$91,654

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3300 Alvina Ave, Warren, MI 48091 Property Type: Single Family

Owner Name: EVELYN MUNN & JUAN PEREZ

Mailing Address: 3300 ALVINA AVE, WARREN, MI 48091

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 12-13-31-452-016 Status: Sold

Beds: 3	Baths: 1	Total Rooms: 4	Heating: FORCED AIR	Date: 12/13/2022
SqFt: 888	Parking Type:	Cooling: CENTRAL	Amount: \$90,000	
Lot Size / Acres: 6,882/0.158	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1947 / 1947		DOM:		

Public Record **Distance:** 0.34 mi **Estimated Value:** \$93,504 **Tax Assessed Value / Year:** \$32,920 / 2023

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3314 Alvina Ave, Warren, MI 48091 Property Type: Single Family

Owner Name: SAFWAN AHMED

Mailing Address: 13357 MOCERI CIR, WARREN, MI 48088

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 12-13-31-452-018 Status: Sold

Beds: 2	Baths: 2	Total Rooms: 6	Heating: Forced air unit	Date: 5/17/2023
SqFt: 924	Parking Type:	Cooling: Central	Amount: \$150,000	
Lot Size / Acres: 6,882/0.158	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1940 / 1940		DOM:		

Public Record **Distance:** 0.36 mi **Estimated Value:** \$145,373 **Tax Assessed Value / Year:** \$36,770 / 2023

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1715 E Hayes Ave, Hazel Park, MI 48030 Property Type: Single Family

Owner Name: JACOB MATTHEWS

Mailing Address: 752 E ELZA AVE, HAZEL PARK, MI 48030

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 28-25-36-480-017 Status: Sold

Beds: 2	Baths: 1	Total Rooms: 3	Heating: FORCED AIR	Date: 2/13/2023
SqFt: 731	Parking Type:	Cooling: CENTRAL	Amount: \$113,000	
Lot Size / Acres: 4,879/0.112	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1952 / 1952		DOM:		

Public Record **Distance:** 0.45 mi **Estimated Value:** \$119,987 **Tax Assessed Value / Year:** \$39,120 / 2023



2429 Emmons Ave, Warren, MI 48091-4228 (Single Family Residential)
APN: 12-13-31-354-041

Beds: 3	Baths: 1	Last Sale Date: 4/21/2023
SqFt: 840	Year Built/Eff: 1947/1947	Last Sale Price: \$83,022
Lot Size/Acres: 8,625/0.198		Est. Value: \$91,654



2146 Michael Ave, Warren, MI 48091		Property Type: Single Family
Owner Name:	MARGILAJ ENTERPRISES LLC	
Mailing Address:	11932 PARAMOUNT BLVD #1, DOWNEY, CA 90242	
Owner Status:	Non-Owner Occupied	
Occupancy:	Occupied	
APN: 12-13-31-158-005		Status: Sold
Beds:	Baths: 1.5	Total Rooms: 5
		Heating: Forced air unit
SqFt:	940	Parking Type:
		Cooling: Amount: \$103,000
Lot Size / Acres:	5,619/0.129	Pool: No
		Floor Covering: Orig. List Date:
Year Built / Eff:	1963 / 1963	DOM:

Public Record **Distance:** 0.46 mi **Estimated Value:** \$102,537 **Tax Assessed Value / Year:** \$34,480 / 2023



photo coming soon

20128 Charest St, Detroit, MI 48234		Property Type: Single Family
Owner Name:		
Mailing Address:		
Owner Status:		
Occupancy:	Occupied	
APN: 13023565-6		Status: Sold
Beds: 3	Baths: 1	Total Rooms:
		Heating: FORCED AIR
SqFt:	840	Parking Type:
		Cooling: Amount: \$100,000/est
Lot Size / Acres:	4,792/0.11	Pool: No
		Floor Covering: Orig. List Date: 3/19/2023
Year Built / Eff:	1943 / 1943	DOM: 73

MLS **Distance:** 0.48 mi **Estimated Value:** \$97,531 **Tax Assessed Value / Year:** \$14,600 / 2022



photo coming soon

1805 E Evelyn Ave, Hazel Park, MI 48030		Property Type: Single Family
Owner Name:		
Mailing Address:		
Owner Status:		
Occupancy:	Occupied	
APN: 28-25-36-430-025		Status: Sold
Beds: 3	Baths: 1	Total Rooms: 5
		Heating: FORCED AIR
SqFt:	987	Parking Type:
		Cooling: CENTRAL
Lot Size / Acres:	4,312/0.099	Pool: No
		Floor Covering: Orig. List Date: 5/22/2023
Year Built / Eff:	1949 / 1969	DOM: 12

MLS **Distance:** 0.52 mi **Estimated Value:** \$98,557 **Tax Assessed Value / Year:** \$33,870 / 2023



2429 Emmons Ave, Warren, MI 48091-4228 (Single Family Residential)
APN: 12-13-31-354-041

Beds:	3	Baths:	1	Last Sale Date:	4/21/2023
SqFt:	840	Year Built/Eff:	1947/1947	Last Sale Price:	\$83,022
Lot Size/Acres:	8,625/0.198			Est. Value:	\$91,654

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photo coming soon

1975 Michael Ave, Warren, MI 48091 Property Type: Single Family
 Owner Name:
 Mailing Address:
 Owner Status:
 Occupancy: Vacant

APN: 12-13-31-153-027 Status: Sold
 Beds: 3 Baths: 1 Total Rooms: 4 Heating: Forced air unit Date: 08/2023
 SqFt: 850 Parking Type: Cooling: Central Amount: \$144,770/est
 Lot Size / Acres: 5,619/0.129 Pool: No Floor Covering: Orig. List Date: 7/01/2023
 Year Built / Eff: 1946 / 1946 DOM: 55

MLS Distance: 0.53 mi Estimated Value: \$143,850 Tax Assessed Value / Year: \$32,020 / 2023

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1722 E Evelyn Ave, Hazel Park, MI 48030 Property Type: Single Family
 Owner Name: SHYMIA HILL
 Mailing Address: 527 E EUCLID ST, DETROIT, MI 48202
 Owner Status: Owner Occupied
 Occupancy: Occupied

APN: 28-25-36-431-003 Status: Sold
 Beds: 3 Baths: 1 Total Rooms: 4 Heating: Forced air unit Date: 12/22/2022
 SqFt: 750 Parking Type: Cooling: Central Amount: \$154,900
 Lot Size / Acres: 4,182/0.096 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1920 / 2020 DOM:

Public Record Distance: 0.54 mi Estimated Value: \$161,868 Tax Assessed Value / Year: \$34,360 / 2023

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20220 Riopelle St, Highland Park, MI 48203 Property Type: Single Family
 Owner Name: OTTEA PAYNE
 Mailing Address: 2555 W BOSTON BLVD, DETROIT, MI 48206
 Owner Status: Non-Owner Occupied
 Occupancy: Occupied

APN: 09018667. Status: Sold
 Beds: 3 Baths: 2 Total Rooms: Heating: FORCED AIR Date: 1/31/2023
 SqFt: 996 Parking Type: Cooling: CENTRAL Amount: \$92,000
 Lot Size / Acres: 4,792/0.11 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1945 / 1945 DOM:

Public Record Distance: 0.56 mi Estimated Value: \$112,529 Tax Assessed Value / Year: \$15,100 / 2022



2429 Emmons Ave, Warren, MI 48091-4228 (Single Family Residential)

APN: 12-13-31-354-041

Beds: 3 Baths: 1 Last Sale Date: 4/21/2023
 SqFt: 840 Year Built/Eff: 1947/1947 Last Sale Price: \$83,022
 Lot Size/Acres: 8,625/0.198 Est. Value: \$91,654



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photo coming soon

20158 Riopelle St, Highland Park, MI 48203 Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 09018659. Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR	Date: 07/2023
SqFt: 929	Parking Type:	Cooling:	Amount: \$93,000/est	
Lot Size / Acres: 4,792/0.11	Pool: No	Floor Covering:	Orig. List Date: 5/03/2023	
Year Built / Eff: 1945 / 1945		DOM: 65		

MLS Distance: 0.59 mi Estimated Value: \$110,533 Tax Assessed Value / Year: \$12,700 / 2022

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1736 E Meyers Ave, Hazel Park, MI 48030 Property Type: Single Family

Owner Name: BRENDA FARNAM & IAN SMITH

Mailing Address: 1736 E MEYERS AVE, HAZEL PARK, MI 48030

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 28-25-36-285-005 Status: Sold

Beds: 3	Baths: 1	Total Rooms: 5	Heating: FORCED AIR	Date: 1/17/2023
SqFt: 987	Parking Type:	Cooling: CENTRAL	Amount: \$115,000	
Lot Size / Acres: 6,142/0.141	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1955 / 1955		DOM:		

Public Record Distance: 0.60 mi Estimated Value: \$134,355 Tax Assessed Value / Year: \$39,300 / 2023

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1805 E Meyers Ave, Hazel Park, MI 48030 Property Type: Single Family

Owner Name: MICHAEL MARCHIONE

Mailing Address: 3357 HARRISON AVE, ROCHESTER HILLS, MI 48307

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 28-25-36-283-025 Status: Sold

Beds: 2	Baths: 1	Total Rooms: 4	Heating: FORCED AIR	Date: 6/13/2023
SqFt: 725	Parking Type:	Cooling:	Amount: \$150,000	
Lot Size / Acres: 4,443/0.102	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1951 / 2022		DOM:		

Public Record Distance: 0.61 mi Estimated Value: \$110,977 Tax Assessed Value / Year: \$34,040 / 2023



2429 Emmons Ave, Warren, MI 48091-4228 (Single Family Residential)

APN: 12-13-31-354-041

Beds: 3	Baths: 1	Last Sale Date: 4/21/2023
SqFt: 840	Year Built/Eff: 1947/1947	Last Sale Price: \$83,022
Lot Size/Acres: 8,625/0.198		Est. Value: \$91,654

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1613 E Evelyn Ave, Hazel Park, MI 48030 Property Type: Single Family
 Owner Name: AAEL LLC
 Mailing Address: 640 CREEKSIDE CIR #102, AUBURN HILLS, MI 48326
 Owner Status: Non-Owner Occupied
 Occupancy: Occupied

APN: 28-25-36-427-021 Status: Sold
 Beds: 2 Baths: 1 Total Rooms: 3 Heating: Forced air unit Date: 6/27/2023
 SqFt: 811 Parking Type: Cooling: Ventilation Amount: \$100,000
 Lot Size / Acres: 4,312/0.099 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1920 / 1920 DOM:

Public Record Distance: 0.62 mi Estimated Value: \$120,315 Tax Assessed Value / Year: \$34,280 / 2023

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photo coming soon

1562 E Evelyn Ave, Hazel Park, MI 48030 Property Type: Single Family
 Owner Name:
 Mailing Address:
 Owner Status:
 Occupancy: Occupied

APN: 28-25-36-428-006 Status: Sold
 Beds: 3 Baths: 1 Total Rooms: 4 Heating: Forced air unit Date: 09/2023
 SqFt: 875 Parking Type: Cooling: Amount: \$161,570/est
 Lot Size / Acres: 4,356/0.1 Pool: No Floor Covering: Orig. List Date: 8/02/2023
 Year Built / Eff: 1953 / 2017 DOM: 48

MLS Distance: 0.62 mi Estimated Value: \$168,955 Tax Assessed Value / Year: \$32,650 / 2023

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1635 E Madge Ave, Hazel Park, MI 48030 Property Type: Single Family
 Owner Name: STEPHANIE FULLER
 Mailing Address: 54242 POCAHONTAS DR, SHELBY TOWNSHIP, MI 48315
 Owner Status: Non-Owner Occupied
 Occupancy: Occupied

APN: 28-25-36-426-012 Status: Sold
 Beds: 2 Baths: 1 Total Rooms: 4 Heating: Forced air unit Date: 6/02/2023
 SqFt: 772 Parking Type: Cooling: Amount: \$129,000
 Lot Size / Acres: 4,400/0.101 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1938 / 1938 DOM:

Public Record Distance: 0.63 mi Estimated Value: \$116,225 Tax Assessed Value / Year: \$33,610 / 2023



2429 Emmons Ave, Warren, MI 48091-4228 (Single Family Residential)

APN: 12-13-31-354-041

Beds: 3 Baths: 1 Last Sale Date: 4/21/2023
 SqFt: 840 Year Built/Eff: 1947/1947 Last Sale Price: \$83,022
 Lot Size/Acres: 8,625/0.198 Est. Value: \$91,654



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1613 E Evelyn Ave, Hazel Park, MI 48030

APN: 28-25-36-427-021



Updated: 11/27/2017

Public Record

Distance: 0.62 mi

Estimated Value: \$120,315

Tax Assessed Value / Year: \$34,280 / 2023



2429 Emmons Ave, Warren, MI 48091-4228 (Single Family Residential)

APN: 12-13-31-354-041

Beds: 3

Baths: 1

Last Sale Date: 4/21/2023

SqFt: 840

Year Built/Eff: 1947/1947

Last Sale Price: \$83,022

Lot Size/Acres: 8,625/0.198

Est. Value: \$91,654