

Sales Comparable

1923 Gladstone St, Detroit, MI 48206-2231

APN: 08002419. / County: Wayne

11/14/2023



Subject Property	
1923 Gladstone St, Detroit, MI 48206-2231	
Owner Name:	BLACK ATWATER LLC
Mailing Address:	4809 COLLINS RD, LANSING, MI 48909
Owner Status:	Owner Occupied
Length of Ownership:	15
Current Occupancy:	Vacant

Property Type:	Single Family Residential	Status:	Off Market
Beds:	6	Baths:	2.0
Heating:	OTHER	Distressed:	No
Total Rooms:		Cooling:	
SqFt:	2,412	Short Sale:	Yes
Lot Size/Acres:	6,098	Floor Coverings:	
Year Built/Eff:	1919	HOA/COA:	Yes
Parking Type:		Total Assd Val:	\$24,100
Pool:		Land Assd Val:	
		Imp Assd Val:	
		Assd Year:	2023

Current Listing Status	
Listing Status:	SOLD
Listing Date:	04/2021
Listing Price:	\$55,000/est
DOM:	83
Price Change Date:	
Price Change Amount:	
Price Change %:	

Public Record Sales	
Last Sale Date:	8/08/2022
Last Sale Price:	\$139,900
Last Purchase Method:	Financed
Prior Sale Date:	4/23/2021
Prior Sale Price:	\$55,000
Prior Purchase Method:	Financed

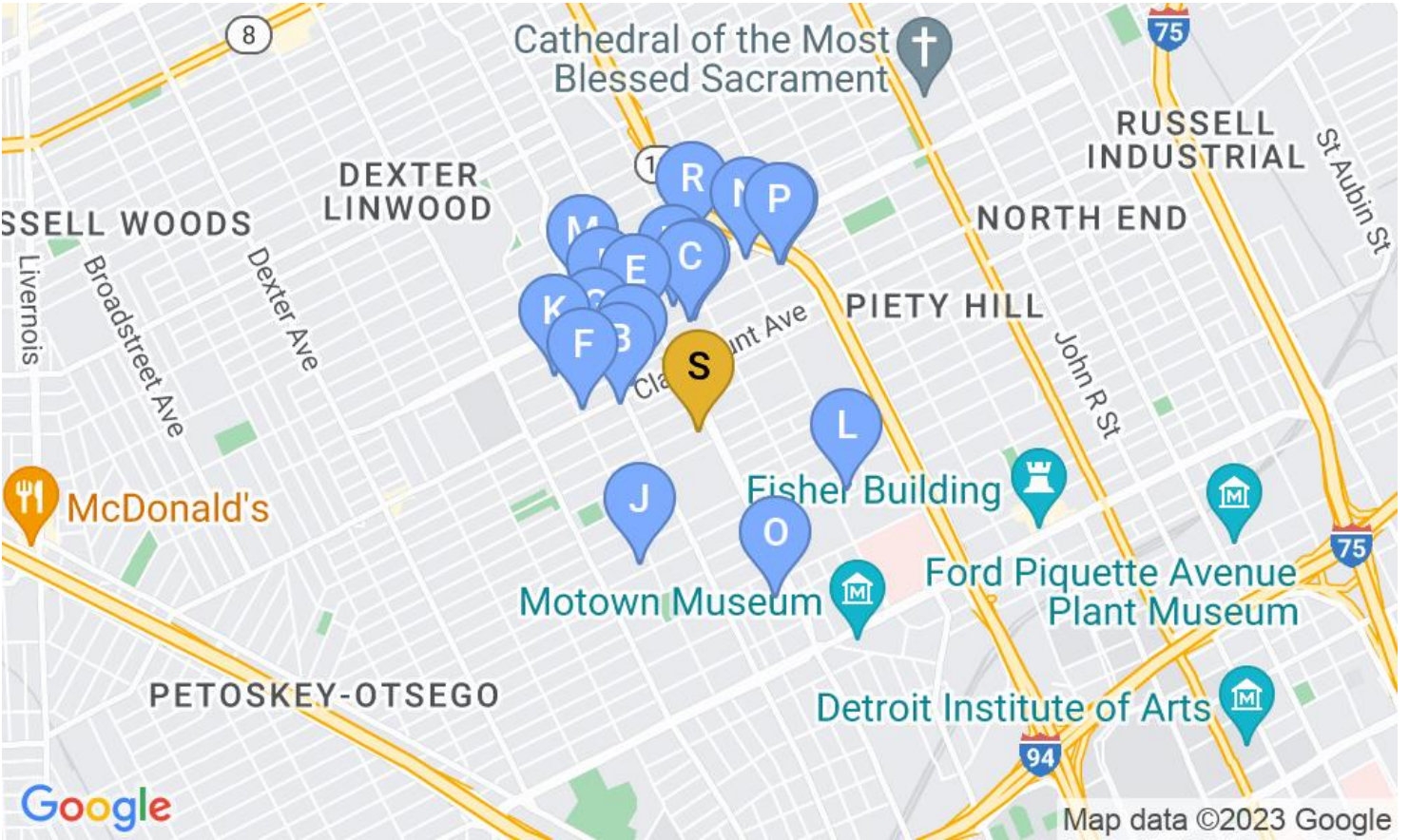
MLS Sales	
Last Sale Date:	04/2021
Last Sale Price:	\$55,000/est
Last Listing Date:	1/31/2021
Last DOM:	83
Prior Sale Date:	07/2020
Prior Sale Price:	\$45,930/est
Prior Listing Date:	6/21/2020
Prior DOM:	39

Search Criteria			
Data Set	Public Record & MLS	Sale Date	>= 11/14/2022
Distance	1 Miles	Square Feet	1,930 - 2,894
		Status	SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	\$139,900	\$287,000	\$545,000	\$376,932
SqFt	2,412	2,024	2,854	2,515
Price/SqFt	\$58	\$105.6	\$219.05	\$150.09
Bedrooms	6	2	6	4
Baths	2	2	4	2
Lot Size/Acres	6,098/0.14	4,356/0.1	9,148/0.21	6,098/0.14
Year Built	1919	1914	1924	1918
Distance from Subject	-	0.25	0.59	0.447

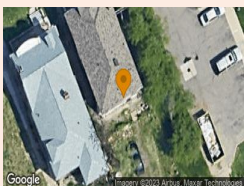
On Market Comps	Subject	Low	High	Average

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	2058 Clairmount St	Sold	5/25/2023	\$301,395	2,854	\$105.6	2	2	1919	0.25 mi
B	Public Record	2215 Clairmount St	Sold	7/21/2023	\$325,000	2,626	\$123.76		2.5	1922	0.26 mi
C	Public Record	1667 Edison St	Sold	5/25/2023	\$300,000	2,569	\$116.78	5	2	1918	0.34 mi
D	Public Record	1651 Edison St	Sold	5/25/2023	\$287,000	2,450	\$117.14	5	2	1918	0.35 mi
E	MLS	1970 Edison St	Sold	01/2023	\$420,000/est	2,660	\$157.89	5	4	1923	0.36 mi
F	Public Record	9114 La Salle Blvd	Sold	4/12/2023	\$500,000	2,504	\$199.68	3	2	1924	0.37 mi
G	Public Record	2235 Edison St	Sold	8/23/2023	\$545,000	2,488	\$219.05	4	3	1922	0.38 mi
H	Public Record	1691 Longfellow St	Sold	6/13/2023	\$315,000	2,500	\$126	4	2	1917	0.40 mi
I	Public Record	2060 Longfellow St	Sold	3/31/2023	\$505,000	2,750	\$183.64	5	2.5	1921	0.44 mi
J	Public Record	2428 Virginia Park St	Sold	5/18/2023	\$315,000	2,295	\$137.25	4	2	1914	0.46 mi
K	MLS	2400 Edison St	Sold	12/2022	\$365,000/est	2,536	\$143.93	4	3	1921	0.48 mi
L	Public Record	1372 Seward St	Sold	1/04/2023	\$309,000	2,254	\$137.09	4	2	1914	0.50 mi
M	Public Record	2067 W Boston Blvd	Sold	6/22/2023	\$320,000	2,511	\$127.44	6	2	1919	0.56 mi
N	Public Record	1258 Longfellow St	Sold	3/03/2023	\$450,000	2,690	\$167.29	4	3	1916	0.56 mi
O	Public Record	1943 W Bethune St	Sold	8/09/2023	\$415,000	2,596	\$159.86	4	4	1916	0.58 mi
P	MLS	1186 Edison St	Sold	03/2023		2,505		5	2.5	1916	0.58 mi
Q	Public Record	1176 Edison St	Sold	3/02/2023	\$345,442	2,024	\$170.67	5	2	1916	0.59 mi
R	Public Record	1519 W Boston Blvd	Sold	3/24/2023	\$390,000	2,461	\$158.47	4	2.5	1915	0.59 mi



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)

APN: 08002419.

Beds:	6	Baths:	2	Last Sale Date:	8/08/2022
SqFt:	2,412	Year Built/Eff:	1919/1919	Last Sale Price:	\$139,900
Lot Size/Acres:	6,098/0.14			Est. Value:	\$70,871



2058 Clairmount St, Detroit, MI 48206 Property Type: Single Family

Owner Name: F STREET INVESTMENTS LLC

Mailing Address: 1134 N 9TH ST #200, MILWAUKEE, WI 53233

Owner Status: Owner Occupied

Occupancy: Vacant

APN: 08002708. Status: Sold

Beds: 2	Baths: 2	Total Rooms:	Heating: FORCED AIR	Date: 5/25/2023
SqFt: 2,854	Parking Type:	Cooling:	Amount: \$301,395	
Lot Size / Acres: 4,792/0.11	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1919 / 1919			DOM:	

Public Record **Distance:** 0.25 mi **Estimated Value:** \$70,093 **Tax Assessed Value / Year:** \$21,300 / 2023



2215 Clairmount St, Detroit, MI 48206 Property Type: Single Family

Owner Name: MARIVIC CARILLANES

Mailing Address: 2750 W YALE AVE #3, ANAHEIM, CA 92801

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 10002361. Status: Sold

Beds:	Baths: 2.5	Total Rooms:	Heating: Hot Water	Date: 7/21/2023
SqFt: 2,626	Parking Type:	Cooling:	Amount: \$325,000	
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1922 / 1922			DOM:	

Public Record **Distance:** 0.26 mi **Estimated Value:** \$38,067 **Tax Assessed Value / Year:** \$4,500 / 2023



1667 Edison St, Detroit, MI 48206 Property Type: Single Family

Owner Name: F STREET INVESTMENTS LLC

Mailing Address: 1134 N 9TH ST #200, MILWAUKEE, WI 53233

Owner Status: Non-Owner Occupied

Occupancy: Vacant

APN: 08002840. Status: Sold

Beds: 5	Baths: 2	Total Rooms:	Heating: FORCED AIR	Date: 5/25/2023
SqFt: 2,569	Parking Type:	Cooling: CENTRAL	Amount: \$300,000	
Lot Size / Acres: 5,227/0.12	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1918 / 1918			DOM:	

Public Record **Distance:** 0.34 mi **Estimated Value:** \$227,280 **Tax Assessed Value / Year:** \$106,200 / 2023



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)
APN: 08002419.

Beds: 6	Baths: 2	Last Sale Date: 8/08/2022
SqFt: 2,412	Year Built/Eff: 1919/1919	Last Sale Price: \$139,900
Lot Size/Acres: 6,098/0.14		Est. Value: \$70,871



1651 Edison St, Detroit, MI 48206		Property Type:	Single Family
Owner Name:	DOBBINS ANTHONY		
Mailing Address:	1134 N 9TH ST #200, MILWAUKEE, WI 53233		
Owner Status:	Owner Occupied		
Occupancy:	Vacant		
APN: 08002838.		Status:	Sold
Beds:	5	Baths:	2
Total Rooms:		Heating:	HOT WATER
Date:	5/25/2023		
SqFt:	2,450	Parking Type:	
Cooling:			
Amount:	\$287,000		
Lot Size / Acres:	5,227/0.12	Pool:	No
Floor Covering:			
Orig. List Date:			
Year Built / Eff:	1918 / 1918	DOM:	

Public Record
Distance: 0.35 mi
Estimated Value: \$268,620
Tax Assessed Value / Year: \$67,900 / 2023



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1970 Edison St, Detroit, MI 48206		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Occupied		
APN: 08002884.		Status:	Sold
Beds:	5	Baths:	4
Total Rooms:		Heating:	HOT WATER
Date:	01/2023		
SqFt:	2,660	Parking Type:	
Cooling:			
Amount:	\$420,000/est		
Lot Size / Acres:	6,098/0.14	Pool:	No
Floor Covering:			
Orig. List Date:	12/03/2022		
Year Built / Eff:	1923 / 1923	DOM:	49

MLS
Distance: 0.36 mi
Estimated Value: \$351,812
Tax Assessed Value / Year: \$137,800 / 2023



9114 La Salle Blvd, Detroit, MI 48206		Property Type:	Single Family
Owner Name:	TORO-ROMAN CAROLINA ANDREA		
Mailing Address:	1531 HUBBARD ST, DETROIT, MI 48209		
Owner Status:	Non-Owner Occupied		
Occupancy:	Occupied		
APN: 10008771.		Status:	Sold
Beds:	3	Baths:	2
Total Rooms:		Heating:	FORCED AIR
Date:	4/12/2023		
SqFt:	2,504	Parking Type:	
Cooling:			
Amount:	\$500,000		
Lot Size / Acres:	6,098/0.14	Pool:	No
Floor Covering:			
Orig. List Date:			
Year Built / Eff:	1924 / 1924	DOM:	

Public Record
Distance: 0.37 mi
Estimated Value: \$120,637
Tax Assessed Value / Year: \$101,900 / 2023



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)
APN: 08002419.

Beds:	6	Baths:	2	Last Sale Date:	8/08/2022
SqFt:	2,412	Year Built/Eff:	1919/1919	Last Sale Price:	\$139,900
Lot Size/Acres:	6,098/0.14	Est. Value:	\$70,871		

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2235 Edison St, Detroit, MI 48206 Property Type: Single Family

Owner Name: JOESPH & EMILY GARDINIER

Mailing Address: 2235 EDISON ST, DETROIT, MI 48206

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 10002549. Status: Sold

Beds: 4	Baths: 3	Total Rooms:	Heating: FORCED AIR,	Date: 8/23/2023
SqFt: 2,488	Parking Type:	Cooling:	Amount: \$545,000	
Lot Size / Acres: 6,534/0.15	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1922 / 1922			DOM:	

Public Record **Distance:** 0.38 mi **Estimated Value:** \$567,205 **Tax Assessed Value / Year:** \$145,600 / 2023

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1691 Longfellow St, Detroit, MI 48206 Property Type: Single Family

Owner Name: SUSAN NOWOSAD

Mailing Address: 84 VERNIER RD #1, GROSSE POINTE SHORES, MI 48236

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 08002922. Status: Sold

Beds: 4	Baths: 2	Total Rooms:	Heating: HOT WATER	Date: 6/13/2023
SqFt: 2,500	Parking Type:	Cooling:	Amount: \$315,000	
Lot Size / Acres: 5,227/0.12	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1917 / 1917			DOM:	

Public Record **Distance:** 0.40 mi **Estimated Value:** \$310,570 **Tax Assessed Value / Year:** \$127,900 / 2023

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2060 Longfellow St, Detroit, MI 48206 Property Type: Single Family

Owner Name: KHALED NOUI-MEHIDI & ALI MEHIDI

Mailing Address: 640 N CHURCH ST #1602, CHARLOTTE, NC 28202

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 08002951. Status: Sold

Beds: 5	Baths: 2.5	Total Rooms:	Heating: HOT WATER	Date: 3/31/2023
SqFt: 2,750	Parking Type:	Cooling:	Amount: \$505,000	
Lot Size / Acres: 6,534/0.15	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1921 / 1921			DOM:	

Public Record **Distance:** 0.44 mi **Estimated Value:** \$404,514 **Tax Assessed Value / Year:** \$148,800 / 2023



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)
APN: 08002419.

Beds: 6	Baths: 2	Last Sale Date: 8/08/2022
SqFt: 2,412	Year Built/Eff: 1919/1919	Last Sale Price: \$139,900
Lot Size/Acres: 6,098/0.14		Est. Value: \$70,871

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2428 Virginia Park St, Detroit, MI 48206 Property Type: Single Family

Owner Name: TAYLOR LAW

Mailing Address: 4162 SEMINOLE ST, DETROIT, MI 48214

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 10001626.

Status: Sold

Beds: 4 Baths: 2 Total Rooms: Heating: FORCED AIR Date: 5/18/2023

SqFt: 2,295 Parking Type: Cooling: Amount: \$315,000

Lot Size / Acres: 6,534/0.15 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1914 / 1914 DOM:

Public Record Distance: 0.46 mi Estimated Value: \$40,627 Tax Assessed Value / Year: \$19,000 / 2023

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photo coming soon

2400 Edison St, Detroit, MI 48206 Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 10002598.

Status: Sold

Beds: 4 Baths: 3 Total Rooms: Heating: FORCED AIR Date: 12/2022

SqFt: 2,536 Parking Type: Cooling: CEILING FAN Amount: \$365,000/est

Lot Size / Acres: 9,148/0.21 Pool: No Floor Covering: Orig. List Date: 10/26/2022

Year Built / Eff: 1921 / 1921 DOM: 64

MLS Distance: 0.48 mi Estimated Value: \$337,405 Tax Assessed Value / Year: \$158,000 / 2023

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1372 Seward St, Detroit, MI 48202 Property Type: Single Family

Owner Name: MARY MALZAHN & SUSAN HIPSLEY

Mailing Address: 3135 BELAIR GATE LN, HYATTSVILLE, MD 20785

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 06001740.

Status: Sold

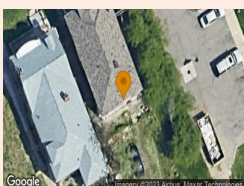
Beds: 4 Baths: 2 Total Rooms: Heating: FORCED AIR Date: 1/04/2023

SqFt: 2,254 Parking Type: Cooling: FAN COOLING Amount: \$309,000

Lot Size / Acres: 5,663/0.13 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1914 / 1914 DOM:

Public Record Distance: 0.50 mi Estimated Value: \$233,961 Tax Assessed Value / Year: \$59,000 / 2023



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)

APN: 08002419.

Beds: 6 Baths: 2 Last Sale Date: 8/08/2022

SqFt: 2,412 Year Built/Eff: 1919/1919 Last Sale Price: \$139,900

Lot Size/Acres: 6,098/0.14 Est. Value: \$70,871



2067 W Boston Blvd, Detroit, MI 48206 Property Type: Single Family

Owner Name: F STREET INVESTMENTS LLC

Mailing Address: 1134 N 9TH ST #200, MILWAUKEE, WI 53233

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 08003086. Status: Sold

Beds: 6	Baths: 2	Total Rooms:	Heating: HOT WATER,	Date: 6/22/2023
SqFt: 2,511	Parking Type:	Cooling:	Amount: \$320,000	
Lot Size / Acres: 8,276/0.19	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1919 / 1919			DOM:	

Public Record
Distance: 0.56 mi
Estimated Value: \$331,756
Tax Assessed Value / Year: \$155,100 / 2023



1258 Longfellow St, Detroit, MI 48202 Property Type: Single Family

Owner Name: BRIAN DOYLE

Mailing Address: 888 LONG POND RD, PLYMOUTH, MA 02360

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 06002512. Status: Sold

Beds: 4	Baths: 3	Total Rooms:	Heating: FORCED AIR	Date: 3/03/2023
SqFt: 2,690	Parking Type:	Cooling: FAN COOLING	Amount: \$450,000	
Lot Size / Acres: 6,098/0.14	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1916 / 1916			DOM:	

Public Record
Distance: 0.56 mi
Estimated Value: \$476,417
Tax Assessed Value / Year: \$140,100 / 2023



1943 W Bethune St, Detroit, MI 48206 Property Type: Single Family

Owner Name: 1943 ROCK CITY LLC

Mailing Address: 3601 SW RAYMOND ST, SEATTLE, WA 98126

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 08001739. Status: Sold

Beds: 4	Baths: 4	Total Rooms:	Heating: FORCED AIR	Date: 8/09/2023
SqFt: 2,596	Parking Type:	Cooling:	Amount: \$415,000	
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1916 / 1916			DOM:	

Public Record
Distance: 0.58 mi
Estimated Value: \$84,478
Tax Assessed Value / Year: \$35,300 / 2023



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)
APN: 08002419.

Beds: 6	Baths: 2	Last Sale Date: 8/08/2022
SqFt: 2,412	Year Built/Eff: 1919/1919	Last Sale Price: \$139,900
Lot Size/Acres: 6,098/0.14		Est. Value: \$70,871

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photo coming soon

1186 Edison St, Detroit, MI 48202 Property Type: Single Family
 Owner Name:
 Mailing Address:
 Owner Status:
 Occupancy: Occupied

APN: 06002452. Status: Sold
 Beds: 5 Baths: 2.5 Total Rooms: Heating: Gas Date: 03/2023
 SqFt: 2,505 Parking Type: Cooling: Amount:
 Lot Size / Acres: 5,227/0.12 Pool: No Floor Covering: Orig. List Date: 3/20/2023
 Year Built / Eff: 1916 / 1916 DOM: 4

MLS Distance: 0.58 mi Estimated Value: \$230,978 Tax Assessed Value / Year: \$141,800 / 2023

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1176 Edison St, Detroit, MI 48202 Property Type: Single Family
 Owner Name: SSYC LLC
 Mailing Address: 4400 EASTERN COMMONS WAY #125, DETROIT, MI 43219
 Owner Status: Non-Owner Occupied
 Occupancy: Vacant

APN: 06002453. Status: Sold
 Beds: 5 Baths: 2 Total Rooms: Heating: FORCED AIR Date: 3/02/2023
 SqFt: 2,024 Parking Type: Cooling: CEILING FAN Amount: \$345,442
 Lot Size / Acres: 5,227/0.12 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1916 / 1916 DOM:

Public Record Distance: 0.59 mi Estimated Value: \$256,943 Tax Assessed Value / Year: \$63,000 / 2023

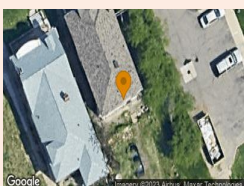
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1519 W Boston Blvd, Detroit, MI 48206 Property Type: Single Family
 Owner Name: KEYSHA & LUCIOUS TAYLOR
 Mailing Address: 2051 VIRGINIA PARK ST, DETROIT, MI 48206
 Owner Status: Owner Occupied
 Occupancy: Occupied

APN: 06002606. Status: Sold
 Beds: 4 Baths: 2.5 Total Rooms: Heating: Hot Water Date: 3/24/2023
 SqFt: 2,461 Parking Type: Cooling: Amount: \$390,000
 Lot Size / Acres: 9,148/0.21 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1915 / 1915 DOM:

Public Record Distance: 0.59 mi Estimated Value: \$403,659 Tax Assessed Value / Year: \$164,900 / 2023



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)

APN: 08002419.

Beds: 6 Baths: 2 Last Sale Date: 8/08/2022
 SqFt: 2,412 Year Built/Eff: 1919/1919 Last Sale Price: \$139,900
 Lot Size/Acres: 6,098/0.14 Est. Value: \$70,871

5 1970 Edison St, Detroit, MI 48206 **APN: 08002884.**












Updated: 1/20/2016

MLS	Distance: 0.36 mi	Estimated Value: \$351,812	Tax Assessed Value / Year: \$137,800 / 2023
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8 1691 Longfellow St, Detroit, MI 48206 **APN: 08002922.**







Public Record	Distance: 0.40 mi	Estimated Value: \$310,570	Tax Assessed Value / Year: \$127,900 / 2023
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10 2428 Virginia Park St, Detroit, MI 48206 **APN: 10001626.**





Updated: 11/30/2017



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)
APN: 08002419.

Beds: 6	Baths: 2	Last Sale Date: 8/08/2022
SqFt: 2,412	Year Built/Eff: 1919/1919	Last Sale Price: \$139,900
Lot Size/Acres: 6,098/0.14		Est. Value: \$70,871

Public Record Distance: 0.46 mi Estimated Value: \$40,627 Tax Assessed Value / Year: \$19,000 / 2023

14 1258 Longfellow St, Detroit, MI 48202

APN: 06002512.



Updated: 8/15/2016

Public Record Distance: 0.56 mi Estimated Value: \$476,417 Tax Assessed Value / Year: \$140,100 / 2023



1923 Gladstone St, Detroit, MI 48206-2231 (Single Family Residential)

APN: 08002419.

Beds:	6	Baths:	2	Last Sale Date:	8/08/2022
SqFt:	2,412	Year Built/Eff:	1919/1919	Last Sale Price:	\$139,900
Lot Size/Acres:	6,098/0.14			Est. Value:	\$70,871