

Sales Comparable

11401 Winthrop St, Detroit, MI 48227-1652

APN: 22052528. / County: Wayne

12/01/2023



Subject Property

11401 Winthrop St, Detroit, MI 48227-1652

Owner Name: 11401 WINTHROP ST LLC

Mailing Address: 1718 CAPITOL AVE, CHEYENNE, WY 82001-4528

Owner Status: Owner Occupied

Length of Ownership: 49

Current Occupancy: Non-Owner Occupied

Property Type: Single Family Residential

Status: Off Market

Beds: 3

Baths: 2.0

Heating: FORCED AIR

Distressed: No

Total Rooms:

Cooling:

Short Sale: No

SqFt: 1,491

Floor Coverings:

HOA/COA: No

Lot Size/Acres: 4,356

Total Assd Val: \$28,600

Year Built/Eff: 1937

Land Assd Val:

Parking Type:

Imp Assd Val:

Pool:

Assd Year: 2023

Current Listing Status

Listing Status: SOLD
Listing Date: 11/2019
Listing Price: \$41,000/est
DOM: 110
Price Change Date:
Price Change Amount:
Price Change %:

Public Record Sales

Last Sale Date: 10/15/2019
Last Sale Price: \$41,000
Last Purchase Method: Cash
Prior Sale Date: 10/12/2004
Prior Sale Price: \$30,000
Prior Purchase Method: Cash

MLS Sales

Last Sale Date: 11/2019
Last Sale Price: \$41,000/est
Last Listing Date: 8/01/2019
Last DOM: 110
Prior Sale Date: 10/2019
Prior Sale Price: \$40,930/est
Prior Listing Date: 7/30/2019
Prior DOM: 78

Search Criteria

Data Set Public Record & MLS **Sale Date** >= 12/01/2022 **Square Feet** 1,193 - 1,789
Distance 1 Miles **Status** SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	\$41,000	\$64,000	\$225,000	\$100,397
SqFt	1,491	1,240	1,758	1,456
Price/SqFt	\$27.5	\$40	\$181.45	\$69.97
Bedrooms	3	2	4	3
Baths	2	1	2	2
Lot Size/Acres	4,356/0.1	3,049/0.07	6,098/0.14	4,617/0.106
Year Built	1937	1928	1950	1938
Distance from Subject	-	0.17	1	0.715

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	MLS	11651 Prest St	Sold	11/2023	\$108,120/est	1,386	\$78.01	3	2.5	1938	0.17 mi
B	Public Record	9654 Montrose St	Sold	10/06/2023	\$64,500	1,250	\$51.6	4	1	1937	0.28 mi
C	Public Record	11337 Terry St	Sold	3/02/2023	\$225,000	1,240	\$181.45	3	1	1940	0.40 mi
D	Public Record	9959 Lauder St	Sold	6/12/2023	\$64,000	1,600	\$40	2	1	1937	0.49 mi
E	Public Record	9966 Lauder St	Sold	2/21/2023	\$84,900	1,282	\$66.22	3	2	1940	0.52 mi
F	MLS	10014 Abington Ave	Sold	02/2023	\$70,000/est	1,486	\$47.11	3	1	1937	0.60 mi
G	MLS	9134 Saint Marys St	Sold	03/2023	\$69,900/est	1,716	\$40.73	2	2	1950	0.77 mi
H	Public Record	12939 Rutherford St	Sold	9/22/2023	\$160,000	1,701	\$94.06	4	2	1937	0.90 mi
I	Public Record	12909 Saint Marys St	Sold	8/30/2023	\$105,000	1,272	\$82.55	3	1	1939	0.90 mi
J	Public Record	12835 Woodmont Ave	Sold	7/06/2023	\$67,500	1,296	\$52.08	3	2	1949	0.92 mi
K	Public Record	8876 Robson St	Sold	9/13/2023	\$105,000	1,712	\$61.33	3	2	1935	0.93 mi
L	MLS	12915 Mettetal St	Sold	11/2023	\$64,880/est	1,347	\$48.17	3	1	1929	0.93 mi
M	Public Record	12920 Asbury Park	Sold	3/21/2023	\$140,000	1,758	\$79.64		1.5	1941	0.95 mi
N	Public Record	13544 Rutherford St	Sold	12/21/2022	\$82,000	1,294	\$63.37	3	1	1928	0.97 mi
O	MLS	13535 Saint Marys St	Sold	07/2023	\$95,150/est	1,505	\$63.22	4	2	1928	1.00 mi



11401 Winthrop St, Detroit, MI 48227-1652 (Single Family Residential)

APN: 22052528.

Beds:	3	Baths:	2	Last Sale Date:	10/15/2019
SqFt:	1,491	Year Built/Eff:	1937/1937	Last Sale Price:	\$41,000
Lot Size/Acres:	4,356/0.1			Est. Value:	\$83,610



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11651 Prest St, Detroit, MI 48227		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Occupied		
APN: 22049282.		Status:	Sold
Beds: 3	Baths: 2.5	Total Rooms:	Heating: Forced air unit
SqFt:	1,386	Parking Type:	Cooling: Central
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:
Year Built / Eff:	1938 / 1938	DOM:	34
MLS	Distance: 0.17 mi	Estimated Value: \$82,061	Tax Assessed Value / Year: \$26,400 / 2023



9654 Montrose St, Detroit, MI 48227		Property Type:	Single Family
Owner Name: SARIKAYA LLC			
Mailing Address: 9654 MONTROSE ST, DETROIT, MI 48227			
Owner Status: Owner Occupied			
Occupancy:	Occupied		
APN: 22052920.		Status:	Sold
Beds: 4	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	1,250	Parking Type:	Cooling:
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:
Year Built / Eff:	1937 / 1937	DOM:	
Public Record	Distance: 0.28 mi	Estimated Value: \$61,823	Tax Assessed Value / Year: \$26,800 / 2023



11337 Terry St, Detroit, MI 48227		Property Type:	Single Family
Owner Name: HM VENTURES TEXAS HOLDINGS LLC			
Mailing Address: 14001 W STATE HIGHWAY 29 #102, LIBERTY HILL, TX 78642			
Owner Status: Non-Owner Occupied			
Occupancy:	Occupied		
APN: 22043230.		Status:	Sold
Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR
SqFt:	1,240	Parking Type:	Cooling:
Lot Size / Acres:	4,356/0.1	Pool: No	Floor Covering:
Year Built / Eff:	1940 / 1940	DOM:	
Public Record	Distance: 0.40 mi	Estimated Value: \$51,311	Tax Assessed Value / Year: \$24,900 / 2023



11401 Winthrop St, Detroit, MI 48227-1652 (Single Family Residential)
APN: 22052528.

Beds: 3	Baths: 2	Last Sale Date: 10/15/2019
SqFt: 1,491	Year Built/Eff: 1937/1937	Last Sale Price: \$41,000
Lot Size/Acres: 4,356/0.1		Est. Value: \$83,610



9959 Lauder St, Detroit, MI 48227 Property Type: Single Family

Owner Name: SKYLORD AVIATION LLC

Mailing Address: 9959 LAUDER ST, DETROIT, MI 48227

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 22042617. Status: Sold

Beds: 2	Baths: 1	Total Rooms:	Heating: FORCED AIR	Date: 6/12/2023
SqFt: 1,600	Parking Type:	Cooling:	Amount: \$64,000	
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1937 / 1937		DOM:		

Public Record
Distance: 0.49 mi
Estimated Value: \$79,308
Tax Assessed Value / Year: \$24,400 / 2023



9966 Lauder St, Detroit, MI 48227 Property Type: Single Family

Owner Name: TERRENCE FORD

Mailing Address: 18821 LAHSER RD #4, DETROIT, MI 48223

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 22041690. Status: Sold

Beds: 3	Baths: 2	Total Rooms:	Heating: FORCED AIR	Date: 2/21/2023
SqFt: 1,282	Parking Type:	Cooling: CENTRAL, FAN	Amount: \$84,900	
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1940 / 1940		DOM:		

Public Record
Distance: 0.52 mi
Estimated Value: \$82,992
Tax Assessed Value / Year: \$27,200 / 2023




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10014 Abington Ave, Detroit, MI 48227 Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 22066140. Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR,	Date: 02/2023
SqFt: 1,486	Parking Type:	Cooling:	Amount: \$70,000/est	
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering:	Orig. List Date: 1/15/2023	
Year Built / Eff: 1937 / 1937		DOM:	41	

MLS
Distance: 0.60 mi
Estimated Value: \$82,921
Tax Assessed Value / Year: \$28,000 / 2023



11401 Winthrop St, Detroit, MI 48227-1652 (Single Family Residential)
APN: 22052528.

Beds: 3	Baths: 2	Last Sale Date: 10/15/2019
SqFt: 1,491	Year Built/Eff: 1937/1937	Last Sale Price: \$41,000
Lot Size/Acres: 4,356/0.1		Est. Value: \$83,610



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9134 Saint Marys St, Detroit, MI 48228		Property Type: Duplex (2 units, any)
Owner Name:		
Mailing Address:		
Owner Status:		
Occupancy:	Occupied	

APN: 22058362.009		Status: Sold		
Beds: 2	Baths: 2	Total Rooms:	Heating: FORCED AIR	Date: 03/2023
SqFt:	1,716	Parking Type:	Cooling:	Amount: \$69,900/est
Lot Size / Acres: 3,049/0.07	Pool: No	Floor Covering:	Orig. List Date: 2/09/2023	
Year Built / Eff: 1950 / 1950				DOM: 51

MLS	Distance: 0.77 mi	Estimated Value: \$70,532	Tax Assessed Value / Year: \$17,300 / 2023
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12939 Rutherford St, Detroit, MI 48227		Property Type: Single Family
Owner Name: JOHN FERGUSON		
Mailing Address: 18404 MARGARETA ST, DETROIT, MI 48219		
Owner Status: Non-Owner Occupied		
Occupancy:	Occupied	

APN: 22056611.		Status: Sold		
Beds: 4	Baths: 2	Total Rooms:	Heating: FORCED AIR	Date: 9/22/2023
SqFt:	1,701	Parking Type:	Cooling:	Amount: \$160,000
Lot Size / Acres: 5,227/0.12	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1937 / 1937				DOM:

Public Record	Distance: 0.90 mi	Estimated Value: \$168,233	Tax Assessed Value / Year: \$45,900 / 2023
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12909 Saint Marys St, Detroit, MI 48227		Property Type: Single Family
Owner Name: HOLLIE YOUNG		
Mailing Address: 20069 FORRER ST, DETROIT, MI 48235		
Owner Status: Non-Owner Occupied		
Occupancy:	Occupied	

APN: 22059220.		Status: Sold		
Beds: 3	Baths: 1	Total Rooms:	Heating: FORCED AIR	Date: 8/30/2023
SqFt:	1,272	Parking Type:	Cooling:	Amount: \$105,000
Lot Size / Acres: 4,792/0.11	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1939 / 1939				DOM:

Public Record	Distance: 0.90 mi	Estimated Value: \$84,488	Tax Assessed Value / Year: \$29,400 / 2023
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11401 Winthrop St, Detroit, MI 48227-1652 (Single Family Residential)
APN: 22052528.

Beds: 3	Baths: 2	Last Sale Date: 10/15/2019
SqFt: 1,491	Year Built/Eff: 1937/1937	Last Sale Price: \$41,000
Lot Size/Acres: 4,356/0.1		Est. Value: \$83,610

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12835 Woodmont Ave, Detroit, MI 48227 Property Type: Single Family

Owner Name: ALFA KIBBI PROPERTIES LLC

Mailing Address: 24001 SOUTHFIELD RD #100, SOUTHFIELD, MI 48075

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 22062889.

Status: Sold

Beds: 3 Baths: 2 Total Rooms: Heating: Forced air unit Date: 7/06/2023

SqFt: 1,296 Parking Type: Cooling: Amount: \$67,500

Lot Size / Acres: 5,227/0.12 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1949 / 1949 DOM:

Public Record Distance: 0.92 mi Estimated Value: \$25,939 Tax Assessed Value / Year: \$28,900 / 2023

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8876 Robson St, Detroit, MI 48228 Property Type: Single Family

Owner Name: BRIANA LAKE

Mailing Address: 3484 EWALD CIR, DETROIT, MI 48204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 22043432.

Status: Sold

Beds: 3 Baths: 2 Total Rooms: Heating: FORCED AIR Date: 9/13/2023

SqFt: 1,712 Parking Type: Cooling: Amount: \$105,000

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

Year Built / Eff: 1935 / 1935 DOM:

Public Record Distance: 0.93 mi Estimated Value: \$92,693 Tax Assessed Value / Year: \$30,200 / 2023

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12915 Mettetal St, Detroit, MI 48227 Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Vacant

APN: 22060614.

Status: Sold

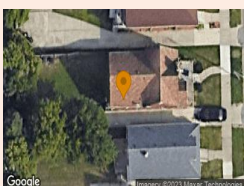
Beds: 3 Baths: 1 Total Rooms: Heating: Forced air unit Date: 11/2023

SqFt: 1,347 Parking Type: Cooling: Amount: \$64,880/est

Lot Size / Acres: 5,227/0.12 Pool: No Floor Covering: Orig. List Date: 10/17/2023

Year Built / Eff: 1929 / 1929 DOM: 28

MLS Distance: 0.93 mi Estimated Value: \$70,114 Tax Assessed Value / Year: \$39,800 / 2023



11401 Winthrop St, Detroit, MI 48227-1652 (Single Family Residential)

APN: 22052528.

Beds: 3 Baths: 2 Last Sale Date: 10/15/2019

SqFt: 1,491 Year Built/Eff: 1937/1937 Last Sale Price: \$41,000

Lot Size/Acres: 4,356/0.1 Est. Value: \$83,610

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12920 Asbury Park, Detroit, MI 48227 Property Type: Single Family

Owner Name: T & T DYNAMITE RENTAL PROPERTIES INC

Mailing Address: 22719 N BELLWOOD DR, SOUTHFIELD, MI 48034

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 22061252.

Status: Sold

Beds: Baths: 1.5 Total Rooms: Heating: Forced air unit Date: 3/21/2023

SqFt: 1,758 Parking Type: Cooling: Amount: \$140,000

Lot Size / Acres: 6,098/0.14 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1941 / 1941 DOM:

Public Record Distance: 0.95 mi Estimated Value: \$107,529 Tax Assessed Value / Year: \$47,100 / 2023

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13544 Rutherford St, Detroit, MI 48227 Property Type: Single Family

Owner Name: VIPASE INVESTMENTS LLC

Mailing Address: 16192 COASTAL HWY, LEWES, DE 19958

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 22055873.

Status: Sold

Beds: 3 Baths: 1 Total Rooms: Heating: GAS HOT Date: 12/21/2022

SqFt: 1,294 Parking Type: Cooling: Amount: \$82,000

Lot Size / Acres: 4,356/0.1 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1928 / 1928 DOM:

Public Record Distance: 0.97 mi Estimated Value: \$83,094 Tax Assessed Value / Year: \$32,700 / 2023

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13535 Saint Marys St, Detroit, MI 48227 Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 22059208.

Status: Sold

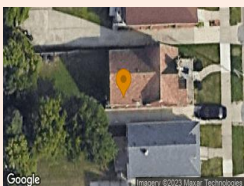
Beds: 4 Baths: 2 Total Rooms: Heating: Forced air unit Date: 07/2023

SqFt: 1,505 Parking Type: Cooling: Amount: \$95,150/est

Lot Size / Acres: 5,227/0.12 Pool: No Floor Covering: Orig. List Date: 4/30/2023

Year Built / Eff: 1928 / 1928 DOM: 73

MLS Distance: 1.00 mi Estimated Value: \$93,096 Tax Assessed Value / Year: \$38,900 / 2023



11401 Winthrop St, Detroit, MI 48227-1652 (Single Family Residential)

APN: 22052528.

Beds: 3 Baths: 2 Last Sale Date: 10/15/2019

SqFt: 1,491 Year Built/Eff: 1937/1937 Last Sale Price: \$41,000

Lot Size/Acres: 4,356/0.1 Est. Value: \$83,610