

Sales Comparable

15095 Lesure St, Detroit, MI 48227-3246

APN: 22033221. / County: Wayne

12/20/2023



Subject Property

15095 Lesure St, Detroit, MI 48227-3246

Owner Name: P & B DETROIT LLC

Mailing Address: 6 PARKLANE BLVD, DEARBORN, MI 48126-2696

Owner Status: Owner Occupied

Length of Ownership: 39

Current Occupancy: Vacant

Property Type: Single Family Residential	Status: Off Market
Beds: null	Baths: 1.5
Heating: Forced air unit	Distressed: No
Total Rooms:	Cooling:
SqFt: 1,360	Floor Coverings:
Lot Size/Acres: 4,356	HOA/COA: No
Year Built/Eff: 1928	Total Assd Val: \$18,400
Parking Type:	Land Assd Val:
Pool:	Imp Assd Val:
	Assd Year: 2023

Current Listing Status

Listing Status:
Listing Date:
Listing Price:
DOM:
Price Change Date:
Price Change Amount:
Price Change %:

Public Record Sales

Last Sale Date:	9/02/2020
Last Sale Price:	\$47,000
Last Purchase Method:	Cash
Prior Sale Date:	2/19/2019
Prior Sale Price:	\$13,500
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:

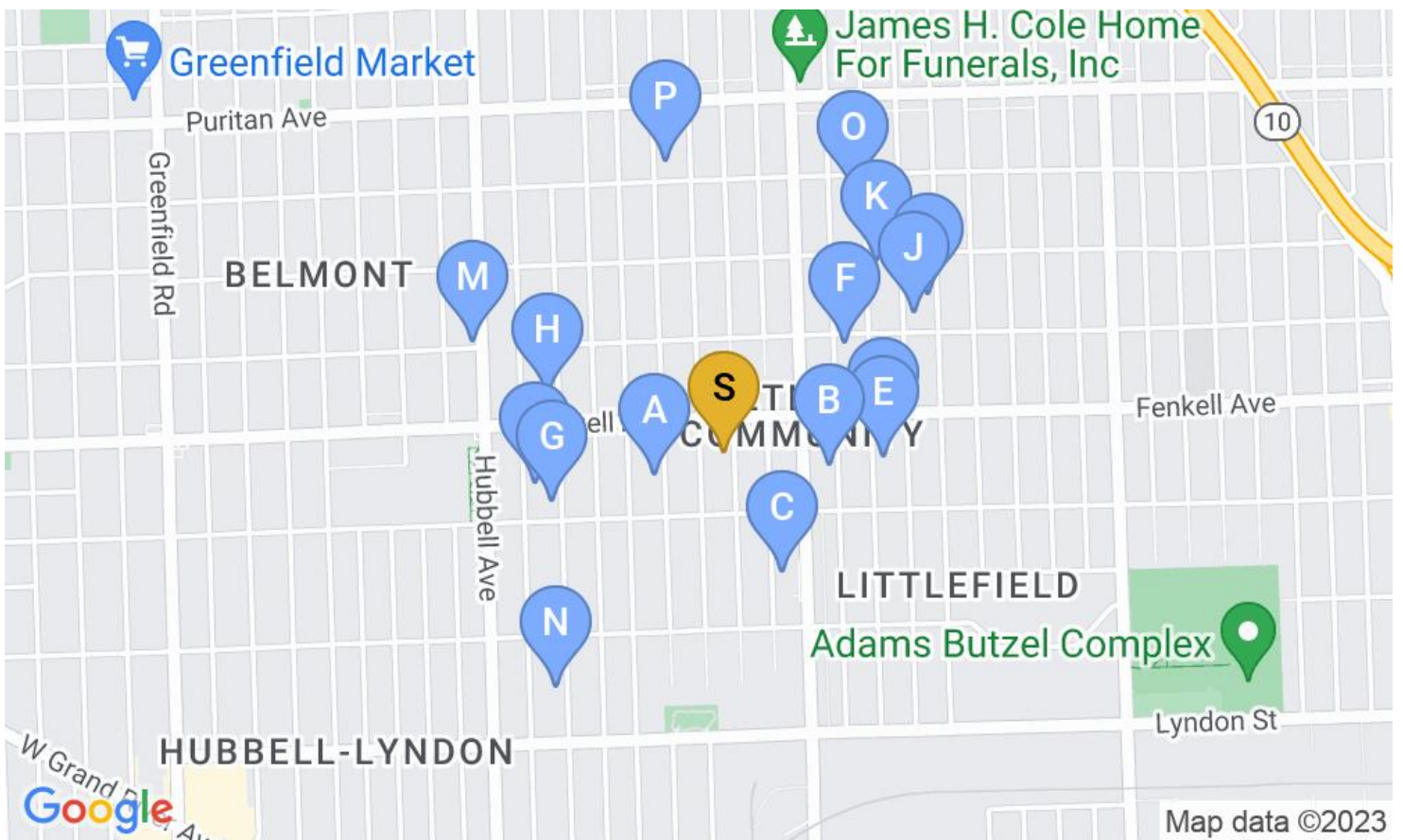
Search Criteria

Data Set	Public Record & MLS	Sale Date	>= 12/20/2022	Square Feet	1,088 - 1,632
Distance	1 Miles	Status	SOLD		

Sold Comps	Subject	Low	High	Average
Sale Price	\$47,000	\$72,000	\$136,000	\$100,404
SqFt	1,360	1,190	1,624	1,374
Price/SqFt	\$34.56	\$54.05	\$104.94	\$73.13
Bedrooms	-	1	4	3
Baths	2	1	3	1
Lot Size/Acres	4,356/0.1	3,049/0.07	5,663/0.13	4,165/0.096
Year Built	1928	1927	1951	1932
Distance from Subject	-	0.12	0.47	0.32

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	MLS	15065 Cruse St	Sold	04/2023	\$120,000/est	1,456	\$82.42	4	2	1928	0.12 mi
B	Public Record	15069 Hartwell St	Sold	5/24/2023	\$95,000	1,250	\$76	3	1	1936	0.17 mi
C	MLS	14882 Tracey St	Sold	10/2023	\$95,000/est	1,404	\$67.66	4	2	1929	0.21 mi
D	MLS	15108 Snowden St	Sold	10/2023	\$118,000/est	1,556	\$75.84	4	1.5	1929	0.25 mi
E	Public Record	15080 Snowden St	Sold	2/17/2023	\$85,000	1,192	\$71.31	4	3	1936	0.25 mi
F	MLS	15388 Hartwell St	Sold	11/2023	\$94,860/est	1,408	\$67.37	4	1.5	1928	0.26 mi
G	Public Record	15025 Mark Twain St	Sold	10/13/2023	\$85,000	1,190	\$71.43	3	1	1938	0.28 mi
H	Public Record	15335 Mark Twain St	Sold	5/24/2023	\$93,000	1,461	\$63.66	3	1	1940	0.29 mi
I	Public Record	15056 Strathmoor St	Sold	9/13/2023	\$72,000	1,299	\$55.43		1	1938	0.30 mi
J	Public Record	15426 Littlefield St	Sold	6/23/2023	\$136,000	1,296	\$104.94	3	1	1927	0.37 mi
K	MLS	15510 Snowden St	Sold	05/2023	\$95,000/est	1,377	\$68.99	3	2	1928	0.39 mi
L	Public Record	15453 Cheyenne St	Sold	3/10/2023	\$72,000	1,332	\$54.05		1	1928	0.41 mi
M	Public Record	15401 Hubbell St	Sold	10/30/2023	\$114,900	1,355	\$84.8	3	1	1951	0.43 mi
N	Public Record	14583 Mark Twain St	Sold	9/18/2023	\$125,000	1,624	\$76.97	3	2	1928	0.46 mi
O	Public Record	15785 Snowden St	Sold	5/31/2023	\$95,000	1,491	\$63.72	3	1	1928	0.46 mi
P	Public Record	15828 Cruse St	Sold	3/22/2023	\$110,700	1,296	\$85.42	1	1	1928	0.47 mi



15095 Lesure St, Detroit, MI 48227-3246 (Single Family Residential)

APN: 22033221.

Beds:		Baths:	1.5	Last Sale Date:	9/02/2020
SqFt:	1,360	Year Built/Eff:	1928/1928	Last Sale Price:	\$47,000
Lot Size/Acres:	4,356/0.1			Est. Value:	\$72,016



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15065 Cruse St, Detroit, MI 48227				Property Type: Single Family	
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
APN: 22034391.				Status: Sold	
Beds:	4	Baths:	2	Total Rooms:	
Heating:		FORCED AIR		Date:	04/2023
SqFt:	1,456	Parking Type:		Cooling:	Amount: \$120,000/est
Lot Size / Acres:	5,663/0.13	Pool:	No	Floor Covering:	Orig. List Date: 1/06/2023
Year Built / Eff:	1928 / 1928			DOM:	109

MLS
Distance: 0.12 mi
Estimated Value: \$84,060
Tax Assessed Value / Year: \$25,100 / 2023



15069 Hartwell St, Detroit, MI 48227				Property Type: Single Family	
Owner Name: GWENDOLYN & CHARLES NORMAN					
Mailing Address: 15069 HARTWELL ST, DETROIT, MI 48227					
Owner Status: Owner Occupied					
Occupancy:		Occupied			
APN: 22029216.				Status: Sold	
Beds:	3	Baths:	1	Total Rooms:	
Heating:		FORCED AIR		Date:	5/24/2023
SqFt:	1,250	Parking Type:		Cooling:	Amount: \$95,000
Lot Size / Acres:	4,356/0.1	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	1936 / 1936			DOM:	

Public Record
Distance: 0.17 mi
Estimated Value: \$77,049
Tax Assessed Value / Year: \$21,200 / 2023



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14882 Tracey St, Detroit, MI 48227				Property Type: Single Family	
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
APN: 22031278.				Status: Sold	
Beds:	4	Baths:	2	Total Rooms:	
Heating:		FORCED AIR		Date:	10/2023
SqFt:	1,404	Parking Type:		Cooling:	Amount: \$95,000/est
Lot Size / Acres:	3,920/0.09	Pool:	No	Floor Covering:	Orig. List Date: 1/21/2023
Year Built / Eff:	1929 / 1929			DOM:	269

MLS
Distance: 0.21 mi
Estimated Value: \$98,131
Tax Assessed Value / Year: \$21,700 / 2023



15095 Lesure St, Detroit, MI 48227-3246 (Single Family Residential)
APN: 22033221.

Beds:	Baths:	1.5	Last Sale Date:	9/02/2020	
SqFt:	1,360	Year Built/Eff:	1928/1928	Last Sale Price:	\$47,000
Lot Size/Acres:	4,356/0.1			Est. Value:	\$72,016



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15108 Snowden St, Detroit, MI 48227			Property Type: Single Family		
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
APN: 22027750.			Status: Sold		
Beds:	4	Baths:	1.5	Total Rooms:	
Heating:	HOT WATER		Date:	10/2023	
SqFt:	1,556	Parking Type:	Cooling:		Amount: \$118,000/est
Lot Size / Acres:	4,356/0.1	Pool:	No	Floor Covering:	Orig. List Date: 7/13/2023
Year Built / Eff:	1929 / 1929	DOM:			84

MLS
Distance: 0.25 mi
Estimated Value: \$105,125
Tax Assessed Value / Year: \$28,300 / 2023



15080 Snowden St, Detroit, MI 48227			Property Type: Single Family		
Owner Name: CHARMANE ALVIS					
Mailing Address: 15080 SNOWDEN ST, DETROIT, MI 48227					
Owner Status: Owner Occupied					
Occupancy:		Occupied			
APN: 22027746.			Status: Sold		
Beds:	4	Baths:	3	Total Rooms:	
Heating:	FORCED AIR		Date:	2/17/2023	
SqFt:	1,192	Parking Type:	Cooling:		Amount: \$85,000
Lot Size / Acres:	3,920/0.09	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	1936 / 1936	DOM:			

Public Record
Distance: 0.25 mi
Estimated Value: \$67,163
Tax Assessed Value / Year: \$15,700 / 2023



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15388 Hartwell St, Detroit, MI 48227			Property Type: Single Family		
Owner Name:					
Mailing Address:					
Owner Status:					
Occupancy:		Occupied			
APN: 22028684.			Status: Sold		
Beds:	4	Baths:	1.5	Total Rooms:	
Heating:	Forced air unit		Date:	11/2023	
SqFt:	1,408	Parking Type:	Cooling:		Amount: \$94,860/est
Lot Size / Acres:	3,920/0.09	Pool:	No	Floor Covering:	Orig. List Date: 11/14/2023
Year Built / Eff:	1928 / 1928	DOM:			8

MLS
Distance: 0.26 mi
Estimated Value: \$94,466
Tax Assessed Value / Year: \$24,700 / 2023



15095 Lesure St, Detroit, MI 48227-3246 (Single Family Residential)
APN: 22033221.

Beds:	Baths:	1.5	Last Sale Date:	9/02/2020	
SqFt:	1,360	Year Built/Eff:	1928/1928	Last Sale Price:	\$47,000
Lot Size/Acres:	4,356/0.1	Est. Value:		\$72,016	



15025 Mark Twain St, Detroit, MI 48227		Property Type: Single Family
Owner Name:	JAMES ALEXANDER	
Mailing Address:	20302 HAMBURG ST, DETROIT, MI 48205	
Owner Status:	Owner Occupied	
Occupancy:	Occupied	
APN: 22037275.		Status: Sold
Beds: 3	Baths: 1	Total Rooms: Heating: Forced air unit
SqFt: 1,190	Parking Type:	Cooling: Date: 10/13/2023
Lot Size / Acres: 3,920/0.09	Pool: No	Floor Covering: Amount: \$85,000
Year Built / Eff: 1938 / 1938		Orig. List Date: DOM:

Public Record
Distance: 0.28 mi
Estimated Value: \$82,083
Tax Assessed Value / Year: \$24,000 / 2023



15335 Mark Twain St, Detroit, MI 48227		Property Type: Single Family
Owner Name:	GOLDEN LAND LLC	
Mailing Address:	8 THE GRN #B, DOVER, DE 19901	
Owner Status:	Owner Occupied	
Occupancy:	Occupied	
APN: 22037260.		Status: Sold
Beds: 3	Baths: 1	Total Rooms: Heating: FORCED AIR
SqFt: 1,461	Parking Type:	Cooling: FAN COOLING Date: 5/24/2023
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering: Amount: \$93,000
Year Built / Eff: 1940 / 1940		Orig. List Date: DOM:

Public Record
Distance: 0.29 mi
Estimated Value: \$73,095
Tax Assessed Value / Year: \$19,000 / 2023



15056 Strathmoor St, Detroit, MI 48227		Property Type: Single Family
Owner Name:	HENRY GOVAN	
Mailing Address:	15056 STRATHMOOR ST, DETROIT, MI 48227	
Owner Status:	Owner Occupied	
Occupancy:	Occupied	
APN: 22037864.		Status: Sold
Beds:	Baths: 1	Total Rooms: Heating: Forced air unit
SqFt: 1,299	Parking Type:	Cooling: Date: 9/13/2023
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering: Amount: \$72,000
Year Built / Eff: 1938 / 1938		Orig. List Date: DOM:

Public Record
Distance: 0.30 mi
Estimated Value: \$88,913
Tax Assessed Value / Year: \$27,800 / 2023



15095 Lesure St, Detroit, MI 48227-3246 (Single Family Residential)
APN: 22033221.

Beds:	Baths: 1.5	Last Sale Date: 9/02/2020
SqFt: 1,360	Year Built/Eff: 1928/1928	Last Sale Price: \$47,000
Lot Size/Acres: 4,356/0.1		Est. Value: \$72,016

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15426 Littlefield St, Detroit, MI 48227 Property Type: Single Family
 Owner Name: CHENAE ABLE
 Mailing Address: 15426 LITTLEFIELD ST, DETROIT, MI 48227
 Owner Status: Owner Occupied
 Occupancy: Vacant

APN: 22026798. Status: Sold
 Beds: 3 Baths: 1 Total Rooms: Heating: FORCED AIR Date: 6/23/2023
 SqFt: 1,296 Parking Type: Cooling: Amount: \$136,000
 Lot Size / Acres: 3,485/0.08 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1927 / 1927 DOM:

Public Record Distance: 0.37 mi Estimated Value: \$27,813 Tax Assessed Value / Year: \$21,900 / 2023

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15510 Snowden St, Detroit, MI 48227 Property Type: Single Family
 Owner Name:
 Mailing Address:
 Owner Status:
 Occupancy: Occupied

APN: 22027783. Status: Sold
 Beds: 3 Baths: 2 Total Rooms: Heating: FORCED AIR Date: 05/2023
 SqFt: 1,377 Parking Type: Cooling: Amount: \$95,000/est
 Lot Size / Acres: 3,049/0.07 Pool: No Floor Covering: Orig. List Date: 2/03/2023
 Year Built / Eff: 1928 / 1928 DOM: 112

MLS Distance: 0.39 mi Estimated Value: \$87,960 Tax Assessed Value / Year: \$28,500 / 2023

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15453 Cheyenne St, Detroit, MI 48227 Property Type: Single Family
 Owner Name: SEASONS 12 LLC
 Mailing Address: 2701 GRIFFIN RD, FORT LAUDERDALE, FL 33312
 Owner Status: Non-Owner Occupied
 Occupancy: Occupied

APN: 22026110. Status: Sold
 Beds: Baths: 1 Total Rooms: Heating: Forced air unit Date: 3/10/2023
 SqFt: 1,332 Parking Type: Cooling: Amount: \$72,000
 Lot Size / Acres: 3,920/0.09 Pool: No Floor Covering: Orig. List Date:
 Year Built / Eff: 1928 / 1928 DOM:

Public Record Distance: 0.41 mi Estimated Value: \$89,273 Tax Assessed Value / Year: \$28,000 / 2023



15095 Lesure St, Detroit, MI 48227-3246 (Single Family Residential)
APN: 22033221.

Beds: Baths: 1.5 Last Sale Date: 9/02/2020
 SqFt: 1,360 Year Built/Eff: 1928/1928 Last Sale Price: \$47,000
 Lot Size/Acres: 4,356/0.1 Est. Value: \$72,016



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15401 Hubbell St, Detroit, MI 48227 Property Type: Single Family

Owner Name: CALVIN AUSTIN

Mailing Address: 5440 CASS AVE #311, DETROIT, MI 48202

Owner Status: Non-Owner Occupied

Occupancy: Vacant

APN: 22039981-2

Status: Sold

Beds: 3 Baths: 1 Total Rooms: Heating: FORCED AIR Date: 10/30/2023

SqFt: 1,355 Parking Type: Cooling: Amount: \$114,900

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

Year Built / Eff: 1951 / 1951 DOM:

Public Record Distance: 0.43 mi Estimated Value: \$25,005 Tax Assessed Value / Year: \$31,000 / 2023

14



14583 Mark Twain St, Detroit, MI 48227 Property Type: Single Family

Owner Name: CARLISHA WILLIS

Mailing Address: 14583 MARK TWAIN ST, DETROIT, MI 48227

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 22037311.

Status: Sold

Beds: 3 Baths: 2 Total Rooms: Heating: GAS HOT Date: 9/18/2023

SqFt: 1,624 Parking Type: Cooling: WALL/WINDOW Amount: \$125,000

Lot Size / Acres: 4,792/0.11 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1928 / 1928 DOM:

Public Record Distance: 0.46 mi Estimated Value: \$94,126 Tax Assessed Value / Year: \$30,700 / 2023

15



15785 Snowden St, Detroit, MI 48227 Property Type: Single Family

Owner Name: RODERICK STEWART

Mailing Address: 17393 FIELDING ST, DETROIT, MI 48219

Owner Status: Non-Owner Occupied

Occupancy: Vacant

APN: 22028229.

Status: Sold

Beds: 3 Baths: 1 Total Rooms: Heating: FORCED AIR Date: 5/31/2023

SqFt: 1,491 Parking Type: Cooling: Amount: \$95,000

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

Year Built / Eff: 1928 / 1928 DOM:

Public Record Distance: 0.46 mi Estimated Value: \$15,524 Tax Assessed Value / Year: \$39,300 / 2023



15095 Lesure St, Detroit, MI 48227-3246 (Single Family Residential)

APN: 22033221.

Beds: Baths: 1.5 Last Sale Date: 9/02/2020

SqFt: 1,360 Year Built/Eff: 1928/1928 Last Sale Price: \$47,000

Lot Size/Acres: 4,356/0.1 Est. Value: \$72,016

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15828 Cruse St, Detroit, MI 48227 Property Type: Single Family
 Owner Name: MPVB PROPERTIES LLC
 Mailing Address: 4215 SHERIDAN DR, ROYAL OAK, MI 48073
 Owner Status: Non-Owner Occupied
 Occupancy: Vacant

APN: 22034194. Status: Sold

Beds: 1	Baths: 1	Total Rooms:	Heating: Gas	Date: 3/22/2023
SqFt: 1,296	Parking Type:	Cooling:	Amount: \$110,700	
Lot Size / Acres: 4,356/0.1	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1928 / 1928			DOM:	

Public Record **Distance:** 0.47 mi **Estimated Value:** \$77,229 **Tax Assessed Value / Year:** \$21,300 / 2023



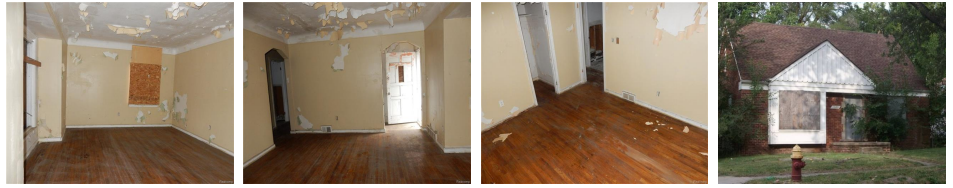
15095 Lesure St, Detroit, MI 48227-3246 (Single Family Residential)
APN: 22033221.

Beds:	Baths:	1.5	Last Sale Date:	9/02/2020
SqFt: 1,360	Year Built/Eff:	1928/1928	Last Sale Price:	\$47,000
Lot Size/Acres: 4,356/0.1			Est. Value:	\$72,016

13

15401 Hubbell St, Detroit, MI 48227

APN: 22039981-2



Updated: 1/30/2017

Public Record

Distance: 0.43 mi

Estimated Value: \$25,005

Tax Assessed Value / Year: \$31,000 / 2023



15095 Lesure St, Detroit, MI 48227-3246 (Single Family Residential)

APN: 22033221.

Beds:	Baths:	1.5	Last Sale Date:	9/02/2020	
SqFt:	1,360	Year Built/Eff:	1928/1928	Last Sale Price:	\$47,000
Lot Size/Acres:	4,356/0.1		Est. Value:	\$72,016	