

Sales Comparable

16203 Roselawn St, Detroit, MI 48221-4929

APN: 16030781. / County: Wayne

12/08/2023



Subject Property

16203 Roselawn St, Detroit, MI 48221-4929

Owner Name: GRIFFINS MARKETING AND PROMOTIONS LLC

Mailing Address: 10436 GREENSBORO ST, DETROIT, MI 48224-2550

Owner Status: Owner Occupied

Length of Ownership: 66

Current Occupancy: Non-Owner Occupied

Property Type: Single Family Residential

Status: Off Market

Beds: null

Baths: 1.5

Heating: Hot Water

Distressed: No

Total Rooms:

Cooling:

Short Sale: No

SqFt: 1,708

Floor Coverings:

HOA/COA: Yes

Lot Size/Acres: 4,792

Total Assd Val: \$40,100

Year Built/Eff: 1928

Land Assd Val:

Parking Type:

Imp Assd Val:

Pool:

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: 5/30/2018

Last Sale Price: \$47,000

Last Purchase Method: Cash

Prior Sale Date: 1/31/2018

Prior Sale Price: \$16,000

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 >= 11/30/2022

Square Feet 1,366 - 2,050

Distance 1 Miles

Status SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	\$47,000	\$172,000	\$210,000	\$191,859
SqFt	1,708	1,439	1,868	1,619
Price/SqFt	\$27.52	\$92.08	\$138.99	\$119.53
Bedrooms	-	3	6	4
Baths	2	2	3	2
Lot Size/Acres	4,792/0.11	3,049/0.07	3,920/0.09	3,671/0.084
Year Built	1928	1926	1928	1927
Distance from Subject	-	0.16	0.26	0.2

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	16162 Woodingham Dr	Sold	7/24/2023	\$172,000	1,868	\$92.08	4	2	1928	0.16 mi
B	MLS	16142 Ohio St	Sold	03/2023	\$199,600/est	1,633	\$122.23	3	1.5	1928	0.16 mi
C	MLS	16207 Ohio St	Sold	10/2023	\$194,710/est	1,499	\$129.89	3	1.5	1928	0.18 mi
D	MLS	16159 Ohio St	Sold	09/2023	\$182,000/est	1,542	\$118.03	3	2	1926	0.18 mi
E	MLS	16597 Turner St	Sold	10/2023	\$184,700/est	1,650	\$111.94	4	2	1926	0.23 mi
F	Public Record	16225 Wisconsin St	Sold	8/28/2023	\$200,000	1,439	\$138.99	3			0.23 mi
G	MLS	16238 Indiana St	Sold	05/2023	\$210,000/est	1,700	\$123.53	6	3	1928	0.26 mi



16203 Roselawn St, Detroit, MI 48221-4929 (Single Family Residential)

APN: 16030781.

Beds:	Baths:	1.5	Last Sale Date:	5/30/2018	
SqFt:	1,708	Year Built/Eff:	1928/1928	Last Sale Price:	\$47,000
Lot Size/Acres:	4,792/0.11		Est. Value:	\$93,418	



16162 Woodingham Dr, Detroit, MI 48221		Property Type: Single Family
Owner Name:	LESLIE BLOUNT	
Mailing Address:	3310 STURTEVANT ST, DETROIT, MI 48206	
Owner Status:	Non-Owner Occupied	
Occupancy:	Occupied	
APN: 16028341.		Status: Sold
Beds: 4	Baths: 2	Total Rooms: Heating: FORCED AIR Date: 7/24/2023
SqFt: 1,868	Parking Type:	Cooling: Amount: \$172,000
Lot Size / Acres: 3,485/0.08	Pool: No	Floor Covering: Orig. List Date:
Year Built / Eff: 1928 / 1928	DOM:	

Public Record
Distance: 0.16 mi
Estimated Value: \$164,296
Tax Assessed Value / Year: null / 2023



photo coming soon

16142 Ohio St, Detroit, MI 48221		Property Type: Single Family
Owner Name:		
Mailing Address:		
Owner Status:		
Occupancy:	Occupied	
APN: 16033818.		Status: Sold
Beds: 3	Baths: 1.5	Total Rooms: Heating: Gas Date: 03/2023
SqFt: 1,633	Parking Type:	Cooling: Amount: \$199,600/est
Lot Size / Acres: 3,485/0.08	Pool: No	Floor Covering: Orig. List Date: 1/25/2023
Year Built / Eff: 1928 / 1928	DOM: 66	

MLS
Distance: 0.16 mi
Estimated Value: \$198,612
Tax Assessed Value / Year: \$36,900 / 2023



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16207 Ohio St, Detroit, MI 48221		Property Type: Single Family
Owner Name:		
Mailing Address:		
Owner Status:		
Occupancy:	Vacant	
APN: 16034249.		Status: Sold
Beds: 3	Baths: 1.5	Total Rooms: Heating: Gas Date: 10/2023
SqFt: 1,499	Parking Type:	Cooling: Amount: \$194,710/est
Lot Size / Acres: 3,920/0.09	Pool: No	Floor Covering: Orig. List Date: 5/06/2023
Year Built / Eff: 1928 / 1928	DOM: 179	

MLS
Distance: 0.18 mi
Estimated Value: \$177,744
Tax Assessed Value / Year: \$28,500 / 2023



16203 Roselawn St, Detroit, MI 48221-4929 (Single Family Residential)
APN: 16030781.

Beds:	Baths:	1.5	Last Sale Date:	5/30/2018	
SqFt:	1,708	Year Built/Eff:	1928/1928	Last Sale Price:	\$47,000
Lot Size/Acres:	4,792/0.11		Est. Value:	\$93,418	



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16159 Ohio St, Detroit, MI 48221		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Occupied		

APN: 16034256.		Status:	Sold
Beds: 3	Baths: 2	Total Rooms:	Heating: FORCED AIR
SqFt:	1,542	Parking Type:	Cooling:
Lot Size / Acres: 3,920/0.09	Pool: No	Floor Covering:	Amount: \$182,000/est
Year Built / Eff: 1926 / 1926		DOM:	46

MLS	Distance: 0.18 mi	Estimated Value: \$176,405	Tax Assessed Value / Year: \$34,800 / 2023
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16597 Turner St, Detroit, MI 48221		Property Type:	Single Family
Owner Name:			
Mailing Address:			
Owner Status:			
Occupancy:	Vacant		

APN: 16027965.		Status:	Sold
Beds: 4	Baths: 2	Total Rooms:	Heating: Forced air unit
SqFt:	1,650	Parking Type:	Cooling:
Lot Size / Acres: 3,049/0.07	Pool: No	Floor Covering:	Amount: \$184,700/est
Year Built / Eff: 1926 / 1926		DOM:	

MLS	Distance: 0.23 mi	Estimated Value: \$94,905	Tax Assessed Value / Year: null / 2023
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16225 Wisconsin St, Detroit, MI 48221		Property Type:	Single Family
Owner Name: FAYDRA NICHOLS			
Mailing Address: 3784 COLUMBUS ST, DETROIT, MI 48206			
Owner Status: Non-Owner Occupied			
Occupancy:	Occupied		

APN: 16035155.		Status:	Sold
Beds: 3	Baths:	Total Rooms:	Heating: GAS HOT
SqFt:	1,439	Parking Type:	Cooling:
Lot Size / Acres: 3,920/0.09	Pool: No	Floor Covering:	Amount: \$200,000
Year Built / Eff: null / null		DOM:	

Public Record	Distance: 0.23 mi	Estimated Value: \$199,314	Tax Assessed Value / Year: \$37,700 / 2023
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16203 Roselawn St, Detroit, MI 48221-4929 (Single Family Residential)
APN: 16030781.

Beds:	Baths:	1.5	Last Sale Date:	5/30/2018
SqFt:	1,708	Year Built/Eff:	1928/1928	Last Sale Price:
Lot Size/Acres:	4,792/0.11		Est. Value:	\$93,418

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photo
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16238 Indiana St, Detroit, MI 48221

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 16035636.

Status: Sold

Beds:	6	Baths:	3	Total Rooms:		Heating:	GAS HOT	Date:	05/2023
SqFt:	1,700	Parking Type:		Cooling:		CENTRAL	Amount:	\$210,000/est	
Lot Size / Acres:	3,920/0.09	Pool:	No	Floor Covering:		Orig. List Date:	3/12/2023		
Year Built / Eff:	1928 / 1928	DOM:	61						

MLS

Distance: 0.26 mi

Estimated Value: \$195,138

Tax Assessed Value / Year: \$41,100 / 2023



16203 Roselawn St, Detroit, MI 48221-4929 (Single Family Residential)

APN: 16030781.

Beds:		Baths:	1.5	Last Sale Date:	5/30/2018
SqFt:	1,708	Year Built/Eff:	1928/1928	Last Sale Price:	\$47,000
Lot Size/Acres:	4,792/0.11	Est. Value:	\$93,418		