

Sales Comparable

2683 Sturtevant St, Detroit, MI 48206-1134

APN: 10003713. / County: Wayne

12/07/2023



Subject Property

2683 Sturtevant St, Detroit, MI 48206-1134

Owner Name: TEVELOV PROPERTIES LLC

Mailing Address: 2102 SHINNECOCK HILLS WAY, CORAL SPRINGS, FL 33071-7703

Owner Status: Owner Occupied

Length of Ownership: 14

Current Occupancy: Non-Owner Occupied

Property Type: Single Family Residential

Status: Off Market

Beds: 2

Baths: 1.0

Heating: Forced air unit

Distressed: No

Total Rooms:

Cooling:

Short Sale: No

SqFt: 4,876

Floor Coverings:

HOA/COA: Yes

Lot Size/Acres: 6,098

Total Assd Val: \$43,100

Year Built/Eff: 1924

Land Assd Val:

Parking Type:

Imp Assd Val:

Pool:

Assd Year: 2023

Current Listing Status

Listing Status: SOLD

Listing Date: 09/2023

Listing Price: \$800/est

DOM: 103

Price Change Date:

Price Change Amount:

Price Change %:

Public Record Sales

Last Sale Date: 9/29/2022

Last Sale Price: \$120,000

Last Purchase Method: Cash

Prior Sale Date:

Prior Sale Price:

Prior Purchase Method:

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: >= 12/07/2022

Square Feet: 3,901 - 5,851

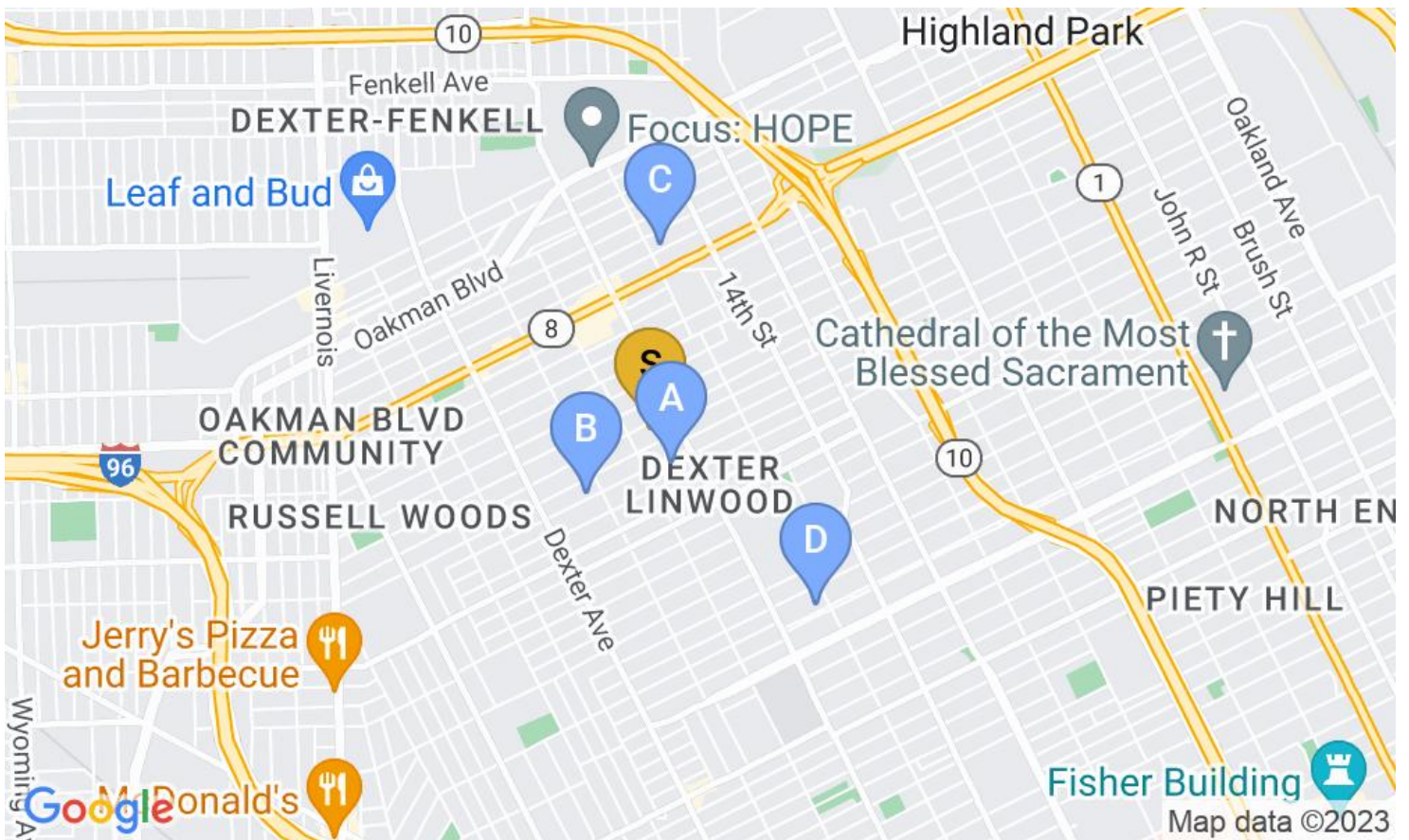
Distance: 1 Miles

Status: SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	\$120,000	\$225,000	\$360,000	\$303,500
SqFt	4,876	4,249	5,040	4,740
Price/SqFt	\$24.61	\$46.2	\$77.67	\$64.4
Bedrooms	2	6	6	6
Baths	1	4	6	5
Lot Size/Acres	6,098/0.14	6,098/0.14	10,454/0.24	7,550/0.165
Year Built	1924	1922	1925	1924
Distance from Subject	-	0.13	0.76	0.44

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	2675 Richton St	Sold	1/18/2023	\$225,000	4,870	\$46.2		5	1924	0.13 mi
B	Public Record	3240 Richton St	Sold	4/26/2023	\$360,000	5,040	\$71.43		4	1925	0.29 mi
C	Public Record	2340 Clements St	Sold	12/21/2022	\$299,000	4,800	\$62.29		4.5	1925	0.58 mi
D	Public Record	2432 W Boston Blvd	Sold	3/24/2023	\$330,000	4,249	\$77.67	6	6	1922	0.76 mi



2683 Sturtevant St, Detroit, MI 48206-1134 (Single Family Residential)

APN: 10003713.

Beds:	2	Baths:	1	Last Sale Date:	9/29/2022
SqFt:	4,876	Year Built/Eff:	1924/1924	Last Sale Price:	\$120,000
Lot Size/Acres:	6,098/0.14	Est. Value:	\$103,571		



2675 Richton St, Detroit, MI 48206 Property Type: Single Family

Owner Name: E & T PROPERTY MANAGEMENT LLC

Mailing Address: 3836 HEPBURN AVE, LOS ANGELES, CA 90008

Owner Status: Non-Owner Occupied

Occupancy: Vacant

APN: 10003492. Status: Sold

Beds:	Baths: 5	Total Rooms:	Heating:	Forced air unit	Date:	1/18/2023
SqFt:	4,870	Parking Type:	Cooling:		Amount:	\$225,000
Lot Size / Acres:	6,098/0.14	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1924 / 1924				DOM:	

Public Record
Distance: 0.13 mi
Estimated Value: \$103,743
Tax Assessed Value / Year: \$43,200 / 2023



3240 Richton St, Detroit, MI 48206 Property Type: Single Family

Owner Name: MAWHSO LLC

Mailing Address: 8687 ELLIS RD, CLARKSTON, MI 48348

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 12003780. Status: Sold

Beds:	Baths: 4	Total Rooms:	Heating:	Hot Water	Date:	4/26/2023
SqFt:	5,040	Parking Type:	Cooling:		Amount:	\$360,000
Lot Size / Acres:	0.14	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1925 / 1925				DOM:	

Public Record
Distance: 0.29 mi
Estimated Value: \$264,980
Tax Assessed Value / Year: \$36,200 / 2023



2340 Clements St, Detroit, MI 48238 Property Type: Single Family

Owner Name: PERO CON PROPERTIES LLC

Mailing Address: 168 SPRING CROSSING CIR, GREER, SC 29650

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 08004549. Status: Sold

Beds:	Baths: 4.5	Total Rooms:	Heating:	Forced air unit	Date:	12/21/2022
SqFt:	4,800	Parking Type:	Cooling:		Amount:	\$299,000
Lot Size / Acres:	6,098/0.14	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1925 / 1925				DOM:	

Public Record
Distance: 0.58 mi
Estimated Value: \$240,800
Tax Assessed Value / Year: \$40,000 / 2023



2683 Sturtevant St, Detroit, MI 48206-1134 (Single Family Residential)

APN: 10003713.

Beds:	2	Baths:	1	Last Sale Date:	9/29/2022
SqFt:	4,876	Year Built/Eff:	1924/1924	Last Sale Price:	\$120,000
Lot Size/Acres:	6,098/0.14			Est. Value:	\$103,571



2432 W Boston Blvd, Detroit, MI 48206 Property Type: Single Family

Owner Name: MEENAKSH MUKHERJEE & JOSEPH SICHENEDER

Mailing Address: 6240 APPOLINE ST, DEARBORN, MI 48126

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 10002817.		Status:	Sold
Beds: 6	Baths: 6	Total Rooms:	Heating: Forced air unit
SqFt:	4,249	Parking Type:	Cooling:
Lot Size / Acres:	10,454/0.24	Pool: No	Floor Covering:
Year Built / Eff:	1922 / 1922		DOM:
Public Record		Distance: 0.76 mi	Estimated Value: \$387,691
Tax Assessed Value / Year: \$203,200 / 2023			



2683 Sturtevant St, Detroit, MI 48206-1134 (Single Family Residential)
APN: 10003713.

Beds: 2	Baths: 1	Last Sale Date: 9/29/2022
SqFt: 4,876	Year Built/Eff: 1924/1924	Last Sale Price: \$120,000
Lot Size/Acres: 6,098/0.14		Est. Value: \$103,571

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3240 Richton St, Detroit, MI 48206

APN: 12003780.



Updated: 9/22/2016

Public Record

Distance: 0.29 mi

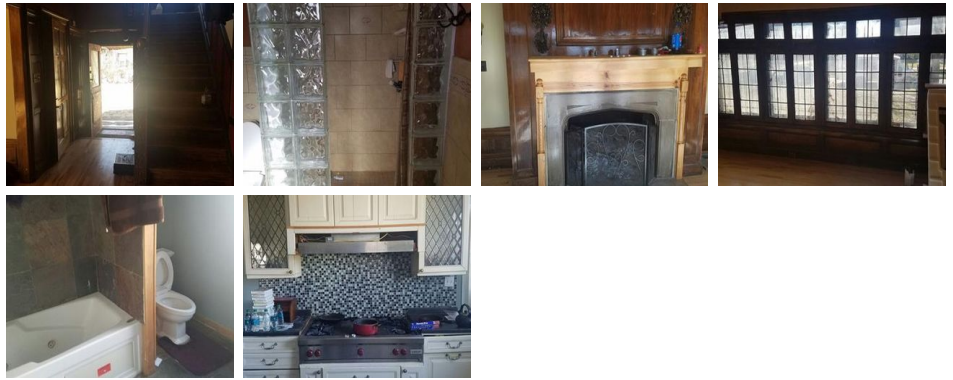
Estimated Value: \$264,980

Tax Assessed Value / Year: \$36,200 / 2023

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2432 W Boston Blvd, Detroit, MI 48206

APN: 10002817.



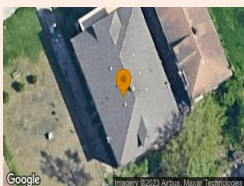
Updated: 6/27/2017

Public Record

Distance: 0.76 mi

Estimated Value: \$387,691

Tax Assessed Value / Year: \$203,200 / 2023



2683 Sturtevant St, Detroit, MI 48206-1134 (Single Family Residential)

APN: 10003713.

Beds:	2	Baths:	1	Last Sale Date:	9/29/2022
SqFt:	4,876	Year Built/Eff:	1924/1924	Last Sale Price:	\$120,000
Lot Size/Acres:	6,098/0.14			Est. Value:	\$103,571