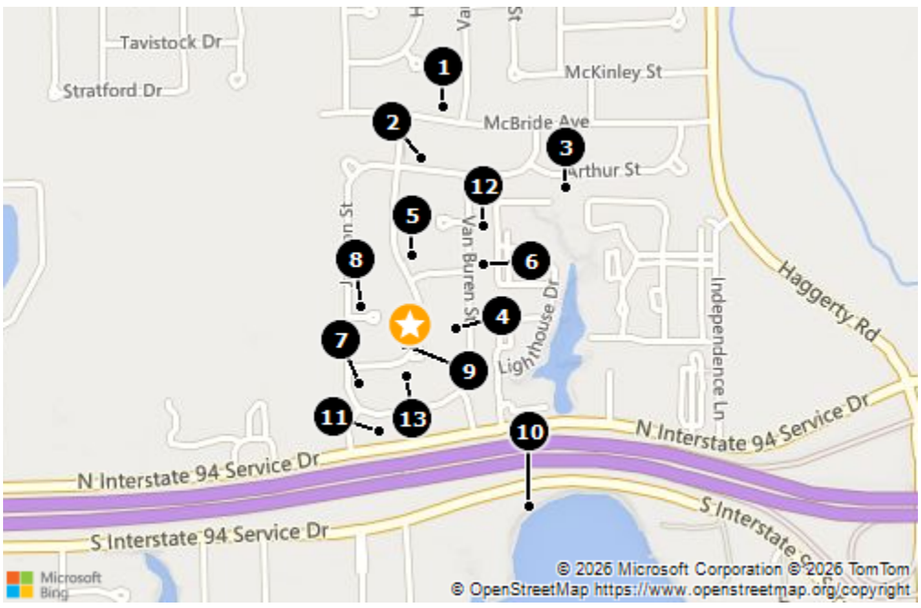
ICE SiteX Report

OrderID: 98677955

SiteX Property Information Report



Subject Property Location

10958 BUCHANAN ST, VAN BUREN TOWNSHIP, MI 48111-3454

County:	**WAYNE MI**	Census Tract:	261635880.021010
Property Use:	Single Family Residential	Zoning:	R1C
Parcel Number:	83 056 01 0173 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$202,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$173,720 - $230,280	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82430
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,054
Total Assessed Value:	$98,600	Total Assessor Market Value:	$197,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 173 Section: 01 District: 83 Subdivision: VAN BUREN ESTATES
Abbreviated Description: 14A173 LOT 173 VAN BUREN ESTATES T3S R8E L91 P95 TO 99 WCR
City/Muni/Twp: VAN BUREN TWP

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:		Pool:	
Building Area:	959 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/22/2024	Sales Price:	N/A
Document #:	2024273208 BK-PG 52985-983	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/11/2024	Loan Amount:	N/A
Document #:	2024267558 BK-PG 59127-1477	Loan Type:	FHA
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:
Lot: 173 Subdivision: VAN BUREN ESTATES SUBDIVISION
City/Muni/Twp: VAN BUREN

Mortgage Record

Recording Date:	05/04/2016	Loan Amount:	N/A
Document #:	2016212631 BK-PG 52985-0983	Loan Type:	Commercial
TD Due Date:	04/27/2051	Type Finance:	

Legal Description:
Lot: 173 Subdivision: VAN BUREN ESTATES SUBDIVISION
City/Muni/Twp: VAN BUREN

ICE SiteX Report

OrderID: 98677955

Prior Transfer

Recording Date:	03/11/2008	Sales Price:	N/A
Document #:	208070340 BK-PG 47048-0660	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/21/2008		
Document Type:			

Legal Description:
Lot: 173 Subdivision: VAN BURTEN ESTATES SUBDIVISION Map Ref: LB91 PG95-99
City/Muni/Twp: VAN BUREN

Prior Transfer

Recording Date:	02/21/2008	Sales Price:	N/A
Document #:	208070340 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 173 Section: 01 District: 83 Subdivision: VAN BUREN ESTATES
Abbreviated Description: 14A173 LOT 173 VAN BUREN ESTATES T3S R8E L91 P95 TO 99 WCR
City/Muni/Twp: VAN BUREN TWP

Area Sales Analysis

Total Area Sales	$3,294,000	Median # of Bedrooms	
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,163 SF	Median Year Built	1970
Price Range - 2 Yrs	$165,500 to $665,000	Age Range	22 years to 57 years
Median Value	$227,900	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**42032 MCBRIDE AVE** **VAN BUREN TOWNSHIP, MI 48111-1460**	07/09/2026	$216,500	$164	1313	//1	1970	7,405 SF	
		APN: 83 056 01 0025 000 Document #: 2026224863 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: VAN BUREN ESTATES SUBDIVISION MapRef: LB 91 PG 95-99 Abbreviated Description: Lot:25 Subdivision:VAN BUREN ESTATES SUBDIVISION Map Ref:LB 91 PG 95-99City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN								
2	.2Mi.	**42064 ARTHUR ST** **VAN BUREN TOWNSHIP, MI 48111-3409**	07/07/2026	$230,000	$197	1163	/3/1	1970	7,405 SF	
		APN: 83 056 01 0094 000 Document #: 2026221896 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Subdivision: VAN BUREN ESTATES MapRef: LB 91 PG 95 Abbreviated Description: Lot:94 Subdivision:VAN BUREN ESTATES Map Ref:LB 91 PG 95City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN								
3	.25Mi.	**41725 ARTHUR ST** **VAN BUREN TOWNSHIP, MI 48111-3455**	06/29/2026	$251,000	$215	1163	/3/1	1970	7,405 SF	
		APN: 83 056 01 0284 000 Document #: 2026215133 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 284 Subdivision: VAN BUREN ESTATES SUBDIVISION MapRef: LB 91 PG 95 Abbreviated Description: Lot:284 Subdivision:VAN BUREN ESTATES SUBDIVISION Map Ref:LB 91 PG 95City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN								
4	.06Mi.	**10972 VAN BUREN ST** **VAN BUREN TOWNSHIP, MI 48111-3463**	06/23/2026	$210,000	$218	959	/3/1	1969	7,405 SF	
		APN: 83 056 01 0222 000 Document #: 2026211856 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 222 Subdivision: VAN BUREN ESTATES MapRef: LB 91 PG 95 Abbreviated Description: Lot:222 Subdivision:VAN BUREN ESTATES Map Ref:LB 91 PG 95City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN								
5	.08Mi.	**10819 BUCHANAN ST** **VAN BUREN TOWNSHIP, MI 48111-3413**	06/17/2026	$235,000	$202	1163	//1	1970	7,405 SF	
		APN: 83 056 01 0152 000 Document #: 2026208013 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 152 Subdivision: VAN BUREN ESTATES SUBDIVISION MapRef: LB 91 PG 95-99 Abbreviated Description: Lot:152 Subdivision:VAN BUREN ESTATES SUBDIVISION Map Ref:LB 91 PG 95-99City/Muni/Twp:VAN BUREN TWP City/Muni/Twp: VAN BUREN TWP								
6	.11Mi.	**10753 VAN BUREN ST** **VAN BUREN TOWNSHIP, MI 48111-3401**	06/10/2026	$235,100	$245	959	//1	1969	7,405 SF	
		APN: 83 056 01 0268 000 Document #: 2026200911 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 268 Subdivision: VAN BUREN ESTATES MapRef: LB 91 PG 95-99 Abbreviated Description: Lot:268 Subdivision:VAN BUREN ESTATES Map Ref:LB 91 PG 95-99City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN								
7	.1Mi.	**11137 JACKSON ST** **VAN BUREN TOWNSHIP, MI 48111-3421**	05/21/2026	$230,000	$197	1163	//1	1970	7,405 SF	
		APN: 83 056 01 0238 000 Document #: 2026187511 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 238 Subdivision: VAN BUREN ESTATES MapRef: LB 91 PG 95-99 Abbreviated Description: Lot:238 Subdivision:VAN BUREN ESTATES Map Ref:LB 91 PG 95-99City/Muni/Twp:VAN BUREN TOWNSHIP City/Muni/Twp: VAN BUREN TOWNSHIP								
8	.07Mi.	**10905 JACKSON CT** **VAN BUREN TOWNSHIP, MI 48111-3428**	05/19/2026	$195,000	$203	959	//1	1970	8,276 SF	
		APN: 83 056 01 0188 000 Document #: 2026186335 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 188 Subdivision: VAN BUREN ESTATES SUBDIVISION MapRef: LB 91 PG 95-99 Abbreviated Description: Lot:188 Subdivision:VAN BUREN ESTATES SUBDIVISION Map Ref:LB 91 PG 95-99City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN								
9	.02Mi.	**11002 BUCHANAN ST** **VAN BUREN TOWNSHIP, MI 48111-3454**	05/14/2026	$206,000	$214	959	//1	1970	7,405 SF	
		APN: 83 056 01 0175 000 Document #: 2026183233 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 175 Subdivision: VAN BUREN ESTATES MapRef: LB 91 PG 95 Abbreviated Description: Lot:175 Subdivision:VAN BUREN ESTATES Map Ref:LB 91 PG 95City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN								
10	.26Mi.	**41841 S INTERSTATE 94 SERVICE DR** **VAN BUREN TOWNSHIP, MI 48111-2856**	05/08/2026	$665,000	$334	1991	/2/3	2004	13,939 SF	

ICE SiteX Report

OrderID: 98677955

APN: 83 056 99 0012 702 Document #: 2026176896
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S14T03SR08E Abbreviated Description: Sec/Twnship/Range:SE4 S14T03SR08E City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN

11	.13Mi.	**42107 LINCOLN ST** **VAN BUREN TOWNSHIP, MI 48111-3434**	04/14/2026	$227,900	$195	1163	//1	1969	9,148 SF

APN: 83 056 01 0242 000 Document #: 2026153367
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 242 Subdivision: VAN BUREN ESTATES SUBDIVISION MapRef: LB 91 PG 95-99 Abbreviated Description: Lot:242 Subdivision:VAN BUREN ESTATES SUBDIVISION Map Ref:LB 91 PG 95-99City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN

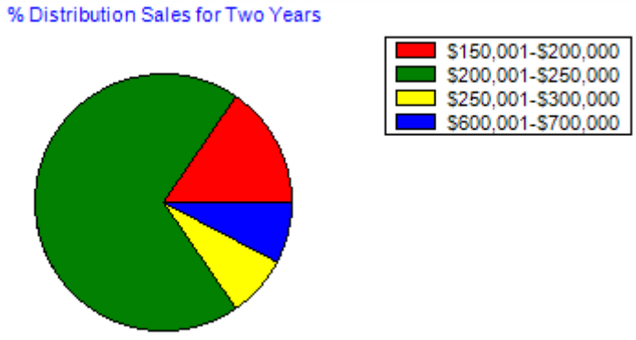
12	.15Mi.	**10705 VAN BUREN ST** **VAN BUREN TOWNSHIP, MI 48111-3401**	03/26/2026	$227,000	$189	1199	//1	1969	7,405 SF

APN: 83 056 01 0272 000 Document #: 2026141257
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 272 Subdivision: VAN BUREN ESTATES MapRef: LB 91 PG 95-99 Abbreviated Description: Lot:272 Subdivision:VAN BUREN ESTATES Map Ref:LB 91 PG 95-99City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN

13	.06Mi.	**11037 BUCHANAN ST** **VAN BUREN TOWNSHIP, MI 48111-3453**	03/19/2026	$165,500	$172	959	//1	1970	8,276 SF

APN: 83 056 01 0135 000 Document #: 2026134122
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: VAN BUREN ESTATES MapRef: LB 91 PG 95-99 Abbreviated Description: Lot:135 Subdivision:VAN BUREN ESTATES Map Ref:LB 91 PG 95-99City/Muni/Twp:VAN BUREN City/Muni/Twp: VAN BUREN

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10958 BUCHANAN ST**	**02/21/2008**	$197,200	$98,600	959	//1	1970	7,405 SF	
.01Mi.	**10942 BUCHANAN ST**		$209,800	$104,900	1,163	//1	1970	7,405 SF	
.01Mi.	**10976 BUCHANAN ST**	**09/03/2024**	$234,600	$117,300	1,467	/3/1	1970	7,405 SF	
.02Mi.	**10953 JACKSON CT**	**11/07/2018**	$218,000	$109,000	1,163	/3/1	1970	10,890 SF	
.02Mi.	**10928 BUCHANAN ST**	**04/01/2019**	$181,000	$90,500	959	/2/1	1970	7,405 SF	
.02Mi.	**11002 BUCHANAN ST**	**07/08/2003**	$192,400	$96,200	959	//1	1970	7,405 SF	
.03Mi.	**10941 JACKSON CT**	**01/28/1998**	$187,200	$93,600	959	//1	1970	10,019 SF	
.03Mi.	**11038 BUCHANAN ST**	**06/28/2024**	$194,200	$97,100	1,163	//1	1970	7,405 SF	
.03Mi.	**10914 BUCHANAN ST**	**03/31/2003**	$190,200	$95,100	1,163	//1	1970	7,405 SF	
.03Mi.	**10955 BUCHANAN ST**	**12/09/2024**	$239,800	$119,900	1,527	//2	1970	7,841 SF	
.03Mi.	**10967 BUCHANAN ST**	**12/09/2008**	$189,600	$94,800	959	//1	1970	15,246 SF	
.03Mi.	**10965 JACKSON CT**	**03/04/2019**	$226,600	$113,300	1,323	/3/2	1970	9,583 SF	
.04Mi.	**10943 BUCHANAN ST**		$212,800	$106,400	1,163	//1	1970	7,841 SF	
.04Mi.	**10979 BUCHANAN ST**	**02/28/2013**	$197,600	$98,800	959	//1	1970	10,454 SF	
.04Mi.	**10931 BUCHANAN ST**	**06/16/1998**	$195,200	$97,600	959	//1	1970	8,276 SF	
.04Mi.	**11054 BUCHANAN ST**		$173,800	$86,900	959	//1	1970	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	41.8 years old	Households:	18,078
Median Household Income:	$76,126	Households w/Family:	61%
Household Income Per Capita:	$41,873	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Van Buren Public Schools	Students:	4,273
Number of Schools:	8	Rating:	C-

ICE SiteX Report

OrderID: 98677955

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.39Mi.	**Owen Intermediate School** Number of Students: 575 Student-Teacher Ratio: 18.55	C-	Public	5 - 6
0.88Mi.	**Tyler Elementary School** Number of Students: 388 Student-Teacher Ratio: 16.37	D	Public	KG - 4
2.51Mi.	**Early Childhood Center of VBPS** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	PK - PK
2.54Mi.	**McBride Middle School** Number of Students: 561 Student-Teacher Ratio: 16.26	C-	Public	7 - 8
2.59Mi.	**Belleville High School** Number of Students: 1,669 Student-Teacher Ratio: 22.4 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **10958 BUCHANAN ST, VAN BUREN TOWNSHIP, MI 48111-3454** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	88%	LOWER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	106%	SIMILAR
OVERALL	90%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.