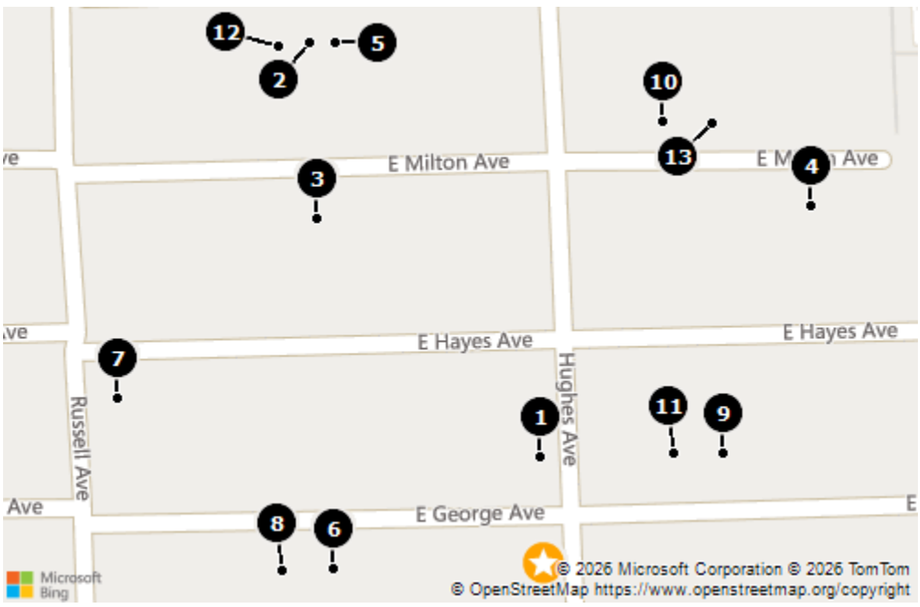
ICE SiteX Report

OrderID: 98190855

SiteX Property Information Report



Subject Property Location

1334 E GEORGE AVE, HAZEL PARK, MI 48030-2643

County:	**OAKLAND MI**	Census Tract:	261251752.004022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28-25-36-454-015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$290,000**	FSD:	13	Common Confidence Score:	58
Value Range:	$252,300 - $327,700	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$6,342
Total Assessed Value:	$122,010	Total Assessor Market Value:	$244,020	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 74 District: 28 Subdivision: STEPHENSON-BARBER'S PARKHOME SUB Sec/Twnship/Range: SEC 36 TWN 01N RNG 11E
Abbreviated Description: T1N, R11E, SEC 36 STEPHENSON-BARBER'S PARKHOME SUB OF PART OF NORTH-EIGHT-OAKLAND SUB LOT 74
City/Muni/Twp: HAZEL PARK CITY

Property Characteristics

Lot Size:	5,401 SF	Bedrooms:	4	Pool:	
Building Area:	1702 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Colonial	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	02/02/2026	Loan Amount:	N/A
Document #:	20260014352 BK-PG 60918-725	Loan Type:	
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 74 Subdivision: STEPHENSONBARBERS PARKHOME SUBN OF PART OF NORTHEI
City/Muni/Twp: HAZEL PARK

Mortgage Record

Recording Date:	02/06/2025	Loan Amount:	N/A
Document #:	13972 BK-PG 59978-276	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBN
City/Muni/Twp: HAZLE PARK

Prior Transfer

Recording Date:	09/11/2024	Sales Price:	N/A
Document #:	101301 BK-PG 55681-875	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	02/22/2021	Sales Price:	$202,500
Document #:	47054 BK-PG 55750-52	Type of Sale:	Full Amount on Deed
Contract Date:	01/27/2021		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref: LB 31 PG 43
City/Muni/Twp: HAZEL PARK

Prior Transfer

Recording Date:	02/22/2021	Sales Price:	$51,456
Document #:	47053 BK-PG 55750-51	Type of Sale:	Full Amount on Deed
Contract Date:	09/19/2018		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref: LB 31 PG 43
City/Muni/Twp: HAZEL PARK

Mortgage Record

Recording Date:	02/11/2021	Loan Amount:	N/A
Document #:	38603 BK-PG 55681-875	Loan Type:	FHA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBN
City/Muni/Twp: HAZEL PARK

Prior Transfer

Recording Date:	05/07/2009	Sales Price:	N/A
Document #:	085890 BK-PG 41133-354	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/15/2009		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref: LB31 PG43
City/Muni/Twp: HAZEL PARK

Prior Transfer

Recording Date:	01/05/2009	Sales Price:	$44,000
Document #:	001087 BK-PG 40798-851	Type of Sale:	Full Amount on Deed
Contract Date:	12/05/2008		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref: LB31 PG43
City/Muni/Twp: HAZEL PARK

Prior Transfer

Recording Date:	04/03/2008	Sales Price:	N/A
Document #:	060788 BK-PG 40170-590	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/27/2008		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref: LB31 PG43
Abbreviated Description: PART N8 OAKLAND SUB
City/Muni/Twp: HAZEL PARK

Prior Transfer

Recording Date:	03/18/2008	Sales Price:	$174,160
Document #:	049577 BK-PG 40116-729	Type of Sale:	Full Amount on Deed
Contract Date:	03/11/2008		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref: LB31 PG43
Abbreviated Description: PART NORTH EIGHT OAKLAND SUB
City/Muni/Twp: HAZEL PARK

Prior Transfer

Recording Date:	04/21/2006	Sales Price:	N/A
Document #:	107906 BK-PG 34747-534	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/28/2006	Sales Price:	$180,000
Document #:	79102 BK-PG 37318-00250	Type of Sale:	Full Amount on Deed
Contract Date:	03/21/2006		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref: LB31 PG43
City/Muni/Twp: HAZEL PARK

Mortgage Record

Recording Date:	01/11/2005	Loan Amount:	N/A
Document #:	008702 BK-PG 34747-534	Loan Type:	Building or Construction Loan
TD Due Date:	02/15/2006	Type Finance:	ADJ

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION
Abbreviated Description: PART NORTH EIGHT OAKLAND SUB
City/Muni/Twp: HAZEL PARK

ICE SiteX Report

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Prior Transfer

Recording Date:	01/11/2005	Sales Price:	$25,000
Document #:	008684 BK-PG 34747-326	Type of Sale:	Full Amount on Deed
Contract Date:	11/15/2004		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref: LB31 PG43
Abbreviated Description: PART N EIGHT OAKLAND SUB
City/Muni/Twp: HAZEL PARK

Prior Transfer

Recording Date:	03/02/2004	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	110433 BK-PG 32355-812	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/02/2004		
Document Type:			

Legal Description:
Lot: 74 Subdivision: STEPHENSON BARBERS PARKHOME SUB Sec/Twnship/Range: S36T01NR11E
Abbreviated Description: PART NORTH EIGHT SUB

Prior Transfer

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

Legal Description:
Lot: 74 District: 28 Subdivision: STEPHENSON-BARBER'S PARKHOME SUB Sec/Twnship/Range: SEC 36 TWN 01N RNG 11E
Abbreviated Description: T1N, R11E, SEC 36 STEPHENSON-BARBER'S PARKHOME SUB OF PART OF NORTH-EIGHT-OAKLAND SUB LOT 74
City/Muni/Twp: HAZEL PARK CITY

Area Sales Analysis

Total Area Sales	$2,443,000	Median # of Bedrooms	3
Median Lot Size	4,312 SF	Median # of Baths	1
Median Living Area	929 SF	Median Year Built	1950
Price Range - 2 Yrs	$135,000 to $295,000	Age Range	7 years to 106 years
Median Value	$169,900	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**1333 E GEORGE AVE** **HAZEL PARK, MI 48030-2645**	07/17/2026	$169,900	$110	1536	7/3/1	1955	5,401 SF	

APN: 28-25-36-453-034 Document #: 20260106192
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION MapRef: LB 31 PG 43 Abbreviated Description: Lot:77 Subdivision:STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref:LB 31 PG 43City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

2	.17Mi.	**1218 E BERNHARD AVE** **HAZEL PARK, MI 48030-2343**	07/10/2026	$295,000	$201	1462	7/3/2	2019	4,312 SF	

APN: 28-25-36-451-008 Document #: 20260099216
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 160 Subdivision: SUPERVISORS PLAT MapRef: LB 52 PG 10 Abbreviated Description: Lot:160 Subdivision:SUPERVISORS PLAT Map Ref:LB 52 PG 10City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

3	.12Mi.	**1218 E MILTON AVE** **HAZEL PARK, MI 48030-2385**	05/26/2026	$155,000	$151	1021	5/3/1	1974	4,312 SF	

APN: 28-25-36-452-009 Document #: 20260070074
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 128 Section: 10 Subdivision: NORTH EIGHT OAKLAND SUBN Phase No: A MapRef: LB 52 PG 10 Abbreviated Description: Lot:128 Section:10 Subdivision:NORTH EIGHT OAKLAND SUBN Phase No:A Map Ref:LB 52 PG 10City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

4	.13Mi.	**1474 E MILTON AVE** **HAZEL PARK, MI 48030-2322**	04/24/2026	$155,000	$227	682	4/3/1	1950	4,225 SF	

APN: 28-25-36-457-010 Document #: 20260055694
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION MapRef: LB 31 PG 43 Abbreviated Description: Lot:124 Subdivision:STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref:LB 31 PG 43City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

5	.17Mi.	**1226 E BERNHARD AVE** **HAZEL PARK, MI 48030-2343**	03/30/2026	$285,000	$194	1464	8/3/2	2019	4,312 SF	

APN: 28-25-36-451-009 Document #: 20260037419
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 159 Subdivision: NORTH-EIGHT-OAKLAND SUBDIVISION MapRef: LB 52 PG 10 Abbreviated Description: Lot:159 Subdivision:NORTH-EIGHT-OAKLAND SUBDIVISION Map Ref:LB 52 PG 10City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

6	.06Mi.	**1216 E GEORGE AVE** **HAZEL PARK, MI 48030-2642**	02/23/2026	$150,000	$147	1015	5/3/1	1950	4,312 SF	

APN: 28-25-36-454-009 Document #: 20260022133
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: SUPERVISORS PLAT A RESUBDIVISON OF PART OF NORTHEI MapRef: LB 52 PG 10 Abbreviated Description: Lot:68 Subdivision:SUPERVISORS PLAT A RESUBDIVISON OF PART OF NORTHEI Map Ref:LB 52 PG 10City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

7	.14Mi.	**1106 E HAYES AVE** **HAZEL PARK, MI 48030-2621**	12/04/2025	$260,000	$134	1936	8/4/2	1923	6,447 SF	

APN: 28-25-36-453-001 Document #: 20250151363
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: SUPERVISORSS PLAT MapRef: LB 52 PG 10 Abbreviated Description: Lot:106 Subdivision:SUPERVISORSS PLAT Map Ref:LB 52 PG 10City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

8	.08Mi.	**1202 E GEORGE AVE** **HAZEL PARK, MI 48030-2642**	11/25/2025	$135,000	$159	849	5/2/1	1954	4,312 SF	

APN: 28-25-36-454-007 Document #: 20250147805
Document Type: Price Code: D

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Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: SUPERVISORS PLAT A MapRef: LB 52 PG 10 Abbreviated Description: Lot:70 Subdivision:SUPERVISORS PLAT A Map Ref:LB 52 PG 10City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

9	.06Mi.	**1443 E GEORGE AVE** **HAZEL PARK, MI 48030-2615**	11/17/2025	$157,100	$206	760	5/2/1	1920	4,225 SF

APN: 28-25-36-477-032 Document #: 20250144120
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: STEPHENSONBARBERS PARKHOME SUBDIVISION OF PART OF MapRef: LB 31 PG 43 Abbreviated Description: Lot:83 Subdivision:STEPHENSONBARBERS PARKHOME SUBDIVISION OF PART OF Map Ref:LB 31 PG 43City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

10	.14Mi.	**1429 E MILTON AVE** **HAZEL PARK, MI 48030-2321**	11/06/2025	$190,000	$207	914	4/3/1	1950	4,225 SF

APN: 28-25-36-456-017 Document #: 20250141208
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: STEPHENSON BARBERS PARK HOME SUBDIVISION MapRef: LB 31 PG 49 Abbreviated Description: Lot:140 Subdivision:STEPHENSON BARBERS PARK HOME SUBDIVISION Map Ref:LB 31 PG 49City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

11	.05Mi.	**1429 E GEORGE AVE** **HAZEL PARK, MI 48030-2615**	10/21/2025	$170,500	$183	929	5/3/1	1970	4,225 SF

APN: 28-25-36-477-030 Document #: 134026
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: STEPHENSONBARBERS PARKHOME SUBDIVISION MapRef: LB 31 PG 43 Abbreviated Description: Lot:81 Subdivision:STEPHENSONBARBERS PARKHOME SUBDIVISION Map Ref:LB 31 PG 43City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

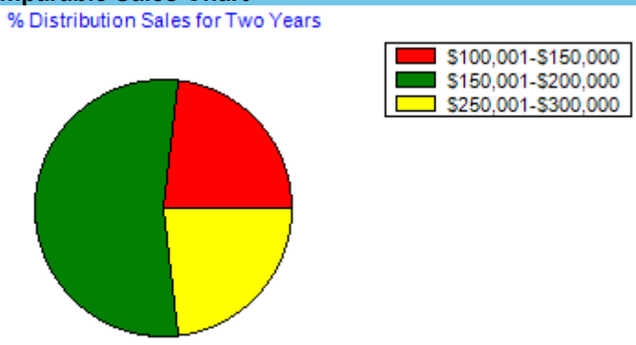
12	.17Mi.	**1210 E BERNHARD AVE** **HAZEL PARK, MI 48030-2343**	10/16/2025	$149,500	$233	639	4/2/1	1928	6,490 SF

APN: 28-25-36-451-007 Document #: 131862
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 161&162 Subdivision: NORTH EIGHT OAKLAND SUBDIVISION MapRef: LB 52 PG 10 Abbreviated Description: Lot:161&162 Subdivision:NORTH EIGHT OAKLAND SUBDIVISION Map Ref:LB 52 PG 10City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

13	.15Mi.	**1443 E MILTON AVE** **HAZEL PARK, MI 48030-2321**	08/13/2025	$171,000	$243	701	3/2/1	1950	4,225 SF

APN: 28-25-36-456-019 Document #: 99841
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 142 Subdivision: STEPHENSON BARBERS PARKHOME SUBDIVISION MapRef: LB 31 PG 43 Abbreviated Description: Lot:142 Subdivision:STEPHENSON BARBERS PARKHOME SUBDIVISION Map Ref:LB 31 PG 43City/Muni/Twp:HAZEL PARK City/Muni/Twp: HAZEL PARK

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.	**1334 E GEORGE AVE**		$244,020	$122,010	1,702	7/4/2	2005	5,401 SF	
.01Mi.	**1324 E GEORGE AVE**		$124,960	$62,480	932	5/3/1	1967	4,312 SF	
.02Mi.	**1316 E GEORGE AVE**		$125,500	$62,750	1,250	7/3/1	1940	5,401 SF	
.02Mi.	**1335 E MUIR AVE**		$86,820	$43,410	885	5/3/1	1941	5,401 SF	
.02Mi.	**1327 E MUIR AVE**		$94,400	$47,200	946	6/3/1	1965	5,401 SF	
.03Mi.	**1412 E GEORGE AVE**		$66,880	$33,440	678	4/2/1	1948	4,225 SF	
.03Mi.	**1306 E GEORGE AVE**		$115,120	$57,560	1,068	6/3/1	1972	4,312 SF	
.03Mi.	**1317 E MUIR AVE**		$108,900	$54,450	852	4/2/1	1926	4,312 SF	
.03Mi.	**1413 E MUIR AVE**		$96,280	$48,140	844	4/3/2	1928	8,407 SF	
.03Mi.	**1333 E GEORGE AVE**		$136,660	$68,330	1,536	7/3/1	1955	5,401 SF	
.03Mi.	**1309 E MUIR AVE**		$115,060	$57,530	1,021	5/3/1	1974	4,312 SF	
.03Mi.	**1418 E GEORGE AVE**		$158,540	$79,270	1,454	6/4/1	1960	4,225 SF	
.03Mi.	**1325 E GEORGE AVE**		$90,200	$45,100	795	3/2/1	1940	5,401 SF	
.03Mi.	**1300 E GEORGE AVE**		$108,740	$54,370	920	4/2/1	1954	6,490 SF	
.04Mi.	**1405 E GEORGE AVE**		$125,020	$62,510	1,017	4/3/1	1955	4,225 SF	
.04Mi.	**1301 E MUIR AVE**		$115,640	$57,820	1,236	6/3/2	1929	4,312 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	39.2 years old	Households:	7,035
Median Household Income:	$56,932	Households w/Family:	46%
Household Income Per Capita:	$33,389	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Hazel Park City School District	Students:	2,932
Number of Schools:	11	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**United Oaks Elementary School** Number of Students: 363 Student-Teacher Ratio: 11.67	C-	Public	KG - 5
1.15Mi.	**Hazel Park High School** Number of Students: 567 Student-Teacher Ratio: 17.2 Advanced Placement: Yes	C-	Public	9 - 12
0.88Mi.	**Hazel Park Junior High School** Number of Students: 413 Student-Teacher Ratio: 12.34	D+	Public	6 - 8

Flood Report

The Subject Property of **1334 E GEORGE AVE, HAZEL PARK, MI 48030-2643** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	129%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	109%	SIMILAR
MURDER	131%	NOTABLY HIGHER
OVERALL	144%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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