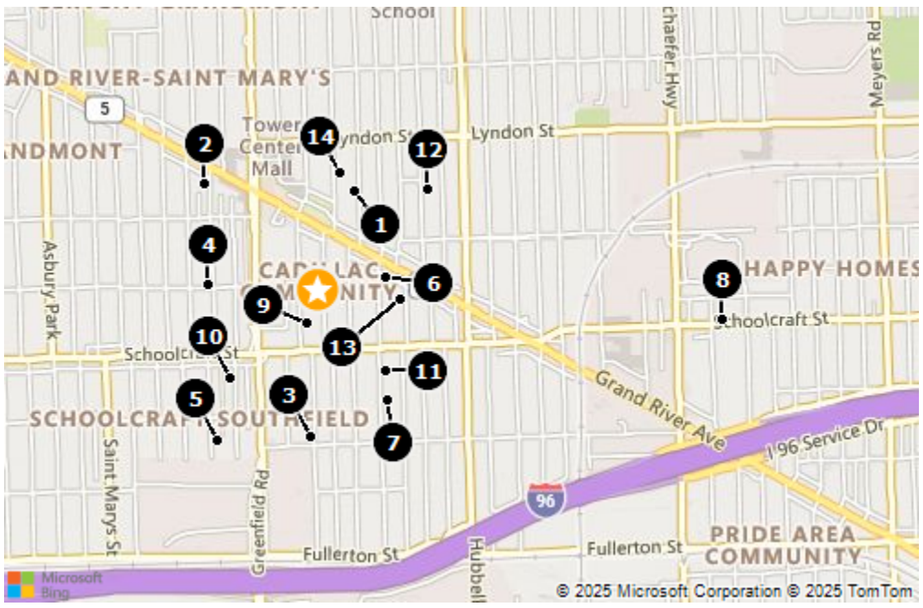
ICE SiteX Report

OrderID: 95975867

SiteX Property Information Report



Subject Property Location

14045 SUSSEX ST, DETROIT, MI 48227-2121

County:	**WAYNE MI**	Census Tract:	261635373.001009
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	22046831.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$84,000**	FSD:	42
Value Range:	$48,720 - $119,280	Confidence Score:	58

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$887
Total Assessed Value:	$20,900	Total Assessor Market Value:	$41,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 108 District: 01 Subdivision: HAMPTON ROADS
Abbreviated Description: W SUSSEX 51 HAMPTON ROADS SUB L34 P64 PLATS, W C R 22/63 37.5 X 122.4
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:		Pool:	
Building Area:	1456 SF	Baths:	1	Fireplace:	1
Year Built:	1924	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/07/2003	Sales Price:	$79,000
Document #:	203695443 BK-PG 39495-1579	Type of Sale:	Full Amount on Deed
Contract Date:	05/30/2003		
Document Type:	Corporation deed		

Legal Description:
Lot: 51 Subdivision: HAMPTON ROADS SUBDIVISION Map Ref: LB34 PG64
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	05/30/2003	Sales Price:	$79,000
Document #:	BK-PG 34 -64	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 108 District: 01 Subdivision: HAMPTON ROADS
Abbreviated Description: W SUSSEX 51 HAMPTON ROADS SUB L34 P64 PLATS, W C R 22/63 37.5 X 122.4
City/Muni/Twp: DETROIT CITY

Area Sales Analysis

Total Area Sales	$1,162,500	Median # of Bedrooms	
Median Lot Size	4,356 SF	Median # of Baths	1
Median Living Area	1,319 SF	Median Year Built	1928
Price Range - 2 Yrs	$17,500 to $150,000	Age Range	67 years to 101 years
Median Value	$75,500	Median Age	97 years

ICE SiteX Report

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Comparable Sales Data

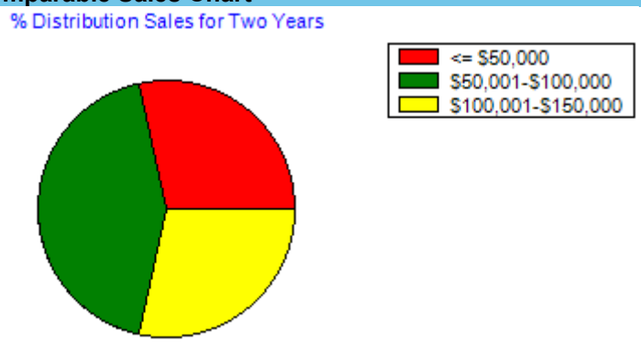
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**14343 COYLE ST** **DETROIT, MI 48227-2585**	07/28/2025	$45,500	$49	916	//1	1958	5,663 SF	
		APN: 22045537. Document #: 2025221243 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1156&1157 Subdivision: B E TAYLORS MONMOOR SUBDIVISION NO 4 MapRef: LB 36 PG 65 Abbreviated Description: Lot:1156&1157 Subdivision:B E TAYLORS MONMOOR SUBDIVISION NO 4 Map Ref:LB 36 PG 65City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.37Mi.	**14383 MONTROSE ST** **DETROIT, MI 48227-2150**	07/22/2025	$93,000	$61	1514	//1	1935	4,356 SF	
		APN: 22053187. Document #: 2025217289 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 196 Subdivision: B E TAYLORS BLUEBIRD SUBDIVISION MapRef: LB 40 PG 16 Abbreviated Description: Subdivision:B E TAYLORS BLUEBIRD SUBDIVISION Map Ref:LB 40 PG 16Abbreviated Description:PORTION LOT196 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.35Mi.	**13217 WHITCOMB ST** **DETROIT, MI 48227-2152**	07/16/2025	$75,000	$48	1538	//1	1931	4,356 SF	
		APN: 22048122. Document #: 2025211842 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 125 Subdivision: FORTUNA PARK SUBDN MapRef: LB 33 PG 31 Abbreviated Description: Lot:125 Subdivision:FORTUNA PARK SUBDN Map Ref:LB 33 PG 31City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.26Mi.	**14101 MONTROSE ST** **DETROIT, MI 48227-2148**	05/15/2025	$76,000	$36	2094	//2	1942	4,356 SF	
		APN: 22053217. Document #: 2025170798 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 220 Subdivision: B E TAYLORS BLUEBIRD SUBDIVISION MapRef: LB 40 PG 16 Abbreviated Description: Lot:220 Subdivision:B E TAYLORS BLUEBIRD SUBDIVISION Map Ref:LB 40 PG 16City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.43Mi.	**12914 MONTROSE ST** **DETROIT, MI 48227-1711**	05/15/2025	$145,000	$172	840	//1	1953	4,792 SF	
		APN: 22053028. Document #: 2025170156 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Subdivision: WESTFIELD PARK MapRef: LB 35 PG 84 Abbreviated Description: Lot:66 Subdivision:WESTFIELD PARK Map Ref:LB 35 PG 84City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.16Mi.	**14070 ROBSON ST** **DETROIT, MI 48227-2552**	04/16/2025	$65,000	$44	1474	//1	1926	2,614 SF	
		APN: 22043625. Document #: 2025138533 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: SCHOOLCRAFT SUBDIVISION NO 3 MapRef: LB 31 PG 42 Abbreviated Description: Lot:46 Subdivision:SCHOOLCRAFT SUBDIVISION NO 3 Map Ref:LB 31 PG 42City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.31Mi.	**13302 ROBSON ST** **DETROIT, MI 48227-5501**	04/15/2025	$150,000	$120	1241	//1	1925	4,356 SF	
		APN: 22043588. Document #: 2025137699 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: SCHOOLCRAFT PARK SUBDIVISION MapRef: LB 31 PG 100 Abbreviated Description: Lot:16 Subdivision:SCHOOLCRAFT PARK SUBDIVISION Map Ref:LB 31 PG 100City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.22Mi.	**13366 PREST ST** **DETROIT, MI 48227-2171**	04/04/2025	$17,500	$12	1394	//1	1925	4,792 SF	
		APN: 22048568. Document #: 2025128290 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 90 Subdivision: FORTUNA PARK SUBDIVISION MapRef: LB 33 PG 31 Abbreviated Description: Lot:90 Subdivision:FORTUNA PARK SUBDIVISION Map Ref:LB 33 PG 31City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
9	.08Mi.	**13962 WHITCOMB ST** **DETROIT, MI 48227-2158**	03/27/2025	$112,000	$72	1539	//1	1937	4,792 SF	
		APN: 22047398. Document #: 2025111170 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 108 Subdivision: HAMPTON ROADS SUBDIVISION MapRef: LB 34 PG 64 Abbreviated Description: Lot:108 Subdivision:HAMPTON ROADS SUBDIVISION Map Ref:LB 34 PG 64City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
10	.3Mi.	**13599 WINTHROP ST** **DETROIT, MI 48227-1716**	03/21/2025	$55,100	$50	1089	//1	1939	4,792 SF	
		APN: 22052440. Document #: 2025104490 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Subdivision: MELROSE BOULEVARD SUBDIVISION MapRef: LB 33 PG 89 Abbreviated Description: Lot:87 Subdivision:MELROSE BOULEVARD SUBDIVISION Map Ref:LB 33 PG 89City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
11	.26Mi.	**13374 ROBSON ST** **DETROIT, MI 48227-5501**	02/07/2025	$38,000	$30	1244	//1	1924	4,356 SF	
		APN: 22043597. Document #: 2025030878 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: SCHOOLCRAFT PARK SUBDIVISION MapRef: MB 31 PG 100 Abbreviated Description: Lot:7 Subdivision:SCHOOLCRAFT PARK SUBDIVISION Map Ref:MB 31 PG 100City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
12	.36Mi.	**14324 LAUDER ST** **DETROIT, MI 48227-2594**	01/30/2025	$150,000	$131	1140	//1	1925	3,485 SF	
		APN: 22041850. Document #: 2025025093 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 194 Subdivision: B E TAYLORS MONMOOR SUBDIVISION MapRef: LB 33 PG 20 Abbreviated Description: Lot:194 Subdivision:B E TAYLORS MONMOOR SUBDIVISION Map Ref:LB 33 PG 20City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
13	.2Mi.	**14015 TERRY ST** **DETROIT, MI 48227-5512**	01/29/2025	$99,900	$51	1932	//1	1925	4,792 SF	
		APN: 22043115. Document #: 2025024096 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: SCHOOLCRAFT SUBDIVISION NO 3 MapRef: LB 31 PG 42 Abbreviated Description: Lot:51 Subdivision:SCHOOLCRAFT SUBDIVISION NO 3 Map Ref:LB 31 PG 42City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
14	.29Mi.	**14368 SUSSEX ST** **DETROIT, MI 48227-2591**	01/21/2025	$40,500	$42	960	//1	1924	4,356 SF	

ICE SiteX Report

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APN: 22046156. Document #: 2025017657
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1205 Subdivision: B E TAYLORS MONMOOR SUBDIVISION NO 4 MapRef: LB 36 PG 65 Abbreviated Description: Lot:1205 Subdivision:B E TAYLORS MONMOOR SUBDIVISION NO 4 Map Ref:LB 36 PG 65City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

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.	**14045 SUSSEX ST**	**05/30/2003**	$41,800	$20,900	1,456	//1	1924	4,792 SF	
.01Mi.	**14035 SUSSEX ST**	**03/18/2011**	$33,800	$16,900	1,225	//1	1940	4,792 SF	
.01Mi.	**14059 SUSSEX ST**	**03/01/1975**	$42,600	$21,300	1,249	//1	1937	3,485 SF	
.01Mi.	**14029 SUSSEX ST**	**08/01/1974**			1,358	//1	1925	4,792 SF	
.02Mi.	**14021 SUSSEX ST**	**06/28/2004**	$38,200	$19,100	1,146	//1	1950	4,792 SF	
.03Mi.	**14044 WHITCOMB ST**	**08/19/2009**	$32,600	$16,300	954	//1	1962	4,792 SF	
.03Mi.	**14050 WHITCOMB ST**	**07/01/1994**	$48,800	$24,400	1,503	//1	1938	3,920 SF	
.03Mi.	**14036 WHITCOMB ST**	**05/20/2002**	$37,200	$18,600	1,290	//1	1925	4,792 SF	
.03Mi.	**14015 SUSSEX ST**	**06/01/2018**			1,915	//1	1924	4,792 SF	
.03Mi.	**14107 SUSSEX ST**	**11/16/2017**	$46,200	$23,100	1,503	//1	1925	4,356 SF	
.03Mi.	**14056 WHITCOMB ST**	**04/01/2009**			1,250	//1	1938	3,920 SF	
.03Mi.	**14028 WHITCOMB ST**	**02/28/2024**	$41,000	$20,500	1,619	//1	1937	4,792 SF	
.03Mi.	**14020 WHITCOMB ST**	**06/29/2021**	$49,000	$24,500	1,506	//1	1937	4,792 SF	
.03Mi.	**14042 SUSSEX ST**	**09/24/2010**	$37,600	$18,800	1,284	//1	1930	4,792 SF	
.04Mi.	**14007 SUSSEX ST**	**06/03/2014**	$38,000	$19,000	1,154	//1	1950	4,792 SF	
.04Mi.	**14050 SUSSEX ST**	**06/24/2022**	$48,000	$24,000	1,506	//1	1936	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	39.4 years old	Households:	15,250
Median Household Income:	$36,908	Households w/Family:	56%
Household Income Per Capita:	$20,229	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Detroit Public Schools Community District	Students:	48,782
Number of Schools:	107	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.38Mi.	**Cody High School** Number of Students: 598 Student-Teacher Ratio: 15.33	D-	Public	9 - 12
0.38Mi.	**Burns Elementary-Middle School** Number of Students: 377 Student-Teacher Ratio: 17.14	C-	Public	KG - 8

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Flood Report

The Subject Property of **14045 SUSSEX ST, DETROIT, MI 48227-2121** 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	117%	HIGHER
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	100%	SIMILAR
OVERALL	134%	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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