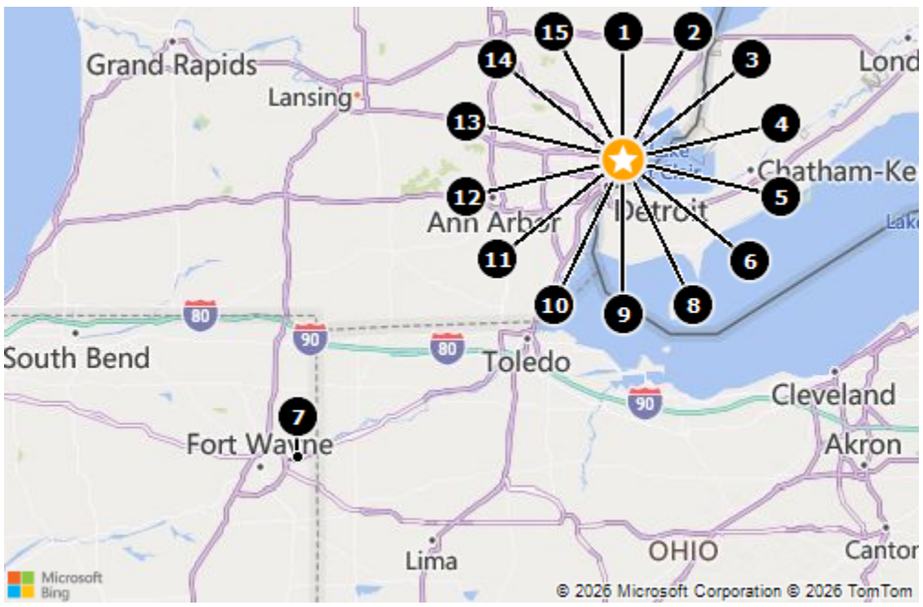
ICE SiteX Report

OrderID: 98605714

SiteX Property Information Report



Subject Property Location

14998 LINCOLN AVE, EASTPOINTE, MI 48021-2843

County:	**MACOMB MI**	Census Tract:	260992589.002011
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	02-14-31-302-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$166,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$151,060 - $180,940	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$4,705
Total Assessed Value:	$66,800	Total Assessor Market Value:	$133,600	Delinquent Year:	2016
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 144 District: 02 Subdivision: ASSESSORS PLAT OF GOETZ PARK SUBD
Abbreviated Description: ASSESSORS PLAT OF GOETZ PARK SUBD LOT 144 LIBER 21, PAGE 15
City/Muni/Twp: EASTPOINTE CITY

Property Characteristics

Lot Size:	5,489 SF	Bedrooms:		Pool:	
Building Area:	1049 SF	Baths:	1	Fireplace:	Yes
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/25/2025	Sales Price:	$119,691
Document #:	202500022787 BK-PG 29121-447	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/11/2025	Sales Price:	$119,691
Document #:	202500018752 BK-PG 29121-447	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/25/2024	Sales Price:	N/A
Document #:	202400006003 BK-PG 29121-447	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/24/2023	Sales Price:	$119,691
Document #:	202300045851 BK-PG 29121-458	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	05/10/2023	Loan Amount:	N/A
Document #:	202300042083 BK-PG 29121-458	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:		Type Finance:	

Legal Description:
Lot: 144 Subdivision: GOETZ PARK SUBDIVISION
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	05/05/2023	Sales Price:	$121,900
Document #:	202300041068 BK-PG 29117-66	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2023		
Document Type:			

Legal Description:
Lot: 144 Subdivision: ASSESSORS PLAT OF GOETZ PARK SUBD Map Ref: LB 21 PG 15
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	05/02/2023	Sales Price:	$121,900
Document #:	BK-PG 29117 -66	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 144 District: 02 Subdivision: ASSESSORS PLAT OF GOETZ PARK SUBD
Abbreviated Description: ASSESSORS PLAT OF GOETZ PARK SUBD LOT 144 LIBER 21, PAGE 15
City/Muni/Twp: EASTPOINTE CITY

Mortgage Record

Recording Date:	01/12/2017	Loan Amount:	N/A
Document #:	7005105 BK-PG 24499-899	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/27/2030	Type Finance:	VAR

Legal Description:
Lot: 144 Subdivision: GOETZ PARK SUBDIVISION
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	11/17/2014	Sales Price:	$25,900
Document #:	4137811 BK-PG 23113-838	Type of Sale:	Full Amount on Deed
Contract Date:	10/20/2014		
Document Type:			

Legal Description:
Lot: 144 Subdivision: ASSESSORS PLAT OF GOETZ PARK SUBDIVISION Map Ref: LB21 PG15
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	10/22/2014	Sales Price:	$25,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/26/2013	Sales Price:	$69,000
Document #:	3094847 BK-PG 16877-829	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/29/2005	Loan Amount:	N/A
Document #:	5135456 BK-PG 16955-933	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2020	Type Finance:	

Legal Description:
Lot: 144 Subdivision: ASSESSORS PLAT OF GOETZ PARK SUBDIVISION
City/Muni/Twp: EAST DETROIT

Mortgage Record

Recording Date:	07/07/2005	Loan Amount:	N/A
Document #:	5120907 BK-PG 16877-829	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	07/01/2035	Type Finance:	

Legal Description:
Lot: 144 Subdivision: ASSESSORS PLAT OF GOETZ PARK SUBDIVISION
City/Muni/Twp: EAST DETROIT

Area Sales Analysis

Total Area Sales	$1,978,500	Median # of Bedrooms	2
Median Lot Size	5,750 SF	Median # of Baths	1
Median Living Area	1,152 SF	Median Year Built	1941
Price Range - 2 Yrs	$85,000 to $165,000	Age Range	67 years to 105 years
Median Value	$129,500	Median Age	85 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**21935 LINWOOD AVE EASTPOINTE, MI 48021-2148**	09/23/2026	$85,000	$61	1379	/3/1	1926	6,882 SF	

APN: 02-14-31-153-008 Document #: 202600089507
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: HALF WAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:95 Subdivision:HALF WAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

ICE SiteX Report

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2	.26Mi.	**14639 JACOB AVE** **EASTPOINTE, MI 48021-2837**	09/23/2026	$127,000	$122	1035	/3/1	1942	9,757 SF

APN: 02-13-36-476-058 Document #: 202600089596
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 117&118 Subdivision: EASTWOOD GARDENS SUBDIVISION MapRef: LB 10 PG 38 Abbreviated Description: Lot:117&118 Subdivision:EASTWOOD GARDENS SUBDIVISION Map Ref:LB 10 PG 38City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

3	.26Mi.	**15361 SPRENGER AVE** **EASTPOINTE, MI 48021-3609**	09/02/2026	$130,000	$90	1435	6/3/1	1951	4,792 SF

APN: 02-14-31-310-022 Document #: 202600083286
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 132 Subdivision: MICHAEL & JOHN SPRINGER SUBDIVISION MapRef: LB 8 PG 25 Abbreviated Description: Lot:132 Subdivision:MICHAEL & JOHN SPRINGER SUBDIVISION Map Ref:LB 8 PG 25City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

4	.13Mi.	**21792 ELMWOOD AVE** **EASTPOINTE, MI 48021-2112**	08/14/2026	$165,000	$108	1519	//1	1959	12,589 SF

APN: 02-14-31-155-014 Document #: 202600077533
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 642 Block: 38 MapRef: LB 46 PG 39 Abbreviated Description: Lot:642 Block:38 Map Ref:LB 46 PG 39City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

5	.28Mi.	**21145 BEECHWOOD AVE** **EASTPOINTE, MI 48021-2812**	08/13/2026	$165,000	$134	1228	//1	1942	4,792 SF

APN: 02-13-36-407-056 Document #: 202600076601
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: EASTWOOD GARDENS SUB MapRef: LB 10 PG 38 Abbreviated Description: Lot:24 Subdivision:EASTWOOD GARDENS SUB Map Ref:LB 10 PG 38City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

6	.23Mi.	**21958 BIRCHWOOD AVE** **EASTPOINTE, MI 48021-3822**	08/06/2026	$160,000	$106	1508	5//1	1936	11,195 SF

APN: 02-13-36-280-002 Document #: 202600075111
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 156 Subdivision: HALFWAY LITTLE FARMS SUBDIVISION NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:156 Subdivision:HALFWAY LITTLE FARMS SUBDIVISION NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

7	.24Mi.	**15006 CRESCENTWOOD AVE** **EASTPOINTE, MI 48021-2108**	07/29/2026	$126,000	$109	1152	6/3/1	1941	5,184 SF

APN: 02-13-36-281-001 Document #: 202600072173
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: HALF WAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Subdivision:HALF WAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143Abbreviated Description:WEST52.5FT LOT133 City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

8	.25Mi.	**21916 FIRWOOD AVE** **EASTPOINTE, MI 48021-2181**	07/22/2026	$147,000	$181	809	4/2/1	1937	11,195 SF

APN: 02-13-36-278-006 Document #: 202600069832
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 201 Subdivision: HALF-WAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:201 Subdivision:HALF-WAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

9	.31Mi.	**22044 ELMWOOD AVE** **EASTPOINTE, MI 48021-2114**	07/16/2026	$115,000	$165	696	/2/1	1931	5,750 SF

APN: 02-14-31-106-014 Document #: 202600068081
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 108 Subdivision: HALFWAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Sec/Twnship/Range: NE4 S36T01NR12E Abbreviated Description: Lot:108 Subdivision:HALFWAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143Sec/Twnship/Range:NE4 S36T01NR12E City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

10	.27Mi.	**21953 OAKWOOD AVE** **EASTPOINTE, MI 48021-3809**	07/14/2026	$114,000	$102	1110	/2/1	1930	13,199 SF

APN: 02-13-36-278-016 Document #: 202600066607
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 188 Subdivision: HALF-WAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:188 Subdivision:HALF-WAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

11	.33Mi.	**22065 LINWOOD AVE** **EASTPOINTE, MI 48021-2150**	07/13/2026	$122,500	$114	1074	7/3/1	1921	5,750 SF

APN: 02-14-31-106-026 Document #: 202600065921
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: HALF WAY LITTLE FARMS SUBDIVISION NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:100 Subdivision:HALF WAY LITTLE FARMS SUBDIVISION NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

12	.37Mi.	**20947 BEECHWOOD AVE** **EASTPOINTE, MI 48021-2809**	07/08/2026	$97,500	$93	1039	/3/1	1942	4,792 SF

APN: 02-13-36-455-041 Document #: 202600064765
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: OBENAUER BARBER LAING COS EASTWOOD GARDENS SUBDIVI MapRef: LB 10 PG 38 Abbreviated Description: Lot:7 Subdivision:OBENAUER BARBER LAING COS EASTWOOD GARDENS SUBDIVI Map Ref:LB 10 PG 38City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

13	.37Mi.	**22087 OAKWOOD AVE** **EASTPOINTE, MI 48021-2131**	07/02/2026	$129,500	$137	943	//1	1954	4,835 SF

APN: 02-13-36-230-025 Document #: 202600062495
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: STAFFIN SUBDIVISION MapRef: LB 8 PG 3 Abbreviated Description: Lot:2 Subdivision:STAFFIN SUBDIVISION Map Ref:LB 8 PG 3City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

14	.27Mi.	**21120 BEECHWOOD AVE** **EASTPOINTE, MI 48021-2813**	07/01/2026	$150,000	$113	1326	6/3/1	1941	4,792 SF

APN: 02-13-36-476-003 Document #: 202600062245
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: OBENAUER BARBER LAING COS EASTWOOD GARDENS SUB MapRef: LB 10 PG 38 Abbreviated Description: Lot:53 Subdivision:OBENAUER BARBER LAING COS EASTWOOD GARDENS SUB Map Ref:LB 10 PG 38City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

15	.3Mi.	**14756 EGO AVE** **EASTPOINTE, MI 48021-5301**	06/26/2026	$145,000	$117	1236	5//2	1948	7,928 SF

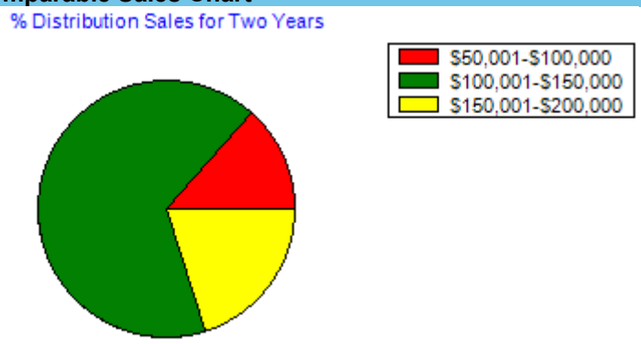
APN: 02-13-36-478-022 Document #: 202600060494

ICE SiteX Report

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10&11 Subdivision: OBENAUER-BARBER-LAING COS EASTWOOD GARDENS SUBDIVI MapRef: LB 21 PG 45 Abbreviated
Description: Lot:10&11 Subdivision:OBENAUER-BARBER-LAING COS EASTWOOD GARDENS SUBDIVI Map Ref:LB 21 PG 45City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

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.	**14998 LINCOLN AVE**	**05/02/2023**	$133,600	$66,800	1,049	5//1	1930	5,489 SF	
.01Mi.	**14990 LINCOLN AVE**	**02/02/2016**	$127,800	$63,900	1,234	5//1	1942	5,053 SF	
.02Mi.	**15004 LINCOLN AVE**	**09/09/2022**	$119,800	$59,900	803	/3/2	1941	6,011 SF	
.02Mi.	**14980 LINCOLN AVE**	**03/14/2018**	$117,200	$58,600	1,073	5/3/1	1942	4,792 SF	
.02Mi.	**14989 VERONICA AVE**		$118,800	$59,400	1,042	5//1	1943	6,011 SF	
.02Mi.	**14981 VERONICA AVE**	**09/19/2016**	$109,800	$54,900	1,088	5/3/1	1942	5,837 SF	
.03Mi.	**15014 LINCOLN AVE**	**01/11/2019**	$104,200	$52,100	831	4/2/1	1941	6,011 SF	
.03Mi.	**15007 VERONICA AVE**	**04/21/2025**	$124,200	$62,100	1,093	/3/1	1942	6,011 SF	
.03Mi.	**14970 LINCOLN AVE**	**09/21/2016**	$122,000	$61,000	1,053	5/3/2	1942	5,532 SF	
.03Mi.	**14969 VERONICA AVE**	**11/03/2020**	$114,200	$57,100	1,089	//1	1943	5,489 SF	
.03Mi.	**14989 LINCOLN AVE**	**12/12/2009**	$145,800	$72,900	1,372	7//1	1941	6,011 SF	
.03Mi.	**14999 LINCOLN AVE**	**09/21/2016**	$128,800	$64,400	1,132	6/3/1	1941	6,970 SF	
.03Mi.	**14979 LINCOLN AVE**	**12/03/2019**	$98,400	$49,200	739	4/2/1	1941	6,011 SF	
.04Mi.	**15015 VERONICA AVE**	**02/16/2016**	$114,400	$57,200	1,038	//1	1942	6,011 SF	
.04Mi.	**14959 VERONICA AVE**	**01/13/2023**	$118,000	$59,000	1,084	5//1	1943	6,186 SF	
.04Mi.	**15024 LINCOLN AVE**	**02/08/2006**	$102,600	$51,300	1,005	//1	1941	6,011 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	37.4 years old	Households:	13,043
Median Household Income:	$65,997	Households w/Family:	65%
Household Income Per Capita:	$28,765	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	East Detroit Public Schools	Students:	2,178
Number of Schools:	8	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.43Mi.	**Kelly Middle School** Number of Students: 295 Student-Teacher Ratio: 18.44	F	Public	6 - 8
0.79Mi.	**Pleasantview Elementary School** Number of Students: 311 Student-Teacher Ratio: 18.03	F	Public	3 - 5
2.21Mi.	**Forest Park Elementary School** Number of Students: 356 Student-Teacher Ratio: 20.88	NA	Public	KG - 2
0.55Mi.	**East Detroit High School** Number of Students: 624 Student-Teacher Ratio: 18.98	F	Public	9 - 12

ICE SiteX Report

OrderID: 98605714

Flood Report

The Subject Property of **14998 LINCOLN AVE, EASTPOINTE, MI 48021-2843** 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	106%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	92%	SIMILAR
OVERALL	112%	HIGHER

Disaster Alerts

No alerts noted

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