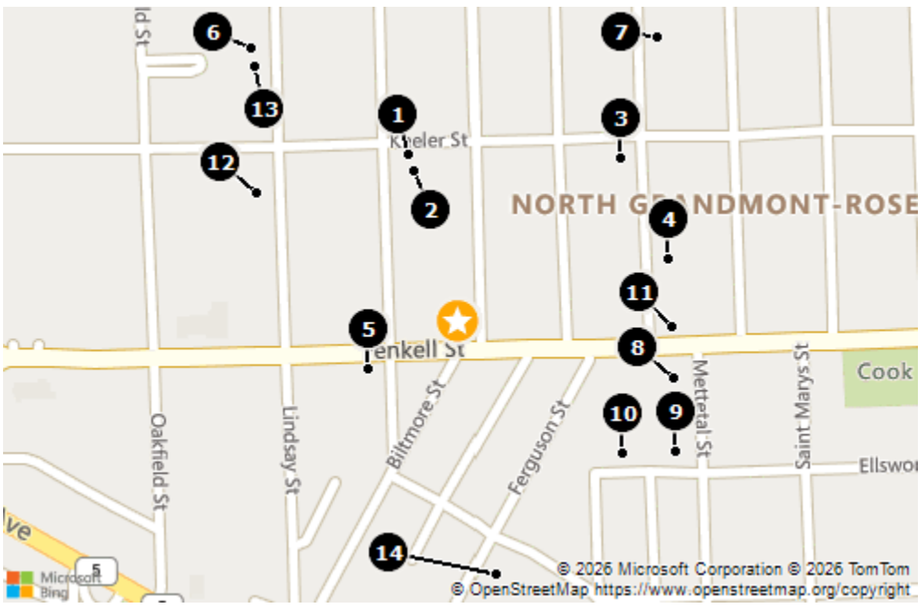
ICE SiteX Report

OrderID: 97902461

SiteX Property Information Report



Subject Property Location

15307 BILTMORE ST, DETROIT, MI 48227-1553

County:	**WAYNE MI**	Census Tract:	261635422.002028
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	22064531.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$116,000**	FSD:	10	Common Confidence Score:	75
Value Range:	$104,400 - $127,600	ICE Confidence Score:	90		

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:	$2,731
Total Assessed Value:	$57,900	Total Assessor Market Value:	$115,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 310 District: 01 Subdivision: B E TAYLORS LUANA
Abbreviated Description: W BILTMORE 2 B E TAYLORS LUANA SUB L40 P51 PLATS, W C R 22/11 44 X 112.12
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:		Pool:	
Building Area:	1842 SF	Baths:	1	Fireplace:	
Year Built:	1928	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/02/2025	Sales Price:	N/A
Document #:	2025321076 BK-PG 58239-182	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/04/2023	Loan Amount:	N/A
Document #:	2023145539 BK-PG 58239-182	Loan Type:	New Conventional
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	03/31/2023	Sales Price:	N/A
Document #:	2023096276 BK-PG 58168-1344	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/31/2023		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B ETAYLORS LUANA SUBDIVISION Map Ref: LB 40 PG 51
City/Muni/Twp: DETROIT

ICE SiteX Report

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Prior Transfer

Recording Date:	01/03/2023	Sales Price:	N/A
Document #:	2023002351 BK-PG 58019-1445	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/03/2023		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION Map Ref: LB 40 PG 51
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	09/22/2021	Sales Price:	$54,900
Document #:	2021349168 BK-PG 57052-402	Type of Sale:	Full Amount on Deed
Contract Date:	09/16/2021		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION Map Ref: LB 40 PG 51
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	09/17/2021	Sales Price:	$30,000
Document #:	2021346461 BK-PG 57043-1249	Type of Sale:	Full Amount on Deed
Contract Date:	09/11/2021		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION Map Ref: LB 40 PG 51
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	09/16/2021	Sales Price:	$54,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 310 District: 01 Subdivision: B E TAYLORS LUANA
Abbreviated Description: W BILTMORE 2 B E TAYLORS LUANA SUB L40 P51 PLATS, W C R 22/11 44 X 112.12
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	07/03/2012	Sales Price:	$3,669
Document #:	2012276936 BK-PG 49933-1067	Type of Sale:	Full Amount on Deed
Contract Date:	07/03/2012		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUB Map Ref: LB40 PG51
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	12/21/2009	Sales Price:	N/A
Document #:	209402661 BK-PG 48270-0039	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/23/2009		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION Map Ref: LB40 PG51
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	12/21/2009	Sales Price:	N/A
Document #:	209402660 BK-PG 48270-0037	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/23/2009		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION Map Ref: LB40 PG51
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/23/2009	Sales Price:	$30,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/14/2008	Sales Price:	$6,800
Document #:	208364002 BK-PG 47512-0759	Type of Sale:	Full Amount on Deed
Contract Date:	08/21/2008		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION Map Ref: LB40 PG51
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	09/18/2007	Sales Price:	$91,576
Document #:	207370242 BK-PG 46663-0393	Type of Sale:	Full Amount on Deed
Contract Date:	09/05/2007		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION Map Ref: LB40 PG51
City/Muni/Twp: DETROIT

ICE SiteX Report

OrderID: 97902461

Prior Transfer

Recording Date:	08/15/2007	Sales Price:	N/A
Document #:	20735249 BK-PG 42664-0357	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/26/2005	Sales Price:	$110,000
Document #:	205477950 BK-PG 43707-2537	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2005		
Document Type:			

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION Map Ref: LB40 PG51
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	05/10/2005	Loan Amount:	N/A
Document #:	205236969 BK-PG 42664-0357	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	05/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 2 Subdivision: B E TAYLORS LUANA SUBDIVISION
City/Muni/Twp: DETROIT

Area Sales Analysis

Total Area Sales	$1,387,500	Median # of Bedrooms	
Median Lot Size	6,316 SF	Median # of Baths	1
Median Living Area	1,315 SF	Median Year Built	1933
Price Range - 2 Yrs	$30,000 to $205,000	Age Range	73 years to 99 years
Median Value	$77,500	Median Age	93 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**15376 GILCHRIST ST** **DETROIT, MI 48227-1573**	04/14/2026	$72,000	$56	1280	//1	1947	6,534 SF	
		APN: 22065333. Document #: 2026153505 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 248 Subdivision: CRESCENT HEIGHTS SUBDIVISION MapRef: LB 35 PG 29 Abbreviated Description: Lot:248 Subdivision:CRESCENT HEIGHTS SUBDIVISION Map Ref:LB 35 PG 29City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.09Mi.	**15368 GILCHRIST ST** **DETROIT, MI 48227-1573**	04/03/2026	$75,000	$32	2306	//2	1931	6,534 SF	
		APN: 22065332. Document #: 2026148386 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 249 Subdivision: CRESCENT HEIGHTS SUBDIVISION MapRef: LB 35 PG 29 Abbreviated Description: Lot:249 Subdivision:CRESCENT HEIGHTS SUBDIVISION Map Ref:LB 35 PG 29City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.14Mi.	**15371 ASBURY PARK** **DETROIT, MI 48227-1544**	03/30/2026	$30,000	$15	1951	//1	1928	4,792 SF	
		APN: 22061977. Document #: 2026142914 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 237 Subdivision: B E TAYLORS LURIA SUBDIVISION MapRef: LB 40 PG 51 Abbreviated Description: Lot:237 Subdivision:B E TAYLORS LURIA SUBDIVISION Map Ref:LB 40 PG 51City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.14Mi.	**15330 ASBURY PARK** **DETROIT, MI 48227-1545**	03/17/2026	$33,000	$20	1583	//1	1927	5,227 SF	
		APN: 22061354. Document #: 2026132120 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 331 Subdivision: B E TAYLORS LUANA SUBDIVISION MapRef: LB 40 PG 51 Abbreviated Description: Lot:331 Subdivision:B E TAYLORS LUANA SUBDIVISION Map Ref:LB 40 PG 51City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.06Mi.	**15065 GILCHRIST ST** **DETROIT, MI 48227-1416**	03/03/2026	$129,000	$119	1080	//1	1953	6,970 SF	
		APN: 22065919. Document #: 2026074183 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 163 Subdivision: CRESCENT HEIGHTS SUBDIVISION MapRef: LB 35 PG 29 Abbreviated Description: Lot:163 Subdivision:CRESCENT HEIGHTS SUBDIVISION Map Ref:LB 35 PG 29City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.21Mi.	**15455 LINDSAY ST** **DETROIT, MI 48227-1521**	02/13/2026	$198,000	$153	1293	//1	1938	6,970 SF	
		APN: 22067343. Document #: 2026047404 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Subdivision: CRESCENT HEIGHTS SUBDIVISION MapRef: LB 35 PG 29 Abbreviated Description: Lot:72 Subdivision:CRESCENT HEIGHTS SUBDIVISION Map Ref:LB 35 PG 29City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.21Mi.	**15454 ASBURY PARK** **DETROIT, MI 48227-1547**	01/29/2026	$149,000	$155	956	//1	1949	5,227 SF	
		APN: 22061369. Document #: 2026036856 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 316 Subdivision: B E TAYLORTS LUANA SUBDIVISION MapRef: LB 40 PG 51 Abbreviated Description: Lot:316 Subdivision:B E TAYLORTS LUANA SUBDIVISION Map Ref:LB 40 PG 51City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.13Mi.	**15253 METTETAL ST** **DETROIT, MI 48227-1941**	01/27/2026	$205,000	$198	1034	//1	1950	4,792 SF	
		APN: 22060484. Document #: 2026036307 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 130 Subdivision: NORWOOD SUBDIVISION MapRef: LB 36 PG 29 Abbreviated Description: Lot:130 Subdivision:NORWOOD SUBDIVISION Map Ref:LB 36 PG 29City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
9	.15Mi.	**15203 METTETAL ST** **DETROIT, MI 48227-1941**	01/13/2026	$70,000	$48	1438	//1	1927	6,098 SF	
		APN: 22060490. Document #: 2026027439 Document Type: Price Code: D								

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: NORWOOD SUBDIVISION MapRef: LB 36 PG 29 Abbreviated Description: Subdivision:NORWOOD SUBDIVISION Map Ref:LB 36 PG 29Abbreviated Description:PORTION LOT124 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

10	.12Mi.	**16342 ELLSWORTH ST** **DETROIT, MI 48227-1936**	12/15/2025	$43,000	$40	1064	//1	1931	5,227 SF

APN: 22010561. Document #: 2026009771
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: MOORE AND VEALE REDFORD SUBDIVISION MapRef: LB 37 PG 9 Abbreviated Description: Lot:34 Subdivision:MOORE AND VEALE REDFORD SUBDIVISION Map Ref:LB 37 PG 9City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11	.13Mi.	**15300 ASBURY PARK** **DETROIT, MI 48227-1545**	12/11/2025	$58,500	$55	1052	//1	1952	4,792 SF

APN: 22061349. Document #: 2026007266
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 335&336 Subdivision: B E TAYLORS LUANA SUBDIVISION MapRef: LB 40 PG 51 Abbreviated Description: Lot:335&336 Subdivision:B E TAYLORS LUANA SUBDIVISION Map Ref:LB 40 PG 51City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

12	.15Mi.	**15365 LINDSAY ST** **DETROIT, MI 48227-1519**	09/16/2025	$140,000	$92	1514	//1	1928	7,405 SF

APN: 22067351. Document #: 2025267014
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64&65 Subdivision: CRESCENT HEIGHTS SUBDIVISION MapRef: LB 35 PG 29 Abbreviated Description: Lot:64&65 Subdivision:CRESCENT HEIGHTS SUBDIVISION Map Ref:LB 35 PG 29Abbreviated Description:PORTION LOT65 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

13	.2Mi.	**15445 LINDSAY ST** **DETROIT, MI 48227-1521**	08/19/2025	$105,000	$78	1337	//1	1927	6,970 SF

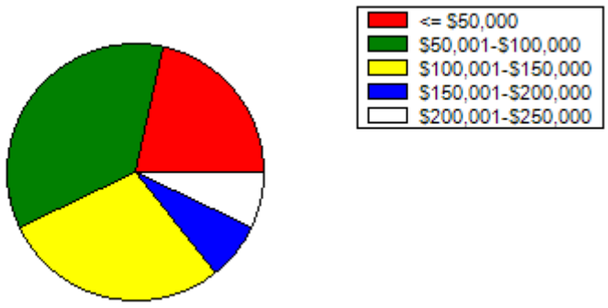
APN: 22067344. Document #: 2025238602
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: CRESCENT HEIGHTS MapRef: LB 35 PG 29 Abbreviated Description: Lot:71 Subdivision:CRESCENT HEIGHTS Map Ref:LB 35 PG 29City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

14	.15Mi.	**14910 FERGUSON ST** **DETROIT, MI 48227-1425**	07/22/2025	$80,000	$58	1358	//1	1936	17,424 SF

APN: 22063173-4 Document #: 2025216767
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17&18 Subdivision: HENRY E HOUGHTONS SUBDIVISION MapRef: LB 37 PG 9 Abbreviated Description: Lot:17&18 Subdivision:HENRY E HOUGHTONS SUBDIVISION Map Ref:LB 37 PG 9City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**15307 BILTMORE ST**	**09/16/2021**	$115,800	$57,900	1,842	//1	1928	4,792 SF	
.01Mi.	**15301 BILTMORE ST**	**05/01/1974**	$95,600	$47,800	1,111	//1	1950	3,920 SF	
.01Mi.	**15313 BILTMORE ST**	**09/10/2024**	$78,000	$39,000	939	//1	1940	4,792 SF	
.02Mi.	**15319 BILTMORE ST**				1,566	//1	1930	4,792 SF	
.02Mi.	**15308 GILCHRIST ST**	**09/01/1971**	$111,000	$55,500	1,640	//1	1931	6,534 SF	
.02Mi.	**15325 BILTMORE ST**	**05/25/2018**	$97,800	$48,900	1,285	//1	1929	4,792 SF	
.03Mi.	**15314 GILCHRIST ST**	**06/01/1999**	$4,400	$2,200	1,486	//1	1931	6,534 SF	
.03Mi.	**15314 GILCHRIST ST**	**06/01/1999**	$112,800	$56,400	1,636	//1	1940		
.03Mi.	**15306 BILTMORE ST**	**07/01/1977**	$109,800	$54,900	1,590	//1	1928	4,792 SF	
.03Mi.	**15300 BILTMORE ST**	**02/12/2015**	$37,200	$18,600	975	//1	1957	3,485 SF	
.03Mi.	**15312 BILTMORE ST**	**11/01/2017**	$103,800	$51,900	1,421	//1	1929	4,792 SF	
.03Mi.	**15322 GILCHRIST ST**	**08/01/1985**	$107,200	$53,600	1,360	//1	1941	6,534 SF	
.03Mi.	**15331 BILTMORE ST**	**11/01/1968**	$97,600	$48,800	1,363	//1	1940	4,792 SF	
.03Mi.	**15318 BILTMORE ST**	**12/27/2024**	$116,400	$58,200	1,700	//1	1930	4,792 SF	
.04Mi.	**15080 BILTMORE ST**	**01/16/2015**	$61,400	$30,700	1,156	//1	1951	14,375 SF	
.04Mi.	**15330 GILCHRIST ST**	**02/14/2019**	$114,800	$57,400	1,543	//1	1940	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	49%

ICE SiteX Report

OrderID: 97902461

Demographics & Income

Median Age:	39.6 years old	Households:	15,346
Median Household Income:	$37,884	Households w/Family:	53%
Household Income Per Capita:	$20,725	Households w/Family Married:	16%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Detroit Public Schools Community District	Students:	48,828
Number of Schools:	104	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.32Mi.	**John R. King Academic and Performing Arts Academy** Number of Students: 879 Student-Teacher Ratio: 17.94	C	Public	PK - 8
1.12Mi.	**Coleman A. Young Elementary School** Number of Students: 382 Student-Teacher Ratio: 13.99	D+	Public	PK - 5
2.97Mi.	**Henry Ford High School** Number of Students: 607 Student-Teacher Ratio: 18.39	D-	Public	9 - 12

Flood Report

The Subject Property of **15307 BILTMORE ST, DETROIT, MI 48227-1553** 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	114%	HIGHER
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	53%	NOTABLY LOWER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	100%	SIMILAR
OVERALL	135%	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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