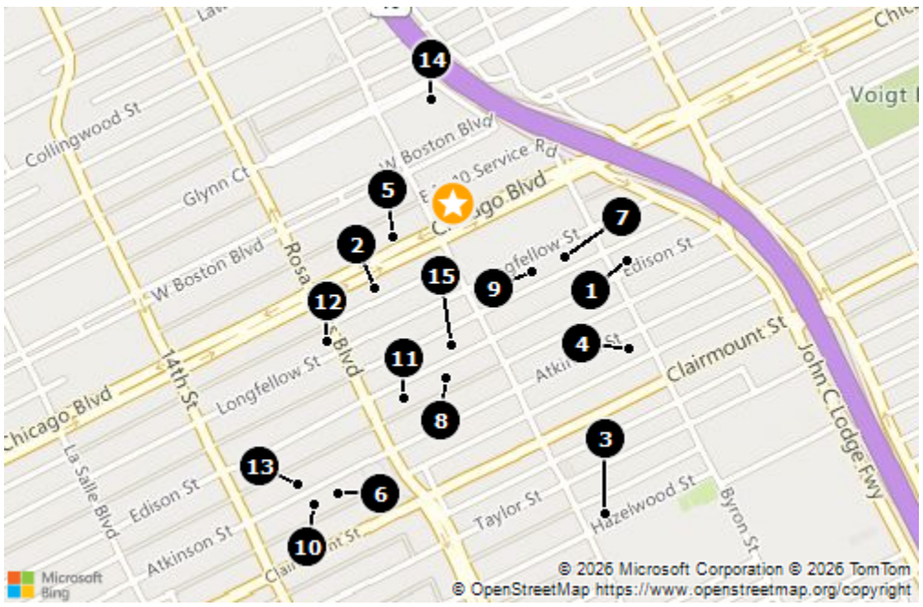
ICE SiteX Report

OrderID: 98738742

SiteX Property Information Report



Subject Property Location

1536 CHICAGO BLVD, DETROIT, MI 48206-1775

County:	**WAYNE MI**	Census Tract:	261635312.001002
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	06002558.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$332,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$298,800 - $365,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$167,600	Total Assessor Market Value:	$335,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 311 District: 01 Subdivision: BOSTON BLVD

Abbreviated Description: N CHICAGO BLVD 342 BOSTON BLVD SUB L29 P23 PLATS, W C R 6/149 50 X 167.50 NEZ CERT #2007-3573; RELATED PARCEL# 27073573

City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:		Pool:	
Building Area:	2529 SF	Baths:	2	Fireplace:	
Year Built:	1916	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2.5+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/07/2024	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2024180100 BK-PG 58909-267	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/03/2024		
Document Type:			

Legal Description:

Lot: 342 Subdivision: BOSTON BOULEVARD SUBVISION Map Ref: LB 29 PG 23
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	06/25/2021	Sales Price:	$350,000
Document #:	2021264515 BK-PG 56833-867	Type of Sale:	Full Amount on Deed
Contract Date:	06/24/2021		
Document Type:			

Legal Description:

Lot: 342 Subdivision: BOSTON BOULEVARD SUBDN Map Ref: LB 29 PG 23

Prior Transfer

Recording Date:	02/04/2013	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2013032325 BK-PG 50451-0723	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/27/2012		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION Map Ref: LB29 PG23
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	12/18/2012	Sales Price:	$7,000
			Multiple Parcels Involved in this transaction
Document #:	2012484069 BK-PG 50361-0782	Type of Sale:	Full Amount on Deed
Contract Date:	11/27/2012		
Document Type:			

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION Map Ref: LB29 PG23
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/27/2012	Sales Price:	$7,000
Document #:	BK-PG 50451 -723	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 311 District: 01 Subdivision: BOSTON BLVD
Abbreviated Description: N CHICAGO BLVD 342 BOSTON BLVD SUB L29 P23 PLATS, W C R 6/149 50 X 167.50 NEZ CERT #2007-3573; RELATED PARCEL# 27073573
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	04/08/2009	Sales Price:	$20,000
			Multiple Parcels Involved in this transaction
Document #:	209142907 BK-PG 47835-1134	Type of Sale:	Full Amount on Deed
Contract Date:	03/20/2009		
Document Type:			

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION Map Ref: LB29 PG23
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	08/21/2008	Sales Price:	$130,050
Document #:	208319243 BK-PG 47428-1434	Type of Sale:	Full Amount on Deed
Contract Date:	08/14/2008		
Document Type:			

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION Map Ref: LB29 PG23
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	03/20/2008	Sales Price:	N/A
Document #:	208080636 BK-PG 47072-0603	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/19/2008		
Document Type:			

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION Map Ref: LB29 PG23

Prior Transfer

Recording Date:	07/13/2007	Sales Price:	N/A
Document #:	207297020 BK-PG 46480-0959	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/12/2007		
Document Type:			

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION Map Ref: LB29 PG23

Prior Transfer

Recording Date:	07/13/2007	Sales Price:	N/A
Document #:	207297019 BK-PG 46480-0958	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/12/2007		
Document Type:			

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION Map Ref: LB29 PG23

Prior Transfer

Recording Date:	10/23/2006	Sales Price:	N/A
Document #:	206502898 BK-PG 44945-1706	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/03/2006	Loan Amount:	N/A
Document #:	206478890 BK-PG 45403-0116	Loan Type:	Unknown
TD Due Date:	09/26/2036	Type Finance:	

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	08/21/2006	Sales Price:	N/A
Document #:	206413790 BK-PG 44945-1706	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	07/03/2006	Loan Amount:	N/A
Document #:	206350997 BK-PG 44945-1706	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	12/30/2005	Loan Amount:	N/A
Document #:	206068595 BK-PG 44073-1837	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	12/15/2005	Sales Price:	N/A
Document #:	206026283 BK-PG 41344-1282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/22/2004	Sales Price:	$203,000
Document #:	204546614 BK-PG 41566-1854	Type of Sale:	Full Amount on Deed
Contract Date:	09/03/2004		
Document Type:			

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION Map Ref: LB29 PG23
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	09/16/2004	Loan Amount:	N/A
Document #:	204493600 BK-PG 41344-1282	Loan Type:	Stand Alone First
TD Due Date:	10/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 342 Subdivision: BOSTON BOULEVARD SUBDIVISION

Prior Transfer

Recording Date:	09/03/2004	Sales Price:	$203,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,669,250	Median # of Bedrooms	
Median Lot Size	5,227 SF	Median # of Baths	2
Median Living Area	2,293 SF	Median Year Built	1918
Price Range - 2 Yrs	$117,000 to $500,000	Age Range	98 years to 112 years
Median Value	$225,000	Median Age	108 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1252 EDISON ST** **DETROIT, MI 48202-1539**	08/03/2026	$180,950	$80	2236	//2	1916	5,227 SF	
		APN: 06002442. Document #: 2026244747 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 153 Subdivision: BOSTON BOULEVARD SUBDIVISION MapRef: LB 29 PG 23 Abbreviated Description: Lot:153 Subdivision:BOSTON BOULEVARD SUBDIVISION Map Ref:LB 29 PG 23City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.14Mi.	**1695 CHICAGO BLVD** **DETROIT, MI 48206-1734**	07/16/2026	$310,000	$107	2883	/5/2	1919	6,534 SF	
		APN: 08002996. Document #: 2026230951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 317 Subdivision: BOSTON BOULEVARD SUBDIVISION MapRef: LB 29 PG 23 Abbreviated Description: Lot:317 Subdivision:BOSTON BOULEVARD SUBDIVISION Map Ref:LB 29 PG 23City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.41Mi.	**1536 HAZELWOOD ST** **DETROIT, MI 48206-2233**	06/05/2026	$158,500	$131	1203	//1	1915	3,920 SF	
		APN: 06002157. Document #: 2026198131 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: DUDLEYS SUBDIVISION MapRef: LB 22 PG 64 Abbreviated Description: Lot:56 Subdivision:DUDLEYS SUBDIVISION Map Ref:LB 22 PG 64City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.28Mi.	**1419 ATKINSON ST** **DETROIT, MI 48206-2004**	05/15/2026	$225,000	$87	2564	/4/2	1914	5,227 SF	
		APN: 06002326. Document #: 2026184366 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: GUEROLDS SUBDIVISION MapRef: LB 29 PG 87 Abbreviated Description: Lot:8 Subdivision:GUEROLDS SUBDIVISION Map Ref:LB 29 PG 87City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.08Mi.	**1646 CHICAGO BLVD** **DETROIT, MI 48206-1735**	05/13/2026	$360,000	$129	2783	/4/3	1919	8,276 SF	
		APN: 08003050. Document #: 2026180332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 335 Subdivision: BOSTON BOULEVARD SUBDIVISION MapRef: LB 29 PG 23 Abbreviated Description: Lot:335 Subdivision:BOSTON BOULEVARD SUBDIVISION Map Ref:LB 29 PG 23City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.38Mi.	**1977 ATKINSON ST**	05/13/2026	$500,000	$224	2230	//2	1924	5,227 SF	

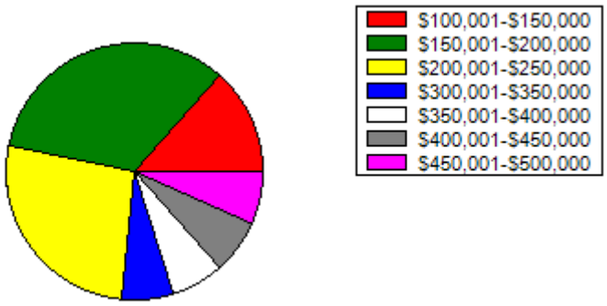
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		DETROIT, MI 48206-2008							
	APN: 08002776. Document #: 2026182151 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 570 Subdivision: JOY FARM SUBDIVISION MapRef: LB 32 PG 39&40 Abbreviated Description: Lot:570 Subdivision:JOY FARM SUBDIVISION Map Ref:LB 32 PG 39&40City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.15Mi.	**1441 LONGFELLOW ST** **DETROIT, MI 48206-2047**	05/08/2026	$166,000	$72	2293	//2	1916	6,098 SF
	APN: 06002480. Document #: 2026177356 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 191 Subdivision: BOSTON BOULEVARD SUBDIVISION MapRef: LB 29 PG 23 Abbreviated Description: Lot:191 Subdivision:BOSTON BOULEVARD SUBDIVISION Map Ref:LB 29 PG 23City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.21Mi.	**1667 EDISON ST** **DETROIT, MI 48206-2038**	05/08/2026	$439,900	$171	2569	//2	1918	5,227 SF
	APN: 08002840. Document #: 2026176904 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: JACKSON PARK SUBDN MapRef: LB 30 PG 95 Abbreviated Description: Lot:20 Subdivision:JACKSON PARK SUBDN Map Ref:LB 30 PG 95City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
9	.13Mi.	**1485 LONGFELLOW ST** **DETROIT, MI 48206-2047**	04/16/2026	$175,000	$79	2215	//2	1916	6,098 SF
	APN: 06002485. Document #: 2026155232 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 196 Subdivision: BOSTON BOULEVARD SUBDIVISION MapRef: LB 29 PG 23 Abbreviated Description: Lot:196 Subdivision:BOSTON BOULEVARD SUBDIVISION Map Ref:LB 29 PG 23City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
10	.4Mi.	**2011 ATKINSON ST** **DETROIT, MI 48206-2008**	04/02/2026	$245,000	$117	2084	//2	1919	5,227 SF
	APN: 08002780. Document #: 2026145644 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 574 Subdivision: JOY FARM SUBDIVISION MapRef: LB 32 PG 40 Abbreviated Description: Lot:574 Subdivision:JOY FARM SUBDIVISION Map Ref:LB 32 PG 40City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
11	.24Mi.	**1727 EDISON ST** **DETROIT, MI 48206-2073**	03/31/2026	$117,000	$48	2410	//2	1918	5,227 SF
	APN: 08002847. Document #: 2026143235 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: LEWIS PARK SUBDIVISION MapRef: LB 30 PG 96 Abbreviated Description: Lot:19 Subdivision:LEWIS PARK SUBDIVISION Map Ref:LB 30 PG 96City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
12	.23Mi.	**1900 LONGFELLOW ST** **DETROIT, MI 48206-2052**	03/26/2026	$250,000	$70	3554	//3	1928	11,326 SF
	APN: 08002965-6 Document #: 2026141418 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 887&888 Subdivision: THE JOY FARM SUBDIVISION MapRef: LB 32 PG 40 Abbreviated Description: Lot:887&888 Subdivision:THE JOY FARM SUBDIVISION Map Ref:LB 32 PG 40Abbreviated Description:PORTION LOT887 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
13	.38Mi.	**2016 ATKINSON ST** **DETROIT, MI 48206-2009**	03/25/2026	$130,000	$65	1998	//2	1921	5,227 SF
	APN: 08002798. Document #: 2026139128 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 668 Subdivision: THE JOY FARM SUBDIVISION MapRef: LB 32 PG 39&40 Abbreviated Description: Lot:668 Subdivision:THE JOY FARM SUBDIVISION Map Ref:LB 32 PG 39&40City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
14	.13Mi.	**1501 GLYNN CT** **DETROIT, MI 48206-1772**	03/13/2026	$172,000	$42	4045	//4	1925	7,405 SF
	APN: 06002665. Document #: 2026130440 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 73&74 Subdivision: WILLIAMS SUBDIVISION MapRef: LB 26 PG 81 Abbreviated Description: Subdivision:WILLIAMS SUBDIVISION Map Ref:LB 26 PG 81Abbreviated Description:PORTION LOTS73&74 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
15	.17Mi.	**1642 EDISON ST** **DETROIT, MI 48206-2039**	03/12/2026	$239,900	$107	2224	//2	1916	6,534 SF
	APN: 08002905. Document #: 2026128812 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: JACKSON PARK SUBDIVISION MapRef: LB 30 PG 95 Abbreviated Description: Lot:31 Subdivision:JACKSON PARK SUBDIVISION Map Ref:LB 30 PG 95City/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.

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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.	**1536 CHICAGO BLVD**	**11/27/2012**	$335,200	$167,600	2,529	//2	1916	8,276 SF	
.01Mi.	**1546 CHICAGO BLVD**	**10/28/2013**	$313,000	$156,500	2,795	/4/3	1915	8,276 SF	
.01Mi.	**1526 CHICAGO BLVD**	**07/27/2021**	$15,800	$7,900	2,115	/5/2	1916	8,276 SF	
.01Mi.	**1526 CHICAGO BLVD**	**07/27/2021**	$353,600	$176,800	2,115	/5/2	1916		
.02Mi.	**1516 CHICAGO BLVD**	**04/19/2024**	$305,000	$152,500	3,677	/5/3	1918	8,276 SF	
.02Mi.	**1556 CHICAGO BLVD**	**05/28/2010**	$416,800	$208,400	3,834	/4/3	1920	10,019 SF	
.03Mi.	**1506 CHICAGO BLVD**	**07/20/2012**	$426,000	$213,000	2,593	//2	1914		
.03Mi.	**1506 CHICAGO BLVD**	**07/20/2012**	$19,800	$9,900		//2	1916	8,276 SF	
.04Mi.	**1529 W BOSTON BLVD**	**11/22/2019**	$19,800	$9,900	3,792	//4	1916	9,148 SF	
.04Mi.	**1541 W BOSTON BLVD**	**08/30/2010**	$522,200	$261,100	3,058	/4/3	1919	9,148 SF	
.04Mi.	**1529 W BOSTON BLVD**		$669,200	$334,600	3,792	//4	1916		
.04Mi.	**1496 CHICAGO BLVD**		$523,400	$261,700	3,033	/4/3	1917	8,276 SF	
.04Mi.	**1519 W BOSTON BLVD**	**03/24/2023**	$17,200	$8,600	2,461	/4/2	1915	9,148 SF	
.04Mi.	**1553 W BOSTON BLVD**	**01/19/2022**	$249,600	$124,800	3,742	/5/4	1917	13,068 SF	
.04Mi.	**1519 W BOSTON BLVD**		$412,600	$206,300	2,461	/4/2	1915	9,148 SF	
.04Mi.	**1507 W BOSTON BLVD**	**07/01/2021**	$472,600	$236,300	2,508	/5/2	1925	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	34%

Demographics & Income

Median Age:	41.8 years old	Households:	6,443
Median Household Income:	$43,672	Households w/Family:	52%
Household Income Per Capita:	$25,264	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.01Mi.	**Thirkell Elementary-Middle School**	F	Public	KG - 8
Number of Students: 455				
Student-Teacher Ratio: 16.98				
1.63Mi.	**Northwestern High School**	F	Public	9 - 12
Number of Students: 305				
Student-Teacher Ratio: 13.26				

Flood Report

The Subject Property of **1536 CHICAGO BLVD, DETROIT, MI 48206-1775** 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	121%	HIGHER
BURGLARY	169%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	179%	NOTABLY HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	131%	NOTABLY HIGHER
OVERALL	173%	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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Data deemed reliable, but not guaranteed.

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