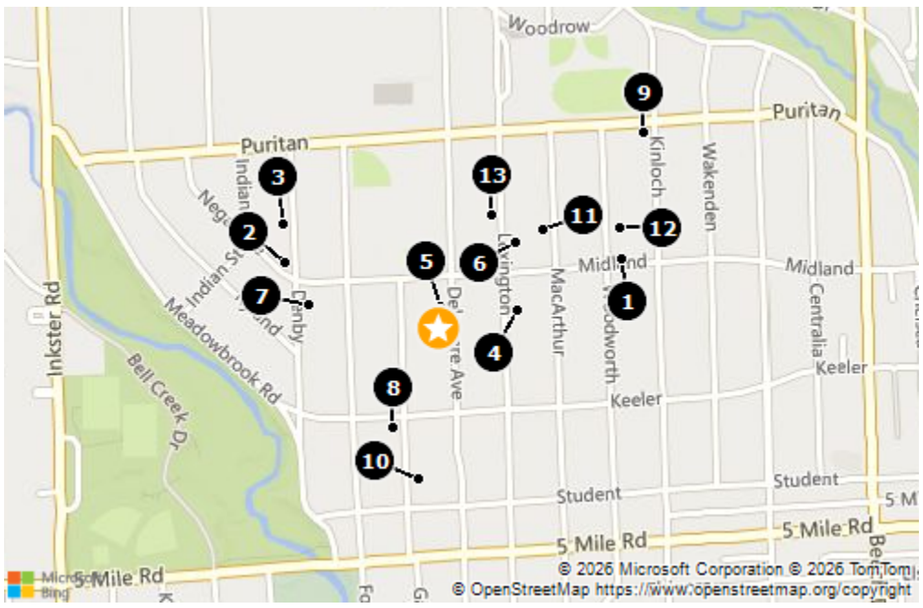
ICE SiteX Report

OrderID: 97523602

SiteX Property Information Report



Subject Property Location

15595 DELAWARE AVE, REDFORD, MI 48239-3902

County:	**WAYNE MI**	Census Tract:	261635546.001046
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	79 019 02 0491 002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	14	Common Confidence Score:	44
Value Range:	$165,980 - $220,020	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82110
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,324
Total Assessed Value:	$81,900	Total Assessor Market Value:	$163,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 491-492 Section: 02 District: 79 Subdivision: GOLF VIEW PARK

Abbreviated Description:	18C491B 492A S 14 FT OF LOT 491 AND THE N 30 FT OF LOT 492 ALSO THE E 1/2 OF ADJ VAC ALLEY GOLF VIEW PARK SUB T1S R10E L62
City/Muni/Twp:	REDFORD TWP

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	978 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/01/2023	Loan Amount:	N/A
Document #:	2023162971 BK-PG 58278-69	Loan Type:	FHA
TD Due Date:	06/01/2063	Type Finance:	

Legal Description:
Lot: 491&492 Subdivision: GOLF VIEW PARK SUBDIVISION
Abbreviated Description: PORTION LOTS491&492
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$127,546
Document #:	2022276843 BK-PG 53918-279	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/03/2017	Sales Price:	$130,000
Document #:	2017320969 BK-PG 53980-0927	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/18/2017		
Document Type:			

ICE SiteX Report

OrderID: 97523602

Legal Description:
Lot: 491&492 Subdivision: GOLF VIEW PARK SUBDIVISION Map Ref: LB62 PG81
Abbreviated Description: S 14 FT LOT 491 & N 30 FT LOT 492
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	09/05/2017	Sales Price:	N/A
Document #:	2017293151 BK-PG 49027-1269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/31/2017	Loan Amount:	N/A
Document #:	2017289905 BK-PG 53918-0279	Loan Type:	FHA
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:
Lot: 491&492 Subdivision: GOLF VIEW PARK SUBDIVISION
Abbreviated Description: S14 FT LOT 491 & N30 FT LOT 492
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	08/18/2017	Sales Price:	$129,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 491-492 Section: 02 District: 79 Subdivision: GOLF VIEW PARK
Abbreviated Description: 18C491B 492A S 14 FT OF LOT 491 AND THE N 30 FT OF LOT 492 ALSO THE E 1/2 OF ADJ VAC ALLEY GOLF VIEW PARK SUB T1S R10E L62
City/Muni/Twp: REDFORD TWP

Prior Transfer

Recording Date:	03/25/2011	Sales Price:	N/A
Document #:	2011108373 BK-PG 43826-0682	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/16/2011	Loan Amount:	N/A
Document #:	2011066270 BK-PG 49027-1269	Loan Type:	VA
TD Due Date:	03/01/2041	Type Finance:	

Legal Description:
Lot: 491&492 Subdivision: GOLF VIEW PARK SUB
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED

Prior Transfer

Recording Date:	11/14/2005	Sales Price:	$137,000
Document #:	206002246 BK-PG 43826-0700	Type of Sale:	Full Amount on Deed
Contract Date:	10/31/2005		
Document Type:			

Legal Description:
Lot: 491&492 Subdivision: GOLF VIEW PARK SUBDIVISION Map Ref: LB62 PG81
Abbreviated Description: SOUTH14 FT LOT491 & N30 FT LOT492
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	10/31/2005	Sales Price:	$137,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/18/1995	Sales Price:	$75,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Abbreviated Description: 18C491B 492A S 14 FT OF LOT 49REDFORD UNION

Area Sales Analysis

Total Area Sales	$2,206,539	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	1
Median Living Area	988 SF	Median Year Built	1950
Price Range - 2 Yrs	$87,000 to $235,000	Age Range	73 years to 84 years
Median Value	$170,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**15802 WOODWORTH REDFORD, MI 48239-3971**	03/03/2026	$152,300	$112	1354	6//1	1945	5,227 SF	
		APN: 79 020 02 0390 000 Document #: 2026070849 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 390 Subdivision: B E TAYLORS BRIGHTMOOR SILVER SUBDIVISION MapRef: LB 54 PG 27 Abbreviated Description: Lot:390 Subdivision:B E TAYLORS BRIGHTMOOR SILVER SUBDIVISION Map Ref:LB 54 PG 27City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
2	.2Mi.	**15827 DENBY REDFORD, MI 48239-3931**	03/03/2026	$225,000	$231	972	5//1	1952	6,534 SF	
		APN: 79 019 02 0233 002 Document #: 2026070523 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 97523602

Land Use: Single Family Residential
Legal: Lot: 233&234 Subdivision: GOLFVIEW PARK SUBDIVISION MapRef: LB 62 PG 81 Abbreviated Description: Lot:233&234 Subdivision:GOLFVIEW PARK SUBDIVISION Map Ref:LB 62 PG 81Abbreviated Description:PORTION LOT233 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

3	.23Mi.	**15881 DENBY** **REDFORD, MI 48239-3931**	01/16/2026	$145,000	$153	942	5//1	1952	5,663 SF

APN: 79 019 02 0228 002 Document #: 2026030178
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 228&229 Subdivision: GOLF VIEW PARK SUBDIVISON MapRef: LB 62 PG 81 Abbreviated Description: Subdivision:GOLF VIEW PARK SUBDIVISON Map Ref:LB 62 PG 81Abbreviated Description:PORTION LOTS228&229 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

4	.1Mi.	**15618 LEXINGTON** **REDFORD, MI 48239-3980**	11/12/2025	$219,990	$216	1016	5//1	1950	6,970 SF

APN: 79 020 01 0297 002 Document #: 2025307940
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 297&298 Subdivision: B E TAYLORS BRIGHTMOOR RIES SUBDIVISION MapRef: LB 57 PG 19 Abbreviated Description: Lot:297&298 Subdivision:B E TAYLORS BRIGHTMOOR RIES SUBDIVISION Map Ref:LB 57 PG 19Abbreviated Description:PORTION LOT297 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

5	.03Mi.	**15627 DELAWARE AVE** **REDFORD, MI 48239-3943**	10/30/2025	$176,999	$151	1167	4//1	1952	5,663 SF

APN: 79 019 02 0487 002 Document #: 2025298955
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 487&488 Subdivision: GOLF VIEW PARK SUBDIVISION MapRef: LB 62 PG 81 Abbreviated Description: Subdivision:GOLF VIEW PARK SUBDIVISION Map Ref:LB 62 PG 81Abbreviated Description:PORTION LOTS487&488 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

6	.14Mi.	**15844 LEXINGTON** **REDFORD, MI 48239-3915**	10/24/2025	$87,000	$103	839	4/2/1	1949	6,098 SF

APN: 79 020 01 0307 002 Document #: 2025295501
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 308 Subdivision: B E TAYLORS BRIGHTMOOR RESSUBDIVISION MapRef: LB 57 PG 19 Abbreviated Description: Lot:308 Subdivision:B E TAYLORS BRIGHTMOOR RESSUBDIVISION Map Ref:LB 57 PG 19City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

7	.15Mi.	**15654 DENBY** **REDFORD, MI 48239-3930**	10/14/2025	$170,000	$157	1080	5//1	1953	5,663 SF

APN: 79 019 02 0259 002 Document #: 2025287606
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 259&260 Subdivision: GOLF VIEW PARK SUBDIVISION MapRef: LB 62 PG 81 Abbreviated Description: Subdivision:GOLF VIEW PARK SUBDIVISION Map Ref:LB 62 PG 81Abbreviated Description:PORTION LOTS259&260 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

8	.13Mi.	**15493 GAYLORD** **REDFORD, MI 48239-3906**	09/16/2025	$221,450	$199	1110	5//1	1953	6,098 SF

APN: 79 019 02 0422 000 Document #: 2025266772
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 422&423 Subdivision: GOLF VIEW PARK SUBDIVISION MapRef: LB 62 PG 81 Abbreviated Description: Lot:422&423 Subdivision:GOLF VIEW PARK SUBDIVISION Map Ref:LB 62 PG 81Abbreviated Description:PORTION LOT423 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

9	.34Mi.	**15975 KINLOCH** **REDFORD, MI 48239-3860**	09/08/2025	$110,000	$111	988	5//1	1952	4,356 SF

APN: 79 020 02 0414 000 Document #: 2025260327
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 414&415 Subdivision: B E TAYLOR BRIGHTMOOR SILVER SUBDIVISION MapRef: LB 54 PG 27 Abbreviated Description: Lot:414&415 Subdivision:B E TAYLOR BRIGHTMOOR SILVER SUBDIVISION Map Ref:LB 54 PG 27City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

10	.18Mi.	**15412 GAYLORD** **REDFORD, MI 48239-3907**	08/29/2025	$185,000	$190	972	5//1	1950	6,970 SF

APN: 79 020 01 0114 000 Document #: 2025248702
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 114&115 Subdivision: B E TAYLORS BRIGHTMOOR RIES SUBDIVISION MapRef: LB 57 PG 19 Abbreviated Description: Lot:114&115 Subdivision:B E TAYLORS BRIGHTMOOR RIES SUBDIVISION Map Ref:LB 57 PG 19Abbreviated Description:PORTION LOT115 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

11	.17Mi.	**15853 MACARTHUR** **REDFORD, MI 48239-3920**	08/20/2025	$135,000	$179	753	4//1	1949	6,098 SF

APN: 79 020 01 0344 002 Document #: 2025239507
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 344&345 Subdivision: B E TAYLORS BRIGHTMOOR RIES SUBDIVISION MapRef: LB 57 PG 19 Abbreviated Description: Subdivision:B E TAYLORS BRIGHTMOOR RIES SUBDIVISION Map Ref:LB 57 PG 19Abbreviated Description:PORTION LOTS344&345 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

12	.25Mi.	**15848 WOODWORTH** **REDFORD, MI 48239-3971**	07/30/2025	$143,800	$126	1140	4//1	1942	6,098 SF

APN: 79 020 02 0395 002 Document #: 2025222626
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 395&396 Subdivision: B E TAYLORS BRIGHTMOOR SILVER SUBDIVISION MapRef: LB 54 PG 27 Abbreviated Description: Lot:395&396 Subdivision:B E TAYLORS BRIGHTMOOR SILVER SUBDIVISION Map Ref:LB 54 PG 27Abbreviated Description:PORTION LOT395 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

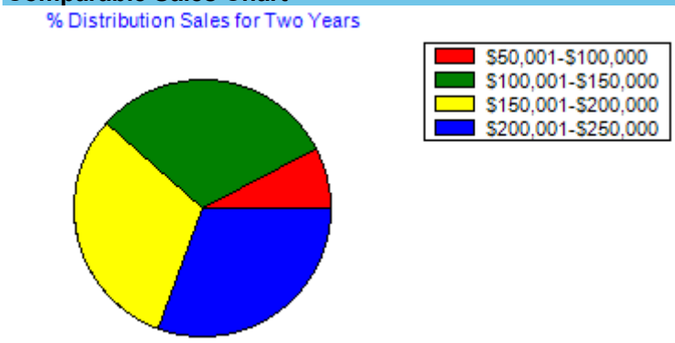
13	.14Mi.	**15885 LEXINGTON** **REDFORD, MI 48239-3914**	06/25/2025	$235,000	$260	902	4//1	1950	6,534 SF

APN: 79 020 01 0226 002 Document #: 2025197910
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 226&227 Subdivision: B E TAYLORS BRIGHTMOOR RIES SUBDIVISION MapRef: LB 57 PG 19 Abbreviated Description: Lot:226&227 Subdivision:B E TAYLORS BRIGHTMOOR RIES SUBDIVISION Map Ref:LB 57 PG 19Abbreviated Description:PORTION LOT226 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

ICE SiteX Report

OrderID: 97523602

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.	**15595 DELAWARE AVE**	**08/18/2017**	$163,800	$81,900	978	4//1	1952	5,663 SF	
.01Mi.	**15603 DELAWARE AVE**	**04/21/1998**	$174,800	$87,400	1,471	4//1	1952	5,663 SF	
.01Mi.	**15587 DELAWARE AVE**	**11/18/2014**	$179,600	$89,800	1,167	4//1	1952	5,663 SF	
.02Mi.	**15579 DELAWARE AVE**	**05/31/2022**	$171,200	$85,600	1,167	4//1	1952	5,663 SF	
.02Mi.	**15611 DELAWARE AVE**	**09/14/2015**	$166,200	$83,100	1,167	4//1	1952	5,663 SF	
.02Mi.	**15619 DELAWARE AVE**	**07/31/2017**	$176,600	$88,300	1,356	4//1	1952	5,663 SF	
.03Mi.	**15604 GAYLORD**	**12/26/2024**	$165,200	$82,600	1,167	4//1	1952	5,663 SF	
.03Mi.	**15612 GAYLORD**	**09/25/2020**	$174,000	$87,000	1,167	4//1	1956	5,663 SF	
.03Mi.	**15596 GAYLORD**	**11/15/2010**	$177,400	$88,700	1,171	5/3/1	1952	5,663 SF	
.03Mi.	**15620 GAYLORD**	**08/30/2021**	$170,400	$85,200	1,167	4//1	1952	5,663 SF	
.03Mi.	**15588 GAYLORD**	**01/27/2012**	$171,800	$85,900	1,167	4//1	1952	5,663 SF	
.03Mi.	**15567 DELAWARE AVE**	**07/31/2000**	$158,600	$79,300	1,167	4//1	1952	5,663 SF	
.03Mi.	**15627 DELAWARE AVE**	**11/23/1998**	$175,600	$87,800	1,167	4//1	1952	5,663 SF	
.03Mi.	**15628 GAYLORD**	**12/12/2013**	$164,000	$82,000	1,167	4//1	1952	5,663 SF	
.04Mi.	**15580 GAYLORD**	**08/25/2023**	$175,200	$87,600	1,167	4//1	1952	5,663 SF	
.04Mi.	**15635 DELAWARE AVE**	**09/11/2020**	$175,600	$87,800	1,167	4//1	1952	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	38.4 years old	Households:	14,428
Median Household Income:	$72,444	Households w/Family:	61%
Household Income Per Capita:	$35,087	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Redford Union School District	Students:	2,018
Number of Schools:	8	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.21Mi.	**Hilbert Middle School** Number of Students: 409 Student-Teacher Ratio: 16.48	C	Public	6 - 8
1.30Mi.	**MacGowan Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 1
1.21Mi.	**Redford Union High School** Number of Students: 510 Student-Teacher Ratio: 17.71 Advanced Placement: Yes	C-	Public	9 - 12
2.35Mi.	**Beech Elementary School** Number of Students: 457 Student-Teacher Ratio: 13.64	C	Public	2 - 5

ICE SiteX Report

OrderID: 97523602

Flood Report

The Subject Property of **15595 DELAWARE AVE, REDFORD, MI 48239-3902** 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	101%	SIMILAR
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	91%	LOWER
OVERALL	67%	NOTABLY LOWER

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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