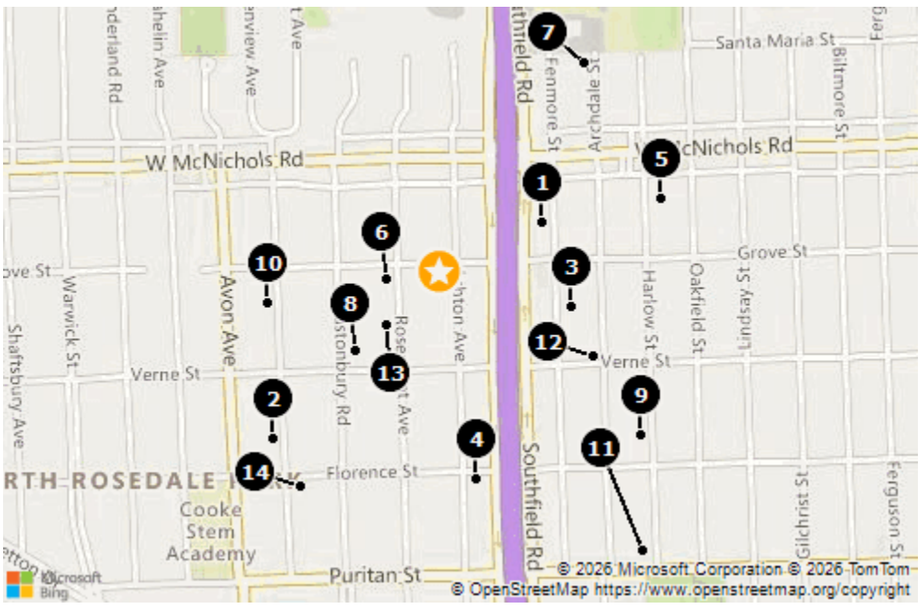
ICE SiteX Report

OrderID: 98738676

SiteX Property Information Report



Subject Property Location

16777 ASHTON AVE, DETROIT, MI 48219-4144

County:	**WAYNE MI**	Census Tract:	261635431.001018
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	22075522.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$201,000**	FSD:	9	Common Confidence Score:	65
Value Range:	$182,910 - $219,090	ICE Confidence Score:	91		

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:	$2,055
Total Assessed Value:	$104,800	Total Assessor Market Value:	$209,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 106 District: 01 Subdivision: ROSEDALE PARK NO 9

Abbreviated Description:	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2023. W
City/Muni/Twp:	DETROIT CITY

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:		Pool:	
Building Area:	1500 SF	Baths:	1	Fireplace:	1
Year Built:	1941	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+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/20/2025	Loan Amount:	N/A
Document #:	2025239631 BK-PG 59731-522	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK NO 9
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	08/08/2025	Sales Price:	N/A
Document #:	2025231566 BK-PG 57198-1483	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2025	Loan Amount:	N/A
Document #:	2025030307 BK-PG 59334-552	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK NO 9
City/Muni/Twp: DETROIT

ICE SiteX Report

OrderID: 98738676

Mortgage Record

Recording Date:	05/08/2023	Loan Amount:	N/A
Document #:	2023146210 BK-PG 58240-1054	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK NO 9
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/23/2021	Sales Price:	$174,900
Document #:	2021414838 BK-PG 57219-997	Type of Sale:	Full Amount on Deed
Contract Date:	11/12/2021		
Document Type:			

Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK NO 9 Map Ref: LB 50 PG 90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/12/2021	Sales Price:	$174,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 106 District: 01 Subdivision: ROSEDALE PARK NO 9
Abbreviated Description: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2023. W
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	12/10/2018	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2018343099 BK-PG 54762-1456	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/10/2018		
Document Type:			

Legal Description:
Subdivision: ROSEDALE PARK SUB NO 9 Map Ref: L 50 PG 90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	07/23/2018	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2018226387 BK-PG 54520-1361	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/05/2018		
Document Type:			

Legal Description:
Subdivision: ROSEDAKE PARK SUBDIVISION NO #9 Map Ref: L50 PG90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	07/01/2016	Sales Price:	N/A
Document #:	2016260079 BK-PG 53072-1118	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/30/2016		
Document Type:			

Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK SUB #9 Map Ref: LB50 PG90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	12/02/2014	Sales Price:	N/A
Document #:	2014470567 BK-PG 45600-0516	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/13/2014	Sales Price:	$26,000
Document #:	2014448185 BK-PG 51856-0738	Type of Sale:	Full Amount on Deed
Contract Date:	11/13/2014		
Document Type:			

Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK SUB #9 Map Ref: LB50 PG90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	09/21/2007	Sales Price:	N/A
Document #:	207373515 BK-PG 45600-0516	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/16/2006	Loan Amount:	N/A
Document #:	206543220 BK-PG 45600-0516	Loan Type:	Unknown
TD Due Date:	09/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK SUBDIVISION #9
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	04/02/2004	Sales Price:	$139,000
Document #:	204204317 BK-PG 40363-2031	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 98738676

Contract Date: 09/10/2003
Document Type:
Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK SUBDIVISION #9 Map Ref: LB50 PG90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	04/02/2004	Sales Price:	$140,000
Document #:	204204314 BK-PG 40363-2028	Type of Sale:	Full Amount on Deed
Contract Date:	03/09/2003		
Document Type:			

Legal Description:
Lot: 3293 Subdivision: ROSEDALE PARK SUBDIVISION #9 Map Ref: LB50 PG90
City/Muni/Twp: DETROIT

Area Sales Analysis

Total Area Sales	$1,983,489	Median # of Bedrooms	
Median Lot Size	5,010 SF	Median # of Baths	1
Median Living Area	1,547 SF	Median Year Built	1938
Price Range - 2 Yrs	$30,000 to $235,000	Age Range	75 years to 90 years
Median Value	$143,000	Median Age	88 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**16845 FENMORE ST** **DETROIT, MI 48235-3339**	08/21/2026	$45,000	$43	1036	//1	1939	4,356 SF	
		APN: 22072686. Document #: 2026240675 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 178 Subdivision: B E TAYLORS RAINBOW SUBDIVISION MapRef: LB 41 PG 75 Abbreviated Description: Lot:178 Subdivision:B E TAYLORS RAINBOW SUBDIVISION Map Ref:LB 41 PG 75City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.29Mi.	**16543 GREENVIEW AVE** **DETROIT, MI 48219-4121**	07/07/2026	$135,000	$108	1250	//1	1937	5,227 SF	
		APN: 22080344. Document #: 2026220980 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: MYLAND SUBDIVISION MapRef: LB 33 PG 10 Abbreviated Description: Lot:51 Subdivision:MYLAND SUBDIVISION Map Ref:LB 33 PG 10City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.16Mi.	**16744 FENMORE ST** **DETROIT, MI 48235-3423**	06/29/2026	$210,000	$136	1538	//1	1939	4,356 SF	
		APN: 22072263. Document #: 2026215195 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 203 Subdivision: B E TAYLORS RAINBOW SUBDIVISION MapRef: LB 41 PG 75 Abbreviated Description: Lot:203 Subdivision:B E TAYLORS RAINBOW SUBDIVISION Map Ref:LB 41 PG 75City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.25Mi.	**16210 ASHTON AVE** **DETROIT, MI 48219-4146**	06/05/2026	$235,000	$133	1760	//1	1937	6,098 SF	
		APN: 22075105. Document #: 2026198119 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3240 Subdivision: ROSEDALE PARK SUBDTVISION NO 9 MapRef: LB 50 PG 90 Abbreviated Description: Lot:3240 Subdivision:ROSEDALE PARK SUBDTVISION NO 9 Map Ref:LB 50 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.28Mi.	**16866 HARLOW ST** **DETROIT, MI 48235-3342**	05/28/2026	$189,000	$171	1104	//1	1949	4,356 SF	
		APN: 22069823. Document #: 2026191831 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 416 Subdivision: TAYLORS RAINBOW SUBDIVISION MapRef: LB 41PG 75 Abbreviated Description: Lot:416 Subdivision:TAYLORS RAINBOW SUBDIVISION Map Ref:LB 41PG 75City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.07Mi.	**16773 ROSEMONT AVE** **DETROIT, MI 48219-4116**	05/13/2026	$92,500	$58	1585	//1	1937	6,098 SF	
		APN: 22076924. Document #: 2026167429 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3497 Subdivision: ROSEDALE PARK SUBDIVISION NO 11 MapRef: LB 52 PG 15 Abbreviated Description: Lot:3497 Subdivision:ROSEDALE PARK SUBDIVISION NO 11 Map Ref:LB 52 PG 15City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.3Mi.	**17207 ARCHDALE ST** **DETROIT, MI 48235-3337**	05/07/2026	$151,000	$100	1510	//1	1951	4,356 SF	
		APN: 22071740. Document #: 2026176123 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 81 Subdivision: PALMER MILL SUBDIVISION MapRef: LB 48 PG 47 Sec/Twnship/Range: SW4SW4 S12T01SR10E Abbreviated Description: Lot:81 Subdivision:PALMER MILL SUBDIVISION Map Ref:LB 48 PG 47Sec/Twnship/Range:SW4SW4 S12T01SR10E City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.13Mi.	**16712 GLASTONBURY RD** **DETROIT, MI 48219-4136**	05/07/2026	$115,000	$70	1639	//1	1936	6,098 SF	
		APN: 22082069. Document #: 2026175858 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3565 Subdivision: ROSEDALE PARK SUBDIVISION NO 11 MapRef: LB 52 PG 15 Abbreviated Description: Lot:3565 Subdivision:ROSEDALE PARK SUBDIVISION NO 11 Map Ref:LB 52 PG 15City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
9	.31Mi.	**16533 HARLOW ST** **DETROIT, MI 48235-3428**	05/07/2026	$83,989	$60	1385	//1	1937	4,356 SF	
		APN: 22070172. Document #: 2026176088 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 375 Subdivision: TAYLORS RAINBOW SUBDIVISION MapRef: LB 41 PG 75 Abbreviated Description: Lot:375 Subdivision:TAYLORS RAINBOW SUBDIVISION Map Ref:LB 41 PG 75City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
10	.21Mi.	**16757 GREENVIEW AVE** **DETROIT, MI 48219-4122**	04/29/2026	$125,000	$71	1748	//1	1949	5,227 SF	
		APN: 22080324. Document #: 2026168758 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98738676

Legal: Lot: 90 Subdivision: BIRWOOD PARK SUB MapRef: LB 43 PG 25 Abbreviated Description: Lot:90 Subdivision:BIRWOOD PARK SUB Map Ref:LB 43 PG 25City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11	.41Mi.	**16119 HARLOW ST** **DETROIT, MI 48235-3426**	04/10/2026	$160,000	$133	1203	//1	1941	4,356 SF

APN: 22070189. Document #: 2026152016
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 358 Subdivision: B E TAYLORS RAINBOW SUBDIVISION MapRef: LB 41 PG 75 Abbreviated Description: Lot:358 Subdivision:B E TAYLORS RAINBOW SUBDIVISION Map Ref:LB 41 PG 75City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

12	.21Mi.	**16703 ARCHDALE ST** **DETROIT, MI 48235-3418**	02/27/2026	$30,000	$19	1556	//1	1936	4,792 SF

APN: 22071777. Document #: 2026062379
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 272 Subdivision: B E TAYLORS RAINBOW SUBDIVISION MapRef: LB 41 PG 75 Abbreviated Description: Lot:272 Subdivision:B E TAYLORS RAINBOW SUBDIVISION Map Ref:LB 41 PG 75City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

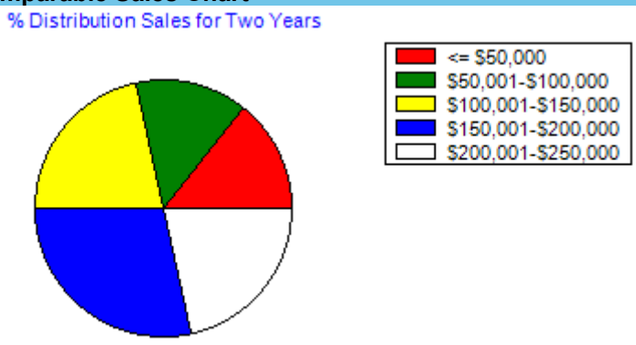
13	.09Mi.	**16735 ROSEMONT AVE** **DETROIT, MI 48219-4116**	02/26/2026	$200,000	$126	1585	//1	1936	6,098 SF

APN: 22076931. Document #: 2026056597
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3504 Subdivision: ROSEDALE PANIC SUBDIVTSION NO 11 MapRef: LB 52 PG 15 Abbreviated Description: Lot:3504 Subdivision:ROSEDALE PANIC SUBDIVTSION NO 11 Map Ref:LB 52 PG 15City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

14	.3Mi.	**16216 GREENVIEW AVE** **DETROIT, MI 48219-4157**	01/21/2026	$212,000	$125	1684	//1	1940	5,227 SF

APN: 22079928. Document #: 2026032447
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: MYLAND SUBDN MapRef: LB 33 PG 10 Abbreviated Description: Lot:16 Subdivision:MYLAND SUBDN Map Ref:LB 33 PG 10City/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.	**16777 ASHTON AVE**	**11/12/2021**	$209,600	$104,800	1,500	//1	1941	6,098 SF	
.01Mi.	**16773 ASHTON AVE**	**12/12/2019**	$122,000	$61,000	1,331	//1	1948	6,098 SF	
.02Mi.	**16767 ASHTON AVE**	**01/01/1977**	$102,000	$51,000	1,279	//1	1951	6,098 SF	
.02Mi.	**16801 ASHTON AVE**	**11/01/1986**	$173,200	$86,600	2,068	//2	1940	6,970 SF	
.02Mi.	**16761 ASHTON AVE**	**08/31/2007**	$199,200	$99,600	1,579	//1	1925	6,098 SF	
.03Mi.	**16813 ASHTON AVE**	**06/15/2010**	$146,400	$73,200	1,751	//1	1940	6,970 SF	
.03Mi.	**16778 ROSEMONT AVE**	**10/31/2014**	$3,200	$1,600	1,458	//1	1941	6,098 SF	
.03Mi.	**16772 ROSEMONT AVE**	**01/26/2010**	$4,200	$2,100	1,458	//1	1941	9,148 SF	
.03Mi.	**16759 ASHTON AVE**	**11/18/2011**	$180,600	$90,300	1,489	//1	1942		
.03Mi.	**16759 ASHTON AVE**	**11/18/2011**	$3,200	$1,600	1,345	//1	1942	6,098 SF	
.03Mi.	**16778 ROSEMONT AVE**	**10/31/2014**	$190,400	$95,200	1,376	//1	1952		
.03Mi.	**16804 ROSEMONT AVE**	**08/01/1975**	$144,400	$72,200	1,674	//1	1937	6,098 SF	
.03Mi.	**16772 ROSEMONT AVE**	**01/26/2010**	$236,000	$118,000	2,060	//2	1941		
.04Mi.	**16760 ROSEMONT AVE**	**10/08/2024**	$3,400	$1,700	1,644	//1	1937	9,148 SF	
.04Mi.	**16772 ASHTON AVE**	**06/05/2010**	$189,400	$94,700	1,477	//1	1952		
.04Mi.	**16821 ASHTON AVE**	**05/01/1978**	$176,800	$88,400	2,128	//2	1952	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	38.8 years old	Households:	18,580
Median Household Income:	$45,823	Households w/Family:	55%
Household Income Per Capita:	$24,620	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

ICE SiteX Report

OrderID: 98738676

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
0.91Mi.	**Emerson Elementary-Middle School** Number of Students: 532 Student-Teacher Ratio: 14.78	F	Public	PK - 8
0.45Mi.	**Cooke STEM Academy** Number of Students: 296 Student-Teacher Ratio: 11.38	F	Public	KG - 5
2.00Mi.	**Henry Ford High School** Number of Students: 607 Student-Teacher Ratio: 18.39	F	Public	9 - 12

Flood Report

The Subject Property of **16777 ASHTON AVE, DETROIT, MI 48219-4144** 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	122%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	89%	LOWER
MURDER	109%	SIMILAR
OVERALL	116%	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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