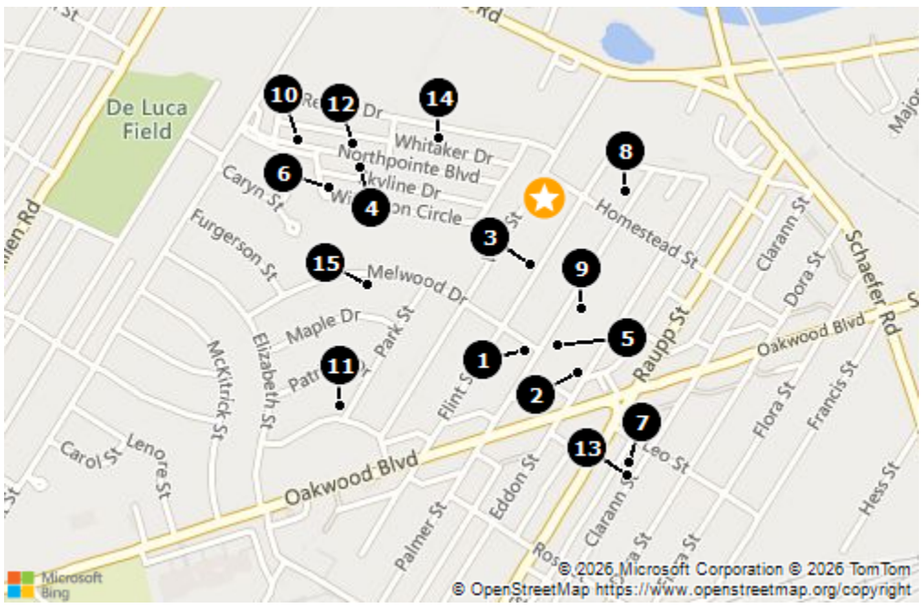
ICE SiteX Report

OrderID: 98169104

SiteX Property Information Report



Subject Property Location

17220 WALL ST, MELVINDALE, MI 48122-1217

County:	**WAYNE MI**	Census Tract:	261635785.002014
Property Use:	Single Family Residential	Zoning:	R1 1 FA
Parcel Number:	47 006 04 0114 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$129,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$118,680 - $139,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82045
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,016
Total Assessed Value:	$76,600	Total Assessor Market Value:	$153,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 114-115 Section: 04 District: 47 Subdivision: FORD OAKS

Abbreviated Description:	R114 115 LOTS 114 AND 115 ALSO THE WLY 1/2 OF ADJ VAC ALLEY AMENDEND PLAT OF FORD OAKS SUB PC 51,49 L61 P52 WCR
City/Muni/Twp:	MELVINDALE CITY

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:		Pool:	
Building Area:	729 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/29/2025	Sales Price:	N/A
Document #:	2025153359 BK-PG 58634-1188	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/19/2024	Sales Price:	$143,000
Document #:	2024015091 BK-PG 58643-1445	Type of Sale:	Full Amount on Deed
Contract Date:	01/10/2024		
Document Type:			

Legal Description:
Lot: 114&115 Subdivision: FORD OAKS SUBDIVISION Map Ref: LB 61 PG 52
City/Muni/Twp: MELVINDALE

Prior Transfer

Recording Date:	01/10/2024	Sales Price:	$143,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 114-115 Section: 04 District: 47 Subdivision: FORD OAKS
Abbreviated Description: R114 115 LOTS 114 AND 115 ALSO THE WLY 1/2 OF ADJ VAC ALLEY AMENDEND PLAT OF FORD OAKS SUB PC 51,49 L61 P52 WCR
City/Muni/Twp: MELVINDALE CITY

Prior Transfer

Recording Date:	01/18/2012	Sales Price:	$15,750
Document #:	2012028470 BK-PG 49567-1345	Type of Sale:	Full Amount on Deed
Contract Date:	12/15/2011		
Document Type:			

Legal Description:
Lot: 114&115 Subdivision: FORD OAKS SUBDIVISION Map Ref: LB61 PG52
City/Muni/Twp: MELVINDALE

Prior Transfer

Recording Date:	12/15/2011	Sales Price:	$15,750
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2011	Sales Price:	$56,862
Document #:	2011048638 BK-PG 48997-0313	Type of Sale:	Full Amount on Deed
Contract Date:	02/09/2011		
Document Type:			

Legal Description:
Lot: 114&115 Subdivision: FORD OAKS SUBDIVISION OF PART OF PRIVATE CLAIMS 51 Map Ref: LB61 PG52
City/Muni/Twp: MELVINDALE

Prior Transfer

Recording Date:	05/29/2002	Sales Price:	$65,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/17/2002		
Document Type:			

Legal Description:
Abbreviated Description: R114 115 LOTS 114 AND 115 ALSOMELVINDALE ALLEN PARK SCHOOLS

Area Sales Analysis

Total Area Sales	$2,494,500	Median # of Bedrooms	
Median Lot Size	5,227 SF	Median # of Baths	1
Median Living Area	1,248 SF	Median Year Built	1955
Price Range - 2 Yrs	$100,000 to $234,000	Age Range	19 years to 101 years
Median Value	$172,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**17405 PALMER ST** **MELVINDALE, MI 48122-1251**	06/08/2026	$172,000	$231	744	//1	1942	4,792 SF	
2	.21Mi.	**17389 EDDON ST** **MELVINDALE, MI 48122-1289**	05/29/2026	$189,000	$265	711	//1	1949	5,227 SF	
3	.07Mi.	**17289 FLINT ST** **MELVINDALE, MI 48122-1233**	05/13/2026	$100,000	$111	896	//1	1955	5,227 SF	
4	.22Mi.	**3352 SKYLINE DR** **MELVINDALE, MI 48122-2028**	05/04/2026	$155,000	$111	1396	/2/1	2003	SF	
5	.18Mi.	**17370 PALMER ST** **MELVINDALE, MI 48122-1292**	04/02/2026	$125,000	$173	720	//1	1942	6,098 SF	
6	.17Mi.	**3296 WILKERSON CIR** **MELVINDALE, MI 48122-2038**	03/23/2026	$180,000	$133	1353	/2/2	2007	SF	

1 .18Mi. **17405 PALMER ST** **MELVINDALE, MI 48122-1251** 06/08/2026 $172,000 $231 744 //1 1942 4,792 SF
APN: 47 006 02 0057 000 Document #: 2026199255
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57&58 Subdivision: OAKWOOD DIX SUBDIVISION MapRef: LB 53 PG 10 Abbreviated Description: Lot:57&58 Subdivision:OAKWOOD DIX SUBDIVISION Map Ref:LB 53 PG 10Abbreviated Description:PORTION LOT58 City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

2 .21Mi. **17389 EDDON ST** **MELVINDALE, MI 48122-1289** 05/29/2026 $189,000 $265 711 //1 1949 5,227 SF
APN: 47 006 01 0352 000 Document #: 2026193273
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 352 Subdivision: SCHAEFER DIX SUBDIVISION MapRef: LB 55 PG 48 Abbreviated Description: Lot:352 Subdivision:SCHAEFER DIX SUBDIVISION Map Ref:LB 55 PG 48City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

3 .07Mi. **17289 FLINT ST** **MELVINDALE, MI 48122-1233** 05/13/2026 $100,000 $111 896 //1 1955 5,227 SF
APN: 47 006 04 0284 002 Document #: 2026180421
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 284&285 Subdivision: FORD OAKS SUBDIVISION MapRef: LB 61 PG 52 Abbreviated Description: Subdivision:FORD OAKS SUBDIVISION Map Ref:LB 61 PG 52Abbreviated Description:PORTION LOTS284&285 City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

4 .22Mi. **3352 SKYLINE DR** **MELVINDALE, MI 48122-2028** 05/04/2026 $155,000 $111 1396 /2/1 2003 SF
APN: 47 006 07 0091 000 Document #: 2026171281
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: NORTHPOINTE TOWNHOMES Legal Unit: 91 MapRef: LB 37283 PG 1-82 Abbreviated Description: Subdivision:NORTHPOINTE TOWNHOMES Legal Unit:91 Map Ref:LB 37283 PG 1-82City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

5 .18Mi. **17370 PALMER ST** **MELVINDALE, MI 48122-1292** 04/02/2026 $125,000 $173 720 //1 1942 6,098 SF
APN: 47 006 01 0445 000 Document #: 2026145302
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 445 Subdivision: SCHAEFER DIX SUBDIVISION MapRef: LB 55 PG 48 Abbreviated Description: Lot:445 Subdivision:SCHAEFER DIX SUBDIVISION Map Ref:LB 55 PG 48City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

6 .17Mi. **3296 WILKERSON CIR** **MELVINDALE, MI 48122-2038** 03/23/2026 $180,000 $133 1353 /2/2 2007 SF
APN: 47 006 07 0271 000 Document #: 2026135619
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: NORTHPOINTE TOWNHOMES CONDOMINIUM Legal Unit: 271 MapRef: LB 37283 PG 1-82 Abbreviated Description: Subdivision:NORTHPOINTE TOWNHOMES CONDOMINIUM Legal Unit:271 Map Ref:LB 37283 PG 1-82City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

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7	.34Mi.	**17529 CLARANN ST** **MELVINDALE, MI 48122-1386**	03/05/2026	$180,000	$133	1344	//2	1925	6,970 SF

APN: 47 001 02 0082 300 Document #: 2026084686
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 82&83 Subdivision: KAIERS FORT BOULEVARD SUBDIVISION MapRef: LB 42 PG 92 Abbreviated Description: Lot:82&83 Subdivision:KAIERS FORT BOULEVARD SUBDIVISION Map Ref:LB 42 PG 92City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

8	.1Mi.	**17135 PALMER ST** **MELVINDALE, MI 48122-1245**	03/02/2026	$222,500	$172	1290	//1	1960	8,276 SF

APN: 47 006 02 0026 300 Document #: 2026069082
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26&27 Subdivision: OAKWOOD DIX SUBDIVISION MapRef: LB 53 PG 10 Abbreviated Description: Lot:26&27 Subdivision:OAKWOOD DIX SUBDIVISION Map Ref:LB 53 PG 10City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

9	.14Mi.	**17314 PALMER ST** **MELVINDALE, MI 48122-1292**	02/25/2026	$125,000	$171	727	//1	1942	5,663 SF

APN: 47 006 01 0438 000 Document #: 2026054705
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 438 Subdivision: SCHACFER DIX SUBDIVISION MapRef: LB 55 PG 48 Abbreviated Description: Lot:438 Subdivision:SCHACFER DIX SUBDIVISION Map Ref:LB 55 PG 48City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

10	.24Mi.	**3381 REEVES DR** **MELVINDALE, MI 48122-2017**	01/30/2026	$140,000	$111	1260	/2/2	2003	SF

APN: 47 006 07 0050 000 Document #: 2026037780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: NORTHPOINTE TOWNHOMES CONDOMINIUM Legal Unit: 50 MapRef: LB 37283 PG 1 Abbreviated Description: Subdivision:NORTHPOINTE TOWNHOMES CONDOMINIUM Legal Unit:50 Map Ref:LB 37283 PG 1Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 686 City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

11	.34Mi.	**17579 PARK ST** **MELVINDALE, MI 48122-1260**	01/20/2026	$215,000	$208	1030	//1	1955	5,663 SF

APN: 47 005 01 0072 000 Document #: 2026031792
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: MELWOOD PARK SUBDIVISION NO 1 MapRef: LB 77 PG 4&5 Abbreviated Description: Lot:72 Subdivision:MELWOOD PARK SUBDIVISION NO 1 Map Ref:LB 77 PG 4&5City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

12	.24Mi.	**3525 WHITAKER DR** **MELVINDALE, MI 48122-2023**	01/13/2026	$132,000	$95	1376	/2/1	2003	SF

APN: 47 006 07 0068 000 Document #: 2026027346
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: NORTHPOINTE TOWNHOMES CONDOMINIUM Legal Unit: 68 MapRef: LB 37283 PG 1 Abbreviated Description: Subdivision:NORTHPOINTE TOWNHOMES CONDOMINIUM Map Ref:LB 37283 PG 1Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 686 City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

13	.35Mi.	**17537 CLARANN ST** **MELVINDALE, MI 48122-1386**	01/12/2026	$175,000	$65	2688	//2	1925	6,970 SF

APN: 47 001 02 0084 001 Document #: 2026026569
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 84&85 Subdivision: KAIERS FORT BOULEVARD SUBDIVISION MapRef: LB 42 PG 92 Abbreviated Description: Lot:84&85 Subdivision:KAIERS FORT BOULEVARD SUBDIVISION Map Ref:LB 42 PG 92City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

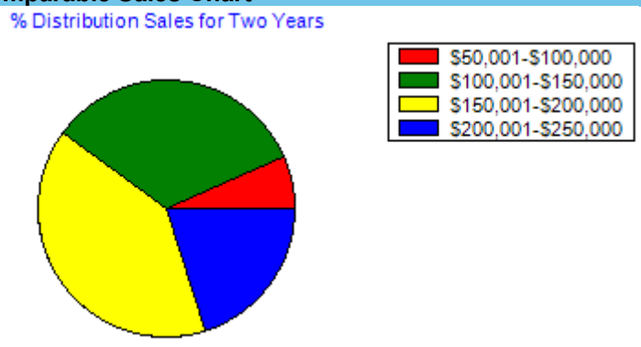
14	.15Mi.	**3244 WHITAKER DR** **MELVINDALE, MI 48122-2035**	12/16/2025	$150,000	$120	1248	/2/1	2005	SF

APN: 47 006 07 0135 000 Document #: 2026010185
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: NORTHPOINTE TOWNHOMES Legal Unit: 135 MapRef: LB 37283 PG 1 Abbreviated Description: Subdivision:NORTHPOINTE TOWNHOMES Legal Unit:135 Map Ref:LB 37283 PG 1Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 686 City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

15	.24Mi.	**3349 MELWOOD DR** **MELVINDALE, MI 48122-1266**	10/29/2025	$234,000	$246	950	//1	1956	6,534 SF

APN: 47 006 05 0158 000 Document #: 2025298089
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: MELWOOD PARK SUBDIVISION NO 2 MapRef: LB 77 PG 6&7 Abbreviated Description: Lot:158 Subdivision:MELWOOD PARK SUBDIVISION NO 2 Map Ref:LB 77 PG 6&7City/Muni/Twp:MELVINDALE City/Muni/Twp: MELVINDALE

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.

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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.	**17220 WALL ST**	**01/10/2024**	$153,200	$76,600	729	//1	1951	4,356 SF	
.01Mi.	**17212 WALL ST**	**03/06/2017**	$105,000	$52,500	725	//1	1951	4,356 SF	
.01Mi.	**17228 WALL ST**	**07/26/2005**	$112,800	$56,400	725	//1	1951	4,356 SF	
.02Mi.	**17234 WALL ST**	**10/19/2022**	$165,800	$82,900	897	//2	1951	4,356 SF	
.02Mi.	**17202 WALL ST**	**02/19/2019**	$124,200	$62,100	729	//1	1951	4,792 SF	
.02Mi.	**17246 WALL ST**	**07/31/2023**	$153,400	$76,700	725	//1	1951	4,356 SF	
.02Mi.	**17217 FLINT ST**		$122,000	$61,000	1,032	//1	1949	4,356 SF	
.02Mi.	**17225 FLINT ST**	**12/22/2016**	$108,200	$54,100	904	//1	1949	4,356 SF	
.03Mi.	**17211 FLINT ST**	**09/03/2015**	$105,000	$52,500	724	//1	1949	4,356 SF	
.03Mi.	**17231 FLINT ST**	**05/26/2015**	$112,600	$56,300	904	//1	1949	4,356 SF	
.03Mi.	**17203 FLINT ST**	**06/30/2008**	$112,800	$56,400	904	//1	1949	4,356 SF	
.03Mi.	**17239 FLINT ST**	**12/22/2016**	$101,400	$50,700	724	//1	1949	4,356 SF	
.03Mi.	**17221 WALL ST**	**07/06/2023**	$131,200	$65,600	729	//1	1951	4,356 SF	
.03Mi.	**17254 WALL ST**		$104,800	$52,400	729	//1	1951	4,356 SF	
.03Mi.	**17229 WALL ST**		$115,000	$57,500	871	//1	1958	4,356 SF	
.03Mi.	**17213 WALL ST**		$105,200	$52,600	735	//1	1951	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	33.5 years old	Households:	4,569
Median Household Income:	$53,603	Households w/Family:	58%
Household Income Per Capita:	$23,465	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Melvindale-North Allen Park School District	Students:	2,997
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.97Mi.	**Julian O. Strong Middle School** Number of Students: 651 Student-Teacher Ratio: 17.13	C-	Public	6 - 8
0.58Mi.	**Allendale Elementary School** Number of Students: 914 Student-Teacher Ratio: 21.21	C	Public	2 - 5
1.87Mi.	**Melvindale High School** Number of Students: 982 Student-Teacher Ratio: 23.38 Advanced Placement: Yes	B-	Public	9 - 12
2.37Mi.	**Rogers Early Elementary School** Number of Students: 436 Student-Teacher Ratio: 20.86	NA	Public	KG - 1

Flood Report

The Subject Property of **17220 WALL ST, MELVINDALE, MI 48122-1217** 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	109%	SIMILAR
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	112%	HIGHER
MURDER	116%	HIGHER
OVERALL	98%	SIMILAR

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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