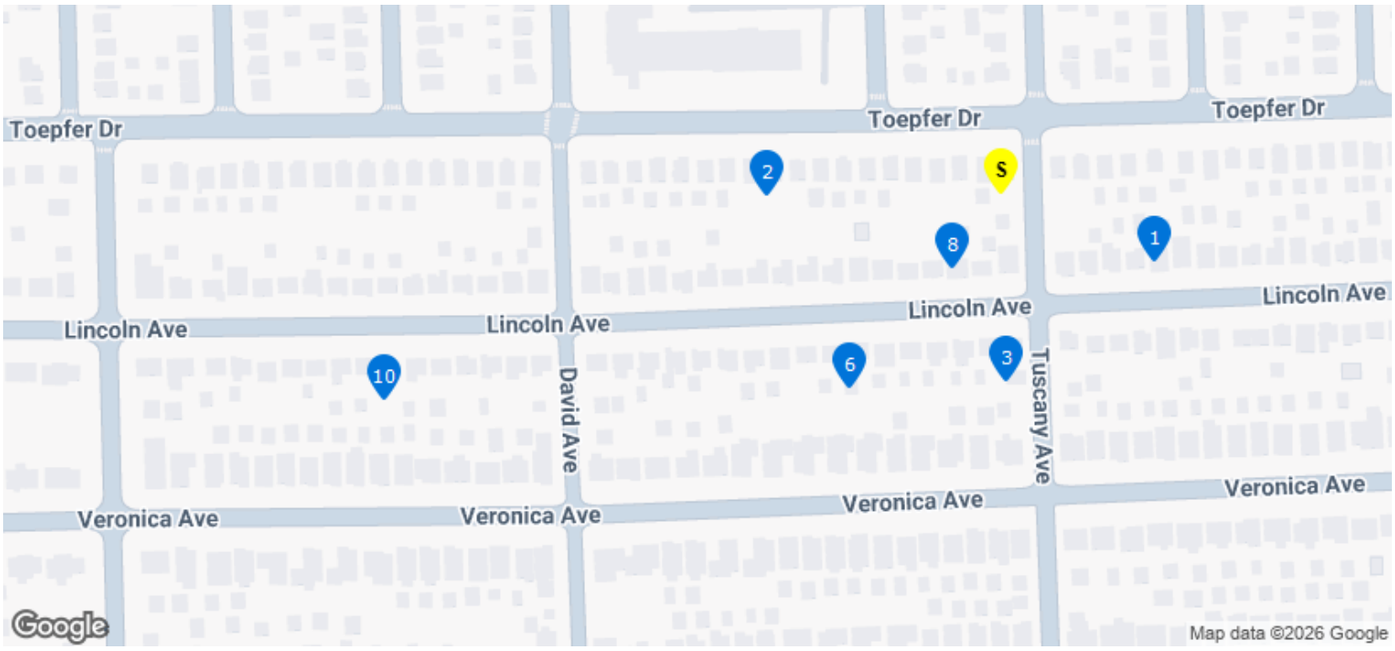
ICE SiteX Report

OrderID: 98745739

SiteX Property Information Report



Subject Property Location

17528 TOEPFER DR, EASTPOINTE, MI 48021-3072

County:	**MACOMB MI**	Census Tract:	2586.00
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	02-14-32-305-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$114,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$101,460 - $126,540	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$5,799
Total Assessed Value:	$54,900	Total Assessor Market Value:	$109,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4-5 District: 02 Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION
Abbreviated Description: JOHN BOLDT'S AVON PARK SUBDIVISION LOT 4 & 5 INCL 1/2 VAC ALLEY ADJ REAR LIBER 9, PAGE 60
City/Muni/Twp: EASTPOINTE CITY

Property Characteristics

Lot Size:	4,400 SF	Bedrooms:		Pool:	
Building Area:	899 SF	Baths:	1	Fireplace:	Yes
Year Built:	1947	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/11/2025	Loan Amount:	N/A
Document #:	202500052277 BK-PG 30137-767	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/04/2025		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: 0
City/Muni/Twp: EASTPOINTE

Mortgage Record

Recording Date:	10/24/2024	Loan Amount:	N/A
Document #:	202400087757 BK-PG 29818-973	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/11/2024		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: 0
City/Muni/Twp: EASTPOINTE

Mortgage Record

Recording Date:	11/20/2023	Loan Amount:	N/A
Document #:	202300097203 BK-PG 29382-675	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/09/2023		

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TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIMSION Map Ref: 0
City/Muni/Twp: EASTPOINTE

Mortgage Record

Recording Date:	06/08/2023	Loan Amount:	N/A
Document #:	202300050319 BK-PG 29160-722	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/24/2023		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: 0
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	01/10/2022	Sales Price:	N/A
Document #:	202200004695 BK-PG 27828-696	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	06/23/2021	Loan Amount:	N/A
Document #:	202102203633 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/01/2021		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: LB 9 PG 60
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	06/23/2021	Sales Price:	$130,000
Document #:	202102203632 BK-PG 27828-695	Type of Sale:	Arms-Length Transfer
Contract Date:	06/01/2021		
Document Type:	Deed		

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: LB 9 PG 60
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	01/15/2021	Sales Price:	N/A
Document #:	2107560 BK-PG 27335-585	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/04/2020		
Document Type:	Deed		

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: LB 9 PG 60
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	08/19/2020	Sales Price:	$10,000
Document #:	2098549 BK-PG 26927-562	Type of Sale:	Arms-Length Transfer
Contract Date:	06/12/2020		
Document Type:	Deed		

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: LB 7 PG 60

Prior Transfer

Recording Date:	07/25/2018	Sales Price:	$343,986 Multiple Parcels Involved in this transaction
Document #:	8083220 BK-PG 25484-963	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/25/2018		
Document Type:	Deed		

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: LB 9 PG 60
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	10/08/2013	Sales Price:	N/A
Document #:	3152789 BK-PG 22465-659	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/12/2013		
Document Type:	Deed		

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: LB9 PG60
City/Muni/Twp: EASTPOINTE

Mortgage Record

Recording Date:	06/24/2013	Loan Amount:	N/A
Document #:	3093480 BK-PG 22210-855	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	04/26/2013		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: 0
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	11/30/2010	Sales Price:	N/A
Document #:	0131337 BK-PG 20518-134	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/30/2010		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98745739

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: LB9 PG60
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	02/21/2006	Sales Price:	N/A
Document #:	6029002 BK-PG 17612-134	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/15/2006		
Document Type:	Deed		

Legal Description:
Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION Map Ref: LB9 PG60
City/Muni/Twp: EASTPOINTE

Area Sales Analysis

Total Area Sales	$1,164,203	Median # of Bedrooms	3
Median Lot Size	5,532 SF	Median # of Baths	1
Median Living Area	1,165 SF	Median Year Built	1949
Price Range - 2 Yrs	$63,303 to $172,000	Age Range	75 years to 78 years
Median Value	$116,500	Median Age	77.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**17629 LINCOLN AVE** **EASTPOINTE, MI 48021-3060**	09/24/2026	$103,000	$92	1122	1/3/1	1948	5,358 SF	
		APN: 02-14-32-326-024 Document #: 202600089963 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 228 Subdivision: OBENAUER BARBER LAING COS RIDGEMONT PARK MapRef: LB 9 PG 7 Abbreviated Description: Lot:228 Subdivision:OBENAUER BARBER LAING COS RIDGEMONT PARK Map Ref:LB 9 PG 7City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
2	.08Mi.	**21761 TUSCANY AVE** **EASTPOINTE, MI 48021-2546**	10/20/2026	$39,900	$35	1137	/3/1	1943	6,665 SF	
		APN: 02-14-32-176-027 Document #: 202600098683 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 73&72 Subdivision: LAMBRECHTS HOMESITES SUBDIVISION MapRef: LB 10 PG 42 Abbreviated Description: Lot:73&72 Subdivision:LAMBRECHTS HOMESITES SUBDIVISION Map Ref:LB 10 PG 42City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
3	.09Mi.	**21751 GASCONY AVE** **EASTPOINTE, MI 48021-2526**	10/05/2026	$100,000	$67	1494	//1	1944	5,271 SF	
		APN: 02-14-32-177-030 Document #: 202600093679 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 669&670 Subdivision: KOPPINS HALFWAY HOMES SUBDIVISION 2 MapRef: LB 8 PG 10 Abbreviated Description: Lot:669&670 Subdivision:KOPPINS HALFWAY HOMES SUBDIVISION 2 Map Ref:LB 8 PG 10City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
4	.12Mi.	**17416 VERONICA AVE** **EASTPOINTE, MI 48021-4515**	10/07/2026	$200,000	$174	1148	6//1	1954	5,314 SF	
		APN: 02-14-32-307-013 Document #: 202600094637 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 337 Subdivision: RIDGEMONT PARK MapRef: LB 9 PG 7 Abbreviated Description: Lot:337 Subdivision:RIDGEMONT PARK Map Ref:LB 9 PG 7City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
5	.16Mi.	**21814 GASCONY AVE** **EASTPOINTE, MI 48021-2572**	10/09/2026	$111,740	$102	1091	/3/1	1943	5,401 SF	
		APN: 02-14-32-178-006 Document #: 202600095491 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 649&650 Subdivision: KOBBINS HALFWAY HOMES SUBDIVISION NO 2 MapRef: LB 8 PG 10 Abbreviated Description: Lot:649&650 Subdivision:KOBBINS HALFWAY HOMES SUBDIVISION NO 2 Map Ref:LB 8 PG 10City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
6	.18Mi.	**21706 RAUSCH AVE** **EASTPOINTE, MI 48021-2538**	10/07/2026	$60,000	$65	922	5/3/1	1940	8,146 SF	
		APN: 02-14-32-153-019 Document #: 202600094591 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 117 Subdivision: LONGACRES SUBDIVISION NO 1 MapRef: LB 7 PG 12 Abbreviated Description: Lot:117 Subdivision:LONGACRES SUBDIVISION NO 1 Map Ref:LB 7 PG 12City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
7	.19Mi.	**21767 NORMANDY AVE** **EASTPOINTE, MI 48021-2509**	08/17/2026	$195,000	$171	1142	5//1	1942	4,792 SF	
		APN: 02-14-32-179-032 Document #: 202600078010 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 407 Subdivision: KOPPINS HALFWAY HOMES SUBDIVISION NO 2 MapRef: LB 8 PG 10 Abbreviated Description: Lot:407 Subdivision:KOPPINS HALFWAY HOMES SUBDIVISION NO 2 Map Ref:LB 8 PG 10City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
8	.21Mi.	**21733 RAUSCH AVE** **EASTPOINTE, MI 48021-2537**	09/29/2026	$113,000	$103	1101	5/3/1	1947	4,792 SF	
		APN: 02-14-32-152-034 Document #: 202600091438 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 121 Subdivision: LONGACRES SUBDIVISION NO 1 MapRef: LB 7 PG 12 Abbreviated Description: Lot:121 Subdivision:LONGACRES SUBDIVISION NO 1 Map Ref:LB 7 PG 12City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
9	.21Mi.	**17124 TOEPFER DR** **EASTPOINTE, MI 48021-3013**	09/25/2026	$175,000	$126	1391	/4/2	1947	4,400 SF	
		APN: 02-14-32-301-008 Document #: 202600090629 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 58&59 Subdivision: JOHN BOLDTS AVON PARK SUBDIVISION MapRef: LB 9 PG 60 Abbreviated Description: Lot:58&59 Subdivision:JOHN BOLDTS AVON PARK SUBDIVISION Map Ref:LB 9 PG 60City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
10	.25Mi.	**22058 LAMBRECHT AVE** **EASTPOINTE, MI 48021-2534**	08/19/2026	$125,000	$186	672	4/2/1	1942	4,443 SF	
		APN: 02-14-32-131-015 Document #: 202600078647 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 169 Subdivision: LAMBRECHTS HOMESITES SUBDIVISION MapRef: LB 10 PG 42 Abbreviated Description: Lot:169 Subdivision:LAMBRECHTS HOMESITES SUBDIVISION Map Ref:LB 10 PG 42City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
11	.29Mi.	**21533 KELLY RD**	08/27/2026	$80,000	$53	1500	//	1973	2,004 SF	

ICE SiteX Report

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EASTPOINTE, MI 48021-3213
APN: 02-14-32-401-019 Document #: 202600081462
Document Type: Warranty Deed Price Code: A
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 149 Subdivision: OBENAUER BARBER LAING COS RIDGEMONT PARK MapRef: LB 9 PG 7 Abbreviated Description: Lot:149 Subdivision:OBENAUER BARBER LAING COS RIDGEMONT PARK Map Ref:LB 9 PG 7City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

12	.3Mi.	**22094 DAVID AVE**	09/28/2026	$70,000	$60	1172	//1	1953	4,095 SF

EASTPOINTE, MI 48021-2523
APN: 02-14-32-109-011 Document #: 202600091071
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: LONGACRES SUBDIVISION MapRef: LB 6 PG 90 Abbreviated Description: Lot:10 Subdivision:LONGACRES SUBDIVISION Map Ref:LB 6 PG 90City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

13	.32Mi.	**22095 DAVID AVE**	10/02/2026	$120,000	$121	992	//1	1955	4,095 SF

EASTPOINTE, MI 48021-2522
APN: 02-14-32-108-033 Document #: 202600093316
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: LONGACRES SUBDIVISION MapRef: LB 6 PG 90 Abbreviated Description: Lot:41 Subdivision:LONGACRES SUBDIVISION Map Ref:LB 6 PG 90City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

14	.32Mi.	**16864 TOEPFER DR**	09/28/2026	$72,000	$100	723	//1	1950	4,400 SF

EASTPOINTE, MI 48021-2464
APN: 02-14-31-426-017 Document #: 202600091087
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 332 Subdivision: RIDGEMONT HOMES SUBDIVISION MapRef: LB 25 PG 31 Abbreviated Description: Lot:332 Subdivision:RIDGEMONT HOMES SUBDIVISION Map Ref:LB 25 PG 31City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

15	.35Mi.	**22130 BRITTANY AVE**	09/16/2026	$181,000	$202	894	5//1	1967	4,792 SF

EASTPOINTE, MI 48021-4022
APN: 02-14-32-134-006 Document #: 202600087203
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 495 Subdivision: KOPPINS HALFWAY HOMES SUBDIVISION NO 2 MapRef: LB 8 PG 10 Abbreviated Description: Lot:495 Subdivision:KOPPINS HALFWAY HOMES SUBDIVISION NO 2 Map Ref:LB 8 PG 10City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

16	.35Mi.	**21000 KELLY RD**	09/04/2026	$590,000	$473	1247	//	1956	12,720 SF

EASTPOINTE, MI 48021-3126
APN: 02-14-32-377-006 Document #: 202600084352
Document Type: Warranty Deed Price Code: A
Land Use: Grocery, Supermarket
Legal: Lot: 574-579 Subdivision: OBERNAUER BARBER LAING COS RIDGEMONT PARK NO 1 MapRef: LB 10 PG 53 Abbreviated Description: Lot:574-579 Subdivision:OBERNAUER BARBER LAING COS RIDGEMONT PARK NO 1 Map Ref:LB 10 PG 53City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

17	.36Mi.	**22158 DAVID AVE**	10/06/2026	$159,000	$144	1102	/3/1	2004	4,095 SF

EASTPOINTE, MI 48021-4027
APN: 02-14-32-109-003 Document #: 202600094254
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: LONGACRES SUBDIVISION MapRef: LB 6 PG 90 Abbreviated Description: Lot:6 Subdivision:LONGACRES SUBDIVISION Map Ref:LB 6 PG 90City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

18	.36Mi.	**22149 DAVID AVE**	10/06/2026	$85,800	$81	1064	4/3/1	1946	4,095 SF

EASTPOINTE, MI 48021-4028
APN: 02-14-32-108-026 Document #: 202600094153
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: LONGACRES SUBDIVISION MapRef: LB 6 PG 90 Abbreviated Description: Subdivision:LONGACRES SUBDIVISION Map Ref:LB 6 PG 90Abbreviated Description:SOUTH2 LOT45 City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

19	.41Mi.	**18059 COLLINSON AVE**	10/23/2026	$152,000	$113	1350	//1	1952	25,483 SF

EASTPOINTE, MI 48021-3240
APN: 02-14-32-404-022 Document #: 202600099677
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: STRICKERS SMALL FARMS SUBDIVISION MapRef: LB 20 PG 37 Abbreviated Description: Lot:10 Subdivision:STRICKERS SMALL FARMS SUBDIVISION Map Ref:LB 20 PG 37City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

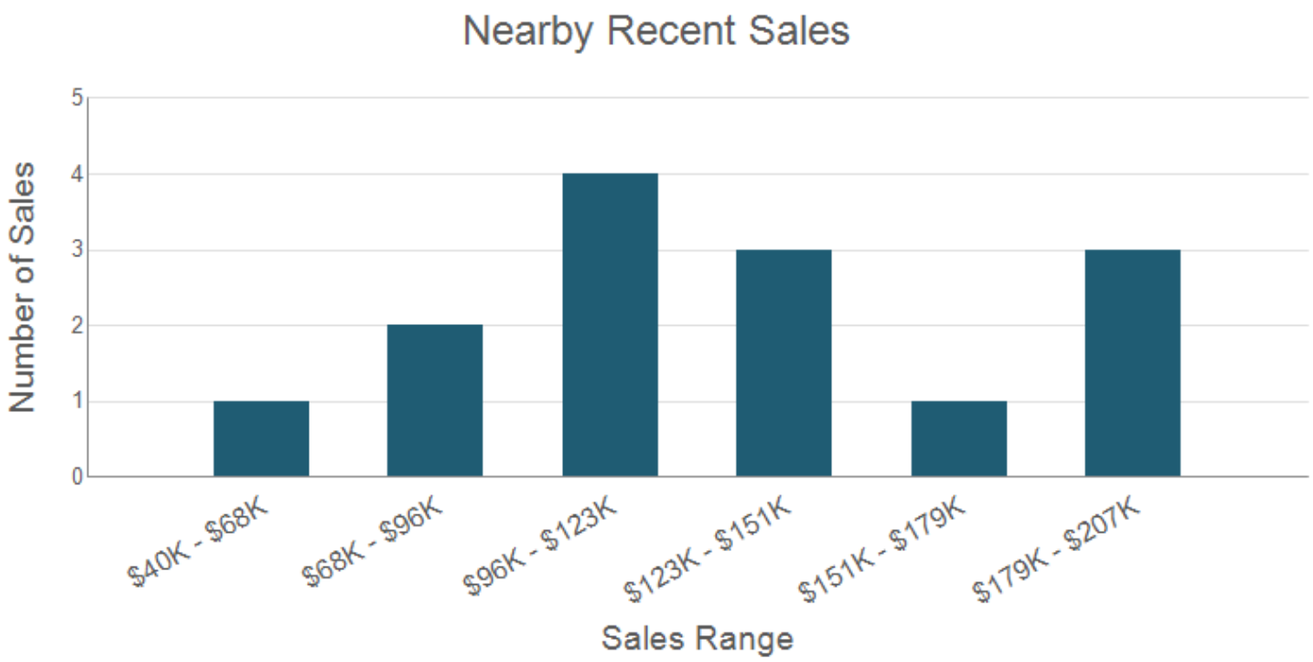
20	.45Mi.	**21738 SHAKESPEARE AVE**	09/25/2026	$87,000	$51	1692	//1	1951	7,318 SF

EASTPOINTE, MI 48021-2423
APN: 02-14-31-277-011 Document #: 202600090855
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: KEYS REALTY COS HALFWAY SMALL FARMS SUBDIVISION MapRef: LB 4 PG 83 Abbreviated Description: Lot:26 Subdivision:KEYS REALTY COS HALFWAY SMALL FARMS SUBDIVISION Map Ref:LB 4 PG 83City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE

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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.	**17528 TOEPFER DR**	**06/01/2021**	$109,800	$54,900	899	6//1	1947	4,400 SF	
.01Mi.	**17536 TOEPFER DR**	**05/07/2010**	$96,000	$48,000	899	/3/1	1947	4,400 SF	
.01Mi.	**17520 TOEPFER DR**	**10/09/2024**	$96,200	$48,100	899	//1	1947	4,400 SF	
.02Mi.	**17512 TOEPFER DR**	**09/12/2007**	$103,600	$51,800	899	//1	1947	4,400 SF	
.02Mi.	**17504 TOEPFER DR**	**06/02/2022**	$102,200	$51,100	899	/3/1	1947	4,400 SF	
.02Mi.	**17435 LINCOLN AVE**	**12/10/2018**	$103,400	$51,700	1,168	/3/1	1949	5,881 SF	
.02Mi.	**17604 TOEPFER DR**	**12/25/2025**	$96,400	$48,200	1,144	1/3/1	1948	4,400 SF	
.02Mi.	**17445 LINCOLN AVE**	**10/05/2021**	$130,000	$65,000	1,486	6/3/2	1949	5,576 SF	
.03Mi.	**17427 LINCOLN AVE**	**10/07/2019**	$114,000	$57,000	1,282	6/3/1	1949	5,968 SF	
.03Mi.	**17419 LINCOLN AVE**	**03/14/2025**	$93,200	$46,600	1,168	//1	1949	6,011 SF	
.03Mi.	**17410 TOEPFER DR**	**05/24/2016**	$116,400	$58,200	1,219	6//1	1948	4,400 SF	
.03Mi.	**17612 TOEPFER DR**	**09/01/2017**	$112,800	$56,400	918	//1	1948	4,400 SF	
.03Mi.	**21707 TUSCANY AVE**	**04/17/2013**	$137,400	$68,700	1,243	//1	1943	6,665 SF	
.03Mi.	**17411 LINCOLN AVE**	**02/09/1995**	$103,000	$51,500	1,168	4//1	1949	6,098 SF	
.03Mi.	**17605 LINCOLN AVE**	**03/01/2021**	$104,600	$52,300	1,121	1/3/2	1948	6,708 SF	
.04Mi.	**21706 LAMBRECHT AVE**	**02/16/2012**	$119,800	$59,900	990	/3/1	1943	6,665 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	37.4 years old	Households:	13,043
Median Household Income:	$65,997	Households w/Family:	65%
Household Income Per Capita:	$28,765	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	East Detroit Public Schools	Students:	2,178
Number of Schools:	8	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.17Mi.	**East Detroit High School** Number of Students: 624 Student-Teacher Ratio: 18.98	F	Public	9 - 12
1.52Mi.	**Kelly Middle School** Number of Students: 295 Student-Teacher Ratio: 18.44	F	Public	6 - 8

ICE SiteX Report

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1.60Mi. **Bellview Elementary School** Number of Students: 202 Student-Teacher Ratio: 15.25		F	Public	3 - 5
1.60Mi. **Crescentwood Elementary School** Number of Students: 195 Student-Teacher Ratio: 13.68		NA	Public	KG - 2

Flood Report

The Subject Property of **17528 TOEPFER DR, EASTPOINTE, MI 48021-3072** 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	106%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	92%	SIMILAR
OVERALL	112%	HIGHER

Disaster Alerts

No alerts noted

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