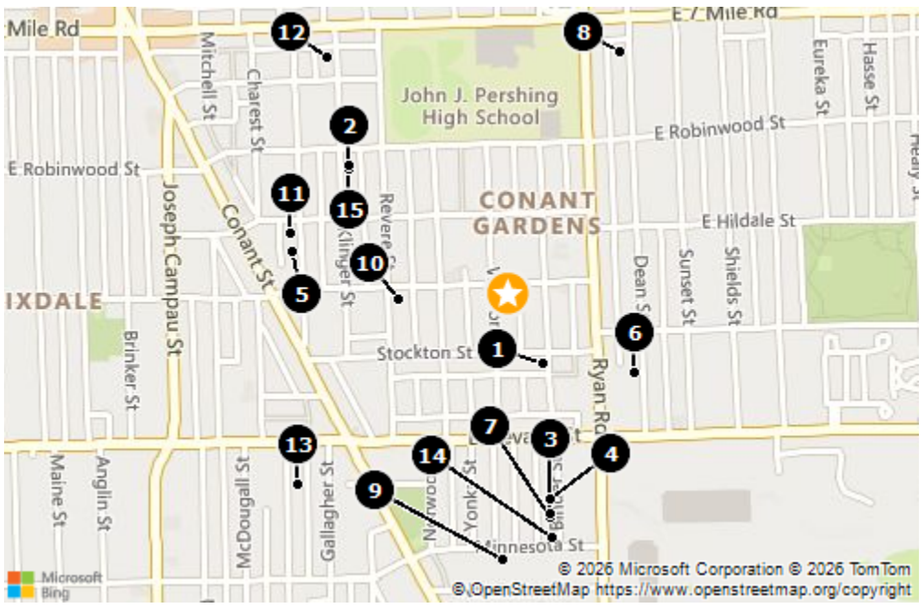
ICE SiteX Report

OrderID: 98262814

SiteX Property Information Report



Subject Property Location

18470 WEXFORD ST, DETROIT, MI 48234-1854

County:	**WAYNE MI**	Census Tract:	261635070.001031
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	13021499-500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$105,000**	FSD:	44	Common Confidence Score:	16
Value Range:	$58,800 - $151,200	ICE Confidence Score:	56		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,150
Total Assessed Value:	$33,900	Total Assessor Market Value:	$67,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 212 District: 01 Subdivision: DODGE LAND
Abbreviated Description: E WEXFORD 187&186 DODGE LAND SUB L34 P92 PLATS, W C R 13/235 60 X 133
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	3	Pool:	
Building Area:	1607 SF	Baths:	1	Fireplace:	1
Year Built:	1962	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/27/2024	Loan Amount:	N/A
Document #:	2024235097 BK-PG 59048-975	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 186&187 Subdivision: DODGE LAND SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	01/18/2024	Sales Price:	$214,051
Document #:	2024013926 BK-PG 57482-1044	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/29/2022	Sales Price:	$228,000
Document #:	2022115505 BK-PG 57518-378	Type of Sale:	Full Amount on Deed
Contract Date:	03/18/2022		
Document Type:			

Legal Description:
Lot: 186&187 Subdivision: DODGE LAND SUBDIVISION Map Ref: LB 34 PG 92
City/Muni/Twp: DETROIT

ICE SiteX Report

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Mortgage Record

Recording Date:	03/22/2022	Loan Amount:	N/A
Document #:	2022074119 BK-PG 57482-1044	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 186&187 Subdivision: DODGE LAND SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	05/14/2014	Sales Price:	N/A
Document #:	2014246303 BK-PG 51531-0537	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/30/2014		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/14/2014	Sales Price:	N/A
Document #:	2014246302 BK-PG 51531-0535	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/28/2014		
Document Type:			

Legal Description:
Subdivision: DODGE LAND SUB Map Ref: LB34 PG92

Prior Transfer

Recording Date:	04/30/2014	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 212 District: 01 Subdivision: DODGE LAND
Abbreviated Description: E WEXFORD 187&186 DODGE LAND SUB L34 P92 PLATS, W C R 13/235 60 X 133
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	07/02/2004	Sales Price:	N/A
Document #:	204376387 BK-PG 40905-0154	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/11/2004		
Document Type:			

Legal Description:
Lot: 187&186 Subdivision: DODGE LAND SUBDIVISION Map Ref: LB34 PG92
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	12/09/2003	Sales Price:	N/A
Document #:	204024838 BK-PG 39740-0159	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/06/1999		
Document Type:			

Legal Description:
Lot: 186&187 Subdivision: DODGE LAND SUB Map Ref: LB34 PG92
City/Muni/Twp: DETROIT

Area Sales Analysis

Total Area Sales	$805,900	Median # of Bedrooms	
Median Lot Size	3,049 SF	Median # of Baths	1
Median Living Area	1,092 SF	Median Year Built	1928
Price Range - 2 Yrs	$14,000 to $125,000	Age Range	63 years to 109 years
Median Value	$46,000	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**3952 STOCKTON ST** **DETROIT, MI 48234-1850**	06/16/2026	$55,000	$47	1159	//1	1946	3,920 SF	
		APN: 13008016. Document #: 2026207461 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 111 Subdivision: KLUGS RYAN ROAD SUBDIVISION MapRef: LB 38 PG 72 Abbreviated Description: Lot:111 Subdivision:KLUGS RYAN ROAD SUBDIVISION Map Ref:LB 38 PG 72City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.24Mi.	**18660 KLINGER ST** **DETROIT, MI 48234-1755**	06/08/2026	$21,000	$23	880	//1	1924	3,049 SF	
		APN: 13022787. Document #: 2026199029 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 277 Subdivision: FORD CONANT PARK SUBDIVISION MapRef: LB 30 PG 12 Sec/Twnship/Range: NE4 S07T01SR02E Abbreviated Description: Lot:277 Subdivision:FORD CONANT PARK SUBDIVISION Map Ref:LB 30 PG 12Sec/Twnship/Range:NE4 S07T01SR02E City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.27Mi.	**17837 BINDER ST** **DETROIT, MI 48212-1103**	06/04/2026	$125,000	$95	1305	//1	1927	3,049 SF	
		APN: 13021453. Document #: 2026197818 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 134 Subdivision: TREPPA & CIGANEKS CONANT AVE SUB N MapRef: LB 34 PG 54 Abbreviated Description: Lot:134 Subdivision:TREPPA & CIGANEKS CONANT AVE SUB N Map Ref:LB 34 PG 54								
4	.25Mi.	**17857 BINDER ST** **DETROIT, MI 48212-1103**	05/18/2026	$85,000	$90	935	//1	1917	3,049 SF	
		APN: 13021450. Document #: 2026170849 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 137 Subdivision: TREPPA AND CIGANEKS CONANT AVENUE SUBDIVISION MapRef: LB 34 PG 54 Abbreviated Description: Lot:137 Subdivision:TREPPA AND CIGANEKS CONANT AVENUE SUBDIVISION Map Ref:LB 34 PG 54								
5	.27Mi.	**18545 GALLAGHER ST**	04/20/2026	$14,000	$12	1092	//1	1925	3,049 SF	

ICE SiteX Report

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DETROIT, MI 48234-1635
APN: 13023432. Document #: 2026156805
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 129 Subdivision: FORD CONANT PARK SUBDIVISION MapRef: LB 30 PG 12 Abbreviated Description: Lot:129 Subdivision:FORD CONANT PARK SUBDIVISION Map Ref:LB 30 PG 12City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

6	.18Mi.	**18073 DEAN ST**	03/06/2026	$46,000	$50	918	//1	1923	3,049 SF

DETROIT, MI 48234-2019
APN: 13020350. Document #: 2026108800
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 88 Subdivision: MARWOOD HEIGHTS SUBDIVISION MapRef: LB 35 PG 37 Abbreviated Description: Lot:88 Subdivision:MARWOOD HEIGHTS SUBDIVISION Map Ref:LB 35 PG 37City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

7	.27Mi.	**17833 BINDER ST**	02/25/2026	$46,000	$51	887	//1	1926	3,049 SF

DETROIT, MI 48212-1103
APN: 13021454. Document #: 2026054728
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: TREPPA AND CIGANEKS CONANT AVENUE SUBDIVISION MapRef: LB 34 PG 54 Abbreviated Description: Lot:133 Subdivision:TREPPA AND CIGANEKS CONANT AVENUE SUBDIVISION Map Ref:LB 34 PG 54City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

8	.32Mi.	**18905 DEAN ST**	01/12/2026	$88,900	$89	990	//1	1948	3,485 SF

DETROIT, MI 48234-2085
APN: 13020297. Document #: 2026026527
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: JOHN I TURNBULLS 7 MILE NEVADA SUBDIVISION MapRef: LB 45 PG 97 Abbreviated Description: Lot:54 Subdivision:JOHN I TURNBULLS 7 MILE NEVADA SUBDIVISION Map Ref:LB 45 PG 97City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

9	.32Mi.	**3882 MINNESOTA ST**	01/08/2026	$28,000	$30	922	//1	1963	6,098 SF

DETROIT, MI 48212-1145
APN: 13007832-3 Document #: 2026024934
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53&54 Subdivision: TREPPA AND CIGANEKS CONANT AVENUE SUBDIVISION MapRef: LB 34 PG 54 Abbreviated Description: Lot:53&54 Subdivision:TREPPA AND CIGANEKS CONANT AVENUE SUBDIVISION Map Ref:LB 34 PG 54City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

10	.13Mi.	**18466 REVERE ST**	01/02/2026	$30,000	$20	1440	//1	1933	3,920 SF

DETROIT, MI 48234-1782
APN: 13022422. Document #: 2026021116
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: DODGE LAND SUBDIVISION MapRef: LB 34 PG 92 Abbreviated Description: Lot:31 Subdivision:DODGE LAND SUBDIVISION Map Ref:LB 34 PG 92City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11	.27Mi.	**18565 GALLAGHER ST**	12/09/2025	$100,000	$60	1664	/4/1	1941	6,098 SF

DETROIT, MI 48234-1635
APN: 13023428-9 Document #: 2026006030
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 125&126 Subdivision: FORD CONANT PARK SUBDIVISION MapRef: LB 30 PG 12 Abbreviated Description: Lot:125&126 Subdivision:FORD CONANT PARK SUBDIVISION Map Ref:LB 30 PG 12City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

12	.36Mi.	**19031 KLINGER ST**	11/19/2025	$55,000	$38	1415	/3/1	1949	5,663 SF

DETROIT, MI 48234-1758
APN: 13023049-50 Document #: 2025314267
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42&43 Subdivision: FORD CONANT PARK SUBDIVISION NO 2 MapRef: LB 32 PG 532 Abbreviated Description: Lot:42&43 Subdivision:FORD CONANT PARK SUBDIVISION NO 2 Map Ref:LB 32 PG 532City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

13	.34Mi.	**17916 CHAREST ST**	11/18/2025	$18,000	$11	1542	//1	1928	3,049 SF

DETROIT, MI 48212-1089
APN: 09010136. Document #: 2025312333
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 337 Subdivision: DODGE WOODLANDS SUBDIVISION MapRef: LB 32 PG 81 Abbreviated Description: Lot:337 Subdivision:DODGE WOODLANDS SUBDIVISION Map Ref:LB 32 PG 81City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

14	.3Mi.	**17809 BINDER ST**	11/13/2025	$72,000	$65	1092	//1	1928	3,049 SF

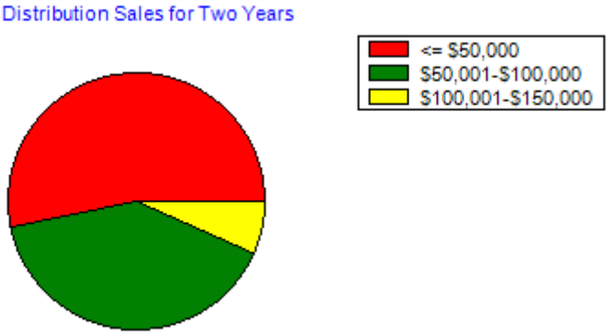
DETROIT, MI 48212-1103
APN: 13021458. Document #: 2025294137
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 129 Subdivision: TREPPA & CIGANEKS CONTANT AVENUE SUBDIVISION MapRef: LB 34 PG 54 Abbreviated Description: Lot:129 Subdivision:TREPPA & CIGANEKS CONTANT AVENUE SUBDIVISION Map Ref:LB 34 PG 54City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

15	.24Mi.	**18654 KLINGER ST**	11/12/2025	$22,000	$20	1056	//1	1924	3,049 SF

DETROIT, MI 48234-1755
APN: 13022786. Document #: 2025307281
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 276 Subdivision: FORD CONANT PARK SUBDIVISION MapRef: LB 30 PG 12 Abbreviated Description: Lot:276 Subdivision:FORD CONANT PARK SUBDIVISION Map Ref:LB 30 PG 12City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

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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.	**18470 WEXFORD ST**	**04/30/2014**	$67,800	$33,900	1,607	/3/1	1962	7,841 SF	
.01Mi.	**18460 WEXFORD ST**	**01/06/2017**	$61,200	$30,600	1,633	//1	1928	4,792 SF	
.02Mi.	**18456 WEXFORD ST**	**07/30/2009**	$54,800	$27,400	1,463	//1	1928	4,792 SF	
.02Mi.	**18500 WEXFORD ST**	**02/28/2017**	$37,200	$18,600	1,308	//1	1927	3,920 SF	
.02Mi.	**18506 WEXFORD ST**	**08/28/2014**	$6,200	$3,100	1,005	//1	1942	4,792 SF	
.03Mi.	**18469 BINDER ST**	**07/11/2018**	$26,400	$13,200	1,440	//1	1926	3,920 SF	
.03Mi.	**18440 WEXFORD ST**	**03/01/1996**	$36,800	$18,400	1,376	//1	1928	4,792 SF	
.03Mi.	**18463 BINDER ST**	**05/01/2000**	$34,000	$17,000	1,200	//1	1926	3,920 SF	
.03Mi.	**18475 WEXFORD ST**	**03/23/2022**	$59,800	$29,900	1,792	//1	1928	4,792 SF	
.04Mi.	**18463 WEXFORD ST**	**07/20/2023**	$43,800	$21,900	1,180	//1	1927	4,356 SF	
.04Mi.	**18434 WEXFORD ST**		$44,600	$22,300	1,596	//1	1928	4,792 SF	
.04Mi.	**18509 BINDER ST**		$36,000	$18,000	1,392	//1	1924	4,792 SF	
.04Mi.	**18520 WEXFORD ST**	**09/29/2023**	$33,800	$16,900	1,294	//1	1929	4,356 SF	
.04Mi.	**18455 WEXFORD ST**	**06/28/2022**	$37,600	$18,800	1,309	//1	1928	4,356 SF	
.04Mi.	**18503 WEXFORD ST**		$53,000	$26,500	1,711	//1	1926	3,920 SF	
.04Mi.	**18447 WEXFORD ST**	**11/09/2021**	$24,400	$12,200	1,288	/3/1	1927	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	36.6 years old	Households:	11,827
Median Household Income:	$40,087	Households w/Family:	57%
Household Income Per Capita:	$20,621	Households w/Family Married:	14%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.26Mi.	**Pershing High School** Number of Students: 415 Student-Teacher Ratio: 17.89	D-	Public	9 - 12
1.08Mi.	**Mason Academy** Number of Students: 476 Student-Teacher Ratio: 15.26	D	Public	KG - 8

Flood Report

The Subject Property of **18470 WEXFORD ST, DETROIT, MI 48234-1854** 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	118%	HIGHER
BURGLARY	157%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	89%	LOWER
MURDER	118%	HIGHER
OVERALL	137%	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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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