ICE SiteX Report

OrderID: 98809192

SiteX Property Information Report



Subject Property Location

19800 GOULBURN ST, DETROIT, MI 48205-1674

County:	**WAYNE MI**	Census Tract:	5033.00
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	21032202.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$80,000**	FSD:	37	Common Confidence Score:	22
Value Range:	$50,400 - $109,600	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$845
Total Assessed Value:	$19,700	Total Assessor Market Value:	$39,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 704 District: 01 Subdivision: ROSELAND PARK

Abbreviated Description:	E GOULBURN 141 ROSELAND PARK L42 P86 PLATS, W C R 21/795 32 X 114.50
City/Muni/Twp:	DETROIT CITY

Property Characteristics

Lot Size:	3,485 SF	Bedrooms:		Pool:	
Building Area:	1050 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/06/2026	Sales Price:	$63,593
Document #:	2026220262 BK-PG 57739-506	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	02/08/2024	Loan Amount:	N/A
Document #:	2024028542 BK-PG 58674-230	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/27/2024		
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:

Subdivision: ROSELAND PARK Map Ref: 0
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	07/12/2022	Loan Amount:	N/A
Document #:	2022234942 BK-PG 57739-506	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/07/2022		
TD Due Date:	08/01/2052	Type Finance:	

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Legal Description:
Subdivision: ROSELAND PARK Map Ref: 0
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/15/2012	Sales Price:	$1,500
Document #:	2012446062 BK-PG 50282-1489	Type of Sale:	Lender Sold
Contract Date:	11/15/2012		
Document Type:	Deed		

Legal Description:
Subdivision: ROSELAND PARK Map Ref: LB42 PG86
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	03/24/1999	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 704 District: 01 Subdivision: ROSELAND PARK
Abbreviated Description: E GOULBURN 141 ROSELAND PARK L42 P86 PLATS, W C R 21/795 32 X 114.50
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	03/01/1986	Sales Price:	$24,369
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 704 District: 01 Subdivision: ROSELAND PARK
Abbreviated Description: E GOULBURN 141 ROSELAND PARK L42 P86 PLATS, W C R 21/795 32 X 114.50
City/Muni/Twp: DETROIT CITY

Area Sales Analysis

Total Area Sales	$732,900	Median # of Bedrooms	
Median Lot Size	4,356 SF	Median # of Baths	1
Median Living Area	976 SF	Median Year Built	1943
Price Range - 2 Yrs	$40,000 to $115,000	Age Range	77 years to 85 years
Median Value	$67,000	Median Age	83 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**19730 GOULBURN ST** **DETROIT, MI 48205-1615**	06/09/2026	$114,000	$117	977	//1	1949	3,920 SF	
		APN: 21032192. Document #: 2026199660 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 151 Subdivision: ROSELAND PARK SUBDIVISION MapRef: LB 42 PG 86 Abbreviated Description: Lot:151 Subdivision:ROSELAND PARK SUBDIVISION Map Ref:LB 42 PG 86City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.1Mi.	**19940 WESTPHALIA ST** **DETROIT, MI 48205-1749**	06/15/2026	$30,000	$27	1114	//1	1943	4,792 SF	
		APN: 21031715. Document #: 2026205957 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 271&272 Subdivision: GRANGEWOOD GARDENS NO 1 MapRef: LB 59 PG 53 Abbreviated Description: Subdivision:GRANGEWOOD GARDENS NO 1 Map Ref:LB 59 PG 53Abbreviated Description:PORTION LOTS271&272 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.11Mi.	**19963 GOULBURN ST** **DETROIT, MI 48205-1616**	05/27/2026	$30,000	$31	979	//1	1944	4,792 SF	
		APN: 21032300. Document #: 2026191616 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 380 Block: 307 Subdivision: GRANGEWOOD GARDENS SUBDIVISION NO 1 MapRef: LB 59 PG 53 Abbreviated Description: Lot:380 Block:307 Subdivision:GRANGEWOOD GARDENS SUBDIVISION NO 1 Map Ref:LB 59 PG 53City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.12Mi.	**19780 BARLOW ST** **DETROIT, MI 48205-1667**	07/27/2026	$45,000	$40	1128	//1	1947	4,792 SF	
		APN: 21033195. Document #: 2026239819 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 164-166 Subdivision: LONGHILL SUBDIVISION MapRef: LB 44 PG 4 Abbreviated Description: Subdivision:LONGHILL SUBDIVISION Map Ref:LB 44 PG 4Abbreviated Description:PORTION LOTS164-166 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.18Mi.	**20043 GOULBURN ST** **DETROIT, MI 48205-1007**	08/18/2026	$30,000	$40	741	//1	1948	4,792 SF	
		APN: 21032291. Document #: 2026254868 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 371 Subdivision: GRANGEWOOD GARDENS SUBDIVISION NO 1 MapRef: LB 59 PG 53 Abbreviated Description: Lot:371 Subdivision:GRANGEWOOD GARDENS SUBDIVISION NO 1 Map Ref:LB 59 PG 53City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.19Mi.	**19555 WESTPHALIA ST** **DETROIT, MI 48205-1733**	08/14/2026	$25,000	$22	1150	//1	1948	3,920 SF	
		APN: 21031844. Document #: 2026253208 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 254 Subdivision: ROSELAND PARK SUBDIVISION MapRef: LB 42 PG 86 Abbreviated Description: Lot:254 Subdivision:ROSELAND PARK SUBDIVISION Map Ref:LB 42 PG 86City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.22Mi.	**13245 TACOMA ST** **DETROIT, MI 48205-1763**	07/20/2026	$14,000	$14	984	//1	1949	3,920 SF	
		APN: 21023722.001 Document #: 2026233308 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 393 Subdivision: GRATIOT LAWN SUBIVISION MapRef: LB 38 PG 81 Abbreviated Description: Lot:393 Subdivision:GRATIOT LAWN SUBIVISION Map Ref:LB 38 PG 81City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.23Mi.	**20088 WESTPHALIA ST** **DETROIT, MI 48205-1149**	08/03/2026	$24,000	$34	710	//1	1943	4,792 SF	

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APN: 21031734. Document #: 2026245052
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 290&291 Subdivision: GRANGEWOOD GARDENS NO 1 SUBDIVISION MapRef: LB 59 PG 53 Abbreviated Description: Subdivision:GRANGEWOOD GARDENS NO 1 SUBDIVISION Map Ref:LB 59 PG 53Abbreviated Description:PORTION LOTS290&291 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

9	.25Mi.	**13317 TACOMA ST** **DETROIT, MI 48205-1757**	08/13/2026	$2,500	$4	696	//1	1949	3,920 SF

APN: 21023725. Document #: 2026252785
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 389 Subdivision: GRATIOT LAWN SUBDIVISION MapRef: LB 38 PG 81 Abbreviated Description: Lot:389 Subdivision:GRATIOT LAWN SUBDIVISION Map Ref:LB 38 PG 81City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

10	.25Mi.	**19549 BARLOW ST** **DETROIT, MI 48205-1649**	07/29/2026	$91,000	$95	962	//1	1948	4,356 SF

APN: 21033344. Document #: 2026222222
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 129&130 Subdivision: LONGHILL SUBDIVISION MapRef: LB 44 PG 4 Abbreviated Description: Subdivision:LONGHILL SUBDIVISION Map Ref:LB 44 PG 4Abbreviated Description:PORTION LOTS129&130 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11	.25Mi.	**20026 JOANN ST** **DETROIT, MI 48205-1137**	07/16/2026	$69,000	$79	876	//1	1943	5,227 SF

APN: 21030687. Document #: 2026212163
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 132 Subdivision: FELDMAN & FELDMAN PALOMAR PARK SUBDIVISION MapRef: LB 59 PG 42 Abbreviated Description: Lot:132 Subdivision:FELDMAN & FELDMAN PALOMAR PARK SUBDIVISION Map Ref:LB 59 PG 42City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

12	.26Mi.	**13313 MANNING ST** **DETROIT, MI 48205-1704**	08/10/2026	$8,500	$11	761	//1	1944	4,792 SF

APN: 21023217. Document #: 2026231239
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: GRATIOT LAWN SUB MapRef: LB 38 PG 81 Abbreviated Description: Subdivision:GRATIOT LAWN SUB Map Ref:LB 38 PG 81

13	.28Mi.	**20218 GOULBURN ST** **DETROIT, MI 48205-1056**	05/21/2026	$12,000	$12	965	//1	1943	5,227 SF

APN: 21032231. Document #: 2026187251
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 66&67 Subdivision: WALTHAM MANOR SUBDIVISION MapRef: LB 54 PG 55 Abbreviated Description: Lot:66&67 Subdivision:WALTHAM MANOR SUBDIVISION Map Ref:LB 54 PG 55Abbreviated Description:PORTION LOT67 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

14	.29Mi.	**19399 WALTHAM ST** **DETROIT, MI 48205-2124**	07/27/2026	$39,000	$34	1151	//1	1940	6,534 SF

APN: 21032861. Document #: 2026239696
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 278&279 Subdivision: LONGHILL SUBDIVISION MapRef: LB 44 PG 4 Abbreviated Description: Lot:278&279 Subdivision:LONGHILL SUBDIVISION Map Ref:LB 44 PG 4City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

15	.38Mi.	**20315 GOULBURN ST** **DETROIT, MI 48205-1055**	06/23/2026	$32,500	$13	2470	//1	1948	4,792 SF

APN: 21032267. Document #: 2026211806
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 50 Block: 703 Subdivision: WALTHAM MANOR SUBDIVISION MapRef: LB 54 PG 55 Abbreviated Description: Lot:50 Block:703 Subdivision:WALTHAM MANOR SUBDIVISION Map Ref:LB 54 PG 55City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

16	.42Mi.	**20115 PELKEY ST** **DETROIT, MI 48205-1100**	07/22/2026	$59,000	$67	876	//1	1942	4,792 SF

APN: 21030062. Document #: 2026235857
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: FELDMAN & FELDMAN PALOMAR PARK SUBDIVISION MapRef: LB 59 PG 42 Abbreviated Description: Lot:60 Subdivision:FELDMAN & FELDMAN PALOMAR PARK SUBDIVISION Map Ref:LB 59 PG 42City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

17	.42Mi.	**20218 HICKORY ST** **DETROIT, MI 48205-1133**	05/28/2026	$26,000	$28	930	//1	1942	5,227 SF

APN: 21030351. Document #: 2026192327
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 132 Subdivision: SCHOENHERR MANOR SUBDIVISION MapRef: LB 54 PG 98 Abbreviated Description: Lot:132 Subdivision:SCHOENHERR MANOR SUBDIVISION Map Ref:LB 54 PG 98City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

18	.46Mi.	**20059 BRADFORD ST** **DETROIT, MI 48205-1003**	08/04/2026	$70,000	$107	656	//1	1941	5,227 SF

APN: 21035169. Document #: 2026246087
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 254 Subdivision: GREEN BRIER SUBDIVISION MapRef: LB 41 PG 73 Abbreviated Description: Lot:254 Subdivision:GREEN BRIER SUBDIVISION Map Ref:LB 41 PG 73City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

19	.46Mi.	**19328 DRESDEN ST** **DETROIT, MI 48205-2129**	07/24/2026	$24,000	$34	705	//1	1942	4,792 SF

APN: 21034722. Document #: 2026237955
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 113 Subdivision: MCGIVERIN HALDEMANS SEVEN MILE DRIVE SUBDN MapRef: LB 54 PG 49 Abbreviated Description: Lot:113 Subdivision:MCGIVERIN HALDEMANS SEVEN MILE DRIVE SUBDN Map Ref:LB 54 PG 49City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

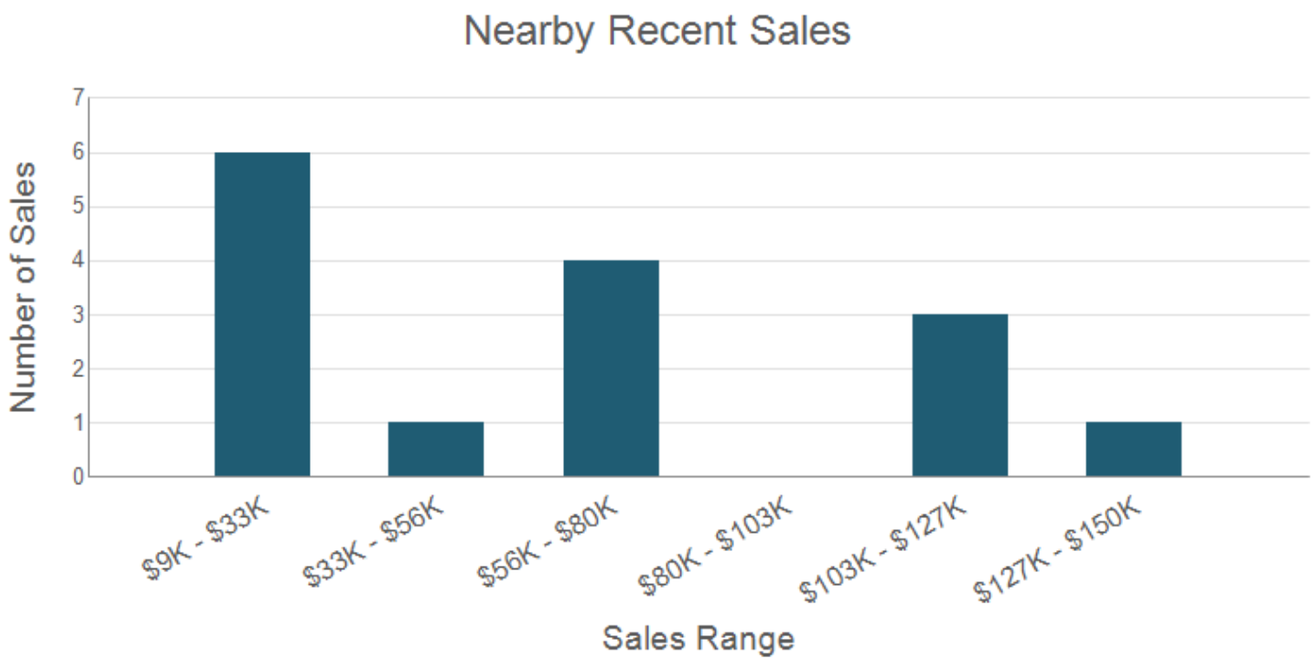
20	.47Mi.	**20083 BRADFORD ST** **DETROIT, MI 48205-1003**	08/12/2026	$30,000	$46	648	//1	1941	5,227 SF

APN: 21035166. Document #: 2026250803
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 251 Subdivision: GREEN BRIER SUBDIVISION MapRef: LB 41 PG 73 Abbreviated Description: Lot:251 Subdivision:GREEN BRIER SUBDIVISION Map Ref:LB 41 PG 73City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

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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.	**19800 GOULBURN ST**	**03/24/1999**	$39,400	$19,700	1,050	//1	1952	3,485 SF	
.01Mi.	**19794 GOULBURN ST**	**05/22/2019**	$50,200	$25,100	1,588	//1	1927	3,920 SF	
.01Mi.	**19786 GOULBURN ST**	**08/22/2014**	$38,200	$19,100	991	//1	1946	3,920 SF	
.02Mi.	**19780 GOULBURN ST**	**11/01/1992**	$59,800	$29,900	1,260	//1	1943	3,920 SF	
.03Mi.	**19787 WESTPHALIA ST**	**12/28/2012**			1,165	//1	1941	7,841 SF	
.03Mi.	**12825 E STATE FAIR ST**	**07/22/2004**			856	//1	1942	4,356 SF	
.03Mi.	**19772 GOULBURN ST**	**07/16/2016**	$58,400	$29,200	992	//1	1945	7,841 SF	
.03Mi.	**19775 WESTPHALIA ST**	**11/16/2018**	$23,800	$11,900	1,331	//1	1941	3,920 SF	
.03Mi.	**12835 E STATE FAIR ST**	**02/06/2009**	$1,800	$900	866	//1	1942	4,356 SF	
.04Mi.	**19758 GOULBURN ST**	**01/01/1993**	$41,200	$20,600	1,070	//1	1951	3,920 SF	
.04Mi.	**12843 E STATE FAIR ST**	**10/10/2007**	$58,600	$29,300	838	//1	1942	4,792 SF	
.04Mi.	**19801 GOULBURN ST**	**08/26/2020**	$61,400	$30,700	1,066	//1	1952	3,485 SF	
.04Mi.	**19793 GOULBURN ST**	**12/30/2022**	$56,000	$28,000	1,012	//1	1949	3,920 SF	
.04Mi.	**19916 GOULBURN ST**	**11/10/2014**	$40,800	$20,400	942	//1	1944	5,227 SF	
.04Mi.	**19787 GOULBURN ST**	**11/04/2002**	$56,200	$28,100	1,070	//1	1949	3,920 SF	
.04Mi.	**12741 E STATE FAIR ST**	**04/10/2012**	$38,000	$19,000	898	//1	1943	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	34%

Demographics & Income

Median Age:	31.9 years old	Households:	11,454
Median Household Income:	$47,487	Households w/Family:	50%
Household Income Per Capita:	$21,042	Households w/Family Married:	13%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

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
0.76Mi.	**Osborn High School** Number of Students: 403 Student-Teacher Ratio: 19.19	F	Public	9 - 12
0.68Mi.	**Pulaski Elementary-Middle School** Number of Students: 296	D-	Public	KG - 8

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Student-Teacher Ratio: 17.41

Flood Report

The Subject Property of **19800 GOULBURN ST, DETROIT, MI 48205-1674** 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	123%	HIGHER
BURGLARY	158%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	58%	NOTABLY LOWER
MURDER	139%	NOTABLY HIGHER
OVERALL	134%	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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Data deemed reliable, but not guaranteed.
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