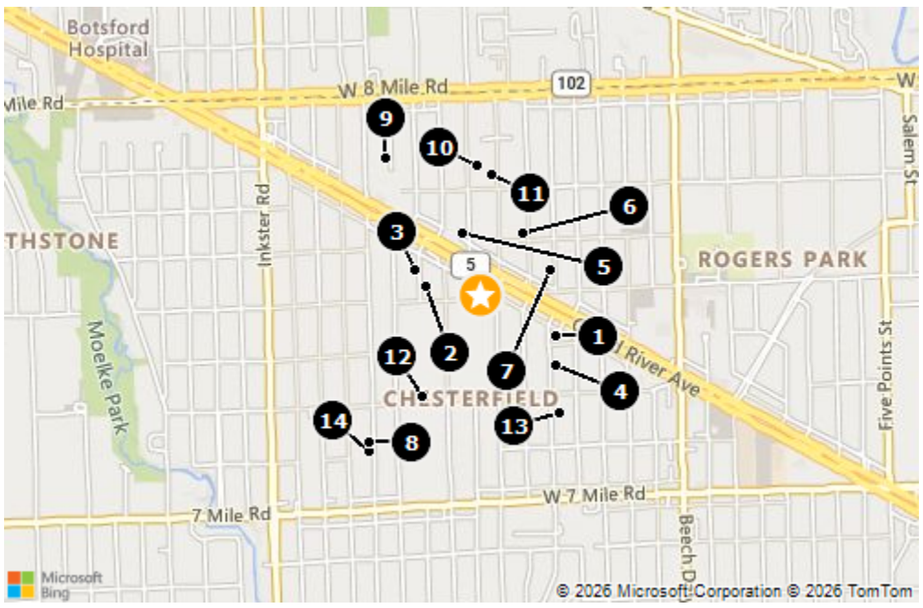
ICE SiteX Report

OrderID: 98394809

SiteX Property Information Report



Subject Property Location

19904 DELAWARE AVE, REDFORD, MI 48240-1516

County:	**WAYNE MI**	Census Tract:	261635542.002011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	79 006 01 0892 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$137,000**	FSD:	26	Common Confidence Score:	26
Value Range:	$101,380 - $172,620	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82110
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,033
Total Assessed Value:	$53,200	Total Assessor Market Value:	$106,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 892 Section: 01 District: 79 Subdivision: CHESTERFIELD NO 2
Abbreviated Description: 06M892 LOT 892 CHESTERFIELD NO. 2 SUB T1S R10E L53 P44 WCR
City/Muni/Twp: REDFORD TWP

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:		Pool:	
Building Area:	866 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	None	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2023	Sales Price:	N/A
Document #:	2023173070 BK-PG 55105-786	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2023	Sales Price:	$125,000
Document #:	2023171928 BK-PG 58303-77	Type of Sale:	Full Amount on Deed
Contract Date:	06/07/2023		
Document Type:			

Legal Description:
Lot: 892 Subdivision: CHESTERFIELD NO 2 Map Ref: LB 53 PG 44
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	06/07/2023	Sales Price:	$125,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 892 Section: 01 District: 79 Subdivision: CHESTERFIELD NO 2
Abbreviated Description: 06M892 LOT 892 CHESTERFIELD NO. 2 SUB T1S R10E L53 P44 WCR
City/Muni/Twp: REDFORD TWP

ICE SiteX Report

OrderID: 98394809

Prior Transfer

Recording Date:	07/16/2019	Sales Price:	$59,900
Document #:	2019217111 BK-PG 55157-1240	Type of Sale:	Full Amount on Deed
Contract Date:	06/11/2019		
Document Type:			

Legal Description:
Lot: 892 Subdivision: CHESTERFIELD NO 2 Map Ref: LB 53 PG 44
City/Muni/Twp: REDFORD

Mortgage Record

Recording Date:	06/17/2019	Loan Amount:	N/A
Document #:	2019192274 BK-PG 55105-0786	Loan Type:	New Conventional
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:
Lot: 892 Subdivision: CHESTERFIELD NO 2
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	06/11/2019	Sales Price:	$59,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,103,899	Median # of Bedrooms	
Median Lot Size	5,227 SF	Median # of Baths	1
Median Living Area	1,007 SF	Median Year Built	1951
Price Range - 2 Yrs	$48,000 to $295,000	Age Range	20 years to 100 years
Median Value	$147,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**19718 WOODWORTH** **REDFORD, MI 48240-1534**	07/10/2026	$145,000	$132	1093	5//1	1949	4,792 SF	
		APN: 79 006 02 0484 000 Document #: 2026225970 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 484&485 Subdivision: CHESTERFIELD NO 1 SUBDIVISION MapRef: LB 52 PG 69 Abbreviated Description: Lot:484&485 Subdivision:CHESTERFIELD NO 1 SUBDIVISION Map Ref:LB 52 PG 69City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
2	.13Mi.	**19922 FOX** **REDFORD, MI 48240-1536**	06/22/2026	$172,000	$180	954	5//1	1960	5,227 SF	
		APN: 79 004 02 0947 000 Document #: 2026211260 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 947 Subdivision: CHESTERFIELD NO 3 MapRef: LB 59 PG 40 Abbreviated Description: Lot:947 Subdivision:CHESTERFIELD NO 3 Map Ref:LB 59 PG 40City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
3	.17Mi.	**19959 FOX** **REDFORD, MI 48240-1537**	06/11/2026	$110,000	$115	954	5//1	1960	5,227 SF	
		APN: 79 004 02 0975 000 Document #: 2026203817 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 975 Subdivision: CHESTERFIELD SUBDIVISION NO 3 MapRef: LB 59 PG 40 Abbreviated Description: Lot:975 Subdivision:CHESTERFIELD SUBDIVISION NO 3 Map Ref:LB 59 PG 40City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
4	.25Mi.	**19470 WOODWORTH** **REDFORD, MI 48240-1532**	06/08/2026	$175,000	$184	948	6//1	1950	5,663 SF	
		APN: 79 006 02 0476 000 Document #: 2026199191 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 476 Subdivision: CHESTERFIELD NO 1 MapRef: LB 52 PG 69 Abbreviated Description: Lot:476 Subdivision:CHESTERFIELD NO 1 Map Ref:LB 52 PG 69City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
5	.15Mi.	**20025 DELAWARE AVE** **REDFORD, MI 48240-1158**	05/27/2026	$150,000	$155	962	5//1	1954	5,227 SF	
		APN: 79 004 01 1106 000 Document #: 2026191611 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1106 Subdivision: CHESTERFIELD SUBDIVISION NO 4 MapRef: LB 60 PG 5 Abbreviated Description: Lot:1106 Subdivision:CHESTERFIELD SUBDIVISION NO 4 Map Ref:LB 60 PG 5City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
6	.18Mi.	**20019 MACARTHUR** **REDFORD, MI 48240-1152**	05/18/2026	$149,000	$159	936	5//1	1936	8,276 SF	
		APN: 79 003 03 0171 000 Document #: 2026185170 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 171 Subdivision: OLD COLONY HOMES SUBDVISION MapRef: LB 44 PG 11 Abbreviated Description: Lot:171 Subdivision:OLD COLONY HOMES SUBDVISION Map Ref:LB 44 PG 11City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
7	.17Mi.	**19941 WOODWORTH** **REDFORD, MI 48240-1125**	05/12/2026	$130,000	$123	1051	5//1	1943	5,227 SF	
		APN: 79 003 02 0507 000 Document #: 2026179491 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 507 Subdivision: GRAND RIVER MANOR SUBDIVISION MapRef: LB 54 PG 52 Abbreviated Description: Lot:507 Subdivision:GRAND RIVER MANOR SUBDIVISION Map Ref:LB 54 PG 52City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
8	.44Mi.	**19337 INDIAN** **REDFORD, MI 48240-1673**	05/12/2026	$71,499	$83	852	4//1	1950	5,227 SF	
		APN: 79 004 04 0017 002 Document #: 2026179346 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: SEMINOLE WOODS SUBDIVISION MapRef: LB 38 PG 75 Abbreviated Description: Subdivision:SEMINOLE WOODS SUBDIVISION Map Ref:LB 38 PG 75Abbreviated Description:PORTION LOT17 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD								
9	.4Mi.	**20469 DENBY** **REDFORD, MI 48240-1203**	05/01/2026	$120,000	$131	912	6//1	1953	4,792 SF	
		APN: 79 004 01 1316 000 Document #: 2026170101 Document Type: Price Code: D								

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 1316 Subdivision: CHESTERFIELD NO 4 MapRef: LB 60 PG 5 Abbreviated Description: Lot:1316 Subdivision:CHESTERFIELD NO 4 Map Ref:LB 60 PG 5City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

10	.31Mi.	**20448 DELAWARE AVE** **REDFORD, MI 48240-1160**	04/30/2026	$48,000	$44	1075	5//1	1926	7,405 SF

APN: 79 003 03 0040 000 Document #: 2026169013
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: OLD COLONY HOMES SUBDIVISION MapRef: LB 44 PG 11 Abbreviated Description: Lot:40 Subdivision:OLD COLONY HOMES SUBDIVISION Map Ref:LB 44 PG 11City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

11	.29Mi.	**20433 LEXINGTON** **REDFORD, MI 48240-1150**	03/24/2026	$228,500	$157	1453	//1	2005	10,890 SF

APN: 79 003 03 0075 300 Document #: 2026136672
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75&76 Subdivision: OLD COLONY HOMES SUBDIVISION MapRef: LB 44 PG 11 Abbreviated Description: Lot:75&76 Subdivision:OLD COLONY HOMES SUBDIVISION Map Ref:LB 44 PG 11Abbreviated Description:PORTION LOT76 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

12	.28Mi.	**26802 VASSAR AVE** **REDFORD, MI 48240-2667**	03/19/2026	$295,000	$192	1536	//1	2006	6,534 SF

APN: 79 005 01 0118 307 Document #: 2026134057
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: LIBERTY HEIGHTS SUBDIVISION MapRef: LB 39 PG 61 Abbreviated Description: Lot:118 Subdivision:LIBERTY HEIGHTS SUBDIVISION Map Ref:LB 39 PG 61City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

13	.34Mi.	**19366 WOODWORTH** **REDFORD, MI 48240-2612**	03/18/2026	$209,900	$152	1373	6//1	1953	6,534 SF

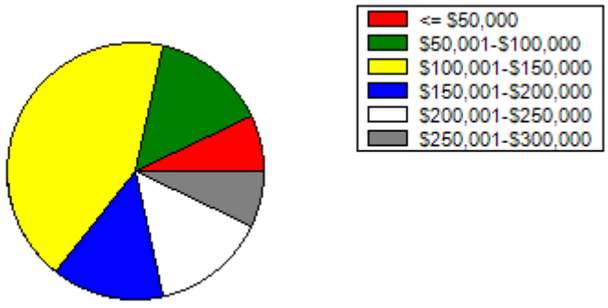
APN: 79 006 02 0463 000 Document #: 2026055708
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 463&464 Subdivision: CHESTERFIELD NO 1 MapRef: LB 52 PG 69 Abbreviated Description: Lot:463&464 Subdivision:CHESTERFIELD NO 1 Map Ref:LB 52 PG 69City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

14	.46Mi.	**19309 INDIAN** **REDFORD, MI 48240-1673**	03/13/2026	$100,000	$85	1164	4//1	1950	5,227 SF

APN: 79 004 04 0015 002 Document #: 2026130576
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15&16 Subdivision: SEMINOLE WOODS SUBDIVISION MapRef: LB 38 PG 75 Sec/Twnship/Range: W2W2 S06T01SR10E Abbreviated Description: Subdivision:SEMINOLE WOODS SUBDIVISION Map Ref:LB 38 PG 75Sec/Twnship/Range:W2W2 S06T01SR10E Abbreviated Description:PORTION LOTS15&16 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**19904 DELAWARE AVE**	**06/07/2023**	$106,400	$53,200	866	4//1	1955	5,227 SF	
.01Mi.	**19814 DELAWARE AVE**	**11/30/1998**	$144,400	$72,200	1,175	6//1	1947	7,405 SF	
.03Mi.	**19805 LEXINGTON**	**04/16/2021**	$218,000	$109,000	1,672	//1	1928	7,405 SF	
.04Mi.	**19905 DELAWARE AVE**	**05/31/2002**	$169,400	$84,700	1,029	5//1	1968	4,792 SF	
.04Mi.	**19913 DELAWARE AVE**	**01/19/2017**	$180,200	$90,100	931	5//1	1967	4,792 SF	
.04Mi.	**19793 LEXINGTON**	**02/20/2001**	$214,600	$107,300	1,580	6//1	1949	12,632 SF	
.04Mi.	**19921 DELAWARE AVE**	**05/22/2015**	$164,600	$82,300	931	5//1	1967	4,792 SF	
.05Mi.	**26645 PEMBROKE AVE**	**07/15/2022**	$133,600	$66,800	875	4//1	1951	6,970 SF	
.05Mi.	**26605 PEMBROKE AVE**		$162,200	$81,100	1,080	6//1	1921	28,314 SF	
.06Mi.	**19765 LEXINGTON**	**01/28/2022**	$168,000	$84,000	793	5//1	1928	10,019 SF	
.06Mi.	**26665 PEMBROKE AVE**	**04/11/2018**	$136,800	$68,400	1,050	4//1	1951	6,970 SF	
.06Mi.	**19902 GAYLORD**	**12/03/1999**	$298,000	$149,000	1,978	7//2	1948	14,810 SF	
.07Mi.	**19922 GAYLORD**	**02/24/2015**	$171,000	$85,500	1,007	5//1	1959	4,792 SF	
.07Mi.	**19790 LEXINGTON**	**02/05/2021**	$153,600	$76,800	1,152	5//1	1928	5,227 SF	
.07Mi.	**19930 GAYLORD**	**09/15/2021**	$172,600	$86,300	1,007	5//1	1959	4,792 SF	
.07Mi.	**26687 PEMBROKE AVE**	**03/02/2018**	$242,200	$121,100	1,583	5//1	1939	13,939 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	38.2 years old	Households:	7,193
Median Household Income:	$64,157	Households w/Family:	62%
Household Income Per Capita:	$30,555	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Redford Union School District	Students:	2,018
Number of Schools:	8	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.55Mi.	**Beech Elementary School** Number of Students: 457 Student-Teacher Ratio: 13.64	C	Public	2 - 5
1.06Mi.	**Hilbert Middle School** Number of Students: 409 Student-Teacher Ratio: 16.48	B-	Public	6 - 8
0.97Mi.	**MacGowan Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 1
1.06Mi.	**Redford Union High School** Number of Students: 510 Student-Teacher Ratio: 17.71 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **19904 DELAWARE AVE, REDFORD, MI 48240-1516** 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	96%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	97%	SIMILAR
OVERALL	75%	NOTABLY LOWER

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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