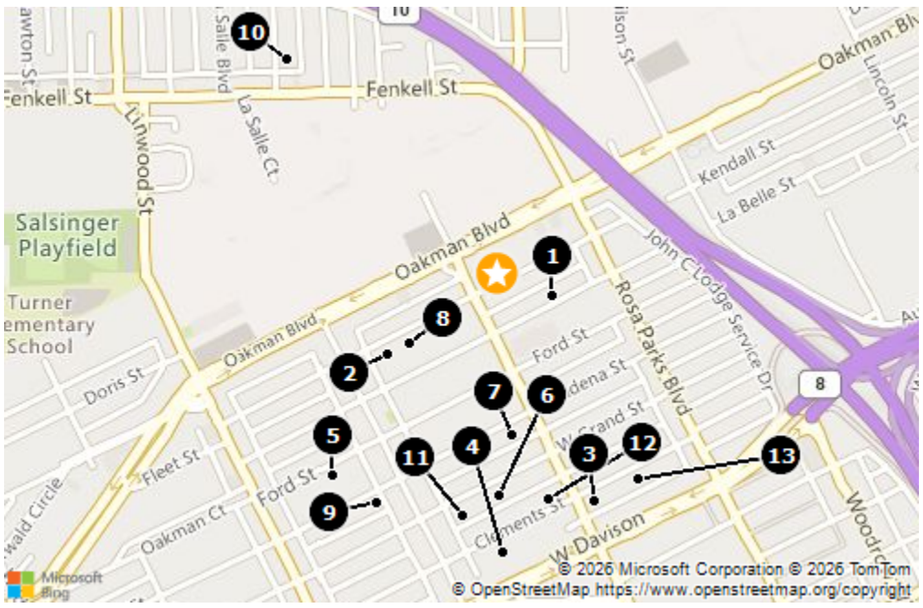
ICE SiteX Report

OrderID: 98738818

SiteX Property Information Report



Subject Property Location

2024 KENDALL ST, DETROIT, MI 48238-2993

County:	**WAYNE MI**	Census Tract:	261635317.002015
Property Use:	Duplex (2 units, any combination)	Zoning:	R2
Parcel Number:	08004961.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$146,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$129,940 - $162,060	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$590
Total Assessed Value:	$41,300	Total Assessor Market Value:	$82,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 107 District: 01 Subdivision: ROBERT OAKMANS TWELFTH ST
Abbreviated Description: N KENDALL 688 R OAKMANS 12TH ST SUB L34 P90 PLATS, W C R 8/145 35 X 102.85A
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	3,485 SF	Bedrooms:		Pool:	
Building Area:	2112 SF	Baths:	2	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/11/2024	Loan Amount:	N/A
Document #:	2024203513 BK-PG 58967-578	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 688 Subdivision: ROBERT OAKMANS 12TH STREET SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	04/10/2024	Sales Price:	$75,000
Document #:	2024133090 BK-PG 58810-949	Type of Sale:	Full Amount on Deed
Contract Date:	02/21/2024		
Document Type:			

Legal Description:
Lot: 688 Subdivision: ROBERT OAKMANS 12TH STREET SUBDIVISION Map Ref: LB 34 PG 90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	02/21/2024	Sales Price:	$75,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Block: 107 District: 01 Subdivision: ROBERT OAKMANS TWELFTH ST
Abbreviated Description: N KENDALL 688 R OAKMANS 12TH ST SUB L34 P90 PLATS, W C R 8/145 35 X 102.85A
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	08/30/2018	Sales Price:	$40,000
Document #:	2018257340 BK-PG 54589-0221	Type of Sale:	Full Amount on Deed
Contract Date:	08/22/2018		
Document Type:			

Legal Description:
Lot: 688 Subdivision: ROBBERT OAKMANS TWELFTH ST SUBDIVISION Map Ref: LB34 PG90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	06/26/2013	Sales Price:	$62,000
Document #:	2013314017 BK-PG 50866-1485	Type of Sale:	Full Amount on Deed
Contract Date:	06/05/2013		
Document Type:			

Legal Description:
Lot: 688 Subdivision: ROBERT OAKMANS TWELFTH STREET SUBDIVISION Map Ref: LB34 PG90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	06/26/2013	Sales Price:	N/A
Document #:	2013313769 BK-PG 50866-0233	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/05/2013		
Document Type:			

Legal Description:
Lot: 688 Subdivision: ROBERT OAKMANS TWELFTH STREET SUBDIVISION Map Ref: LB34 PG90
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/22/2011	Sales Price:	$4,600
Document #:	2011394789 BK-PG 49477-1028	Type of Sale:	Full Amount on Deed
Contract Date:	11/22/2011		
Document Type:			

Legal Description:
Subdivision: R OAKMANS 12TH ST SUB Map Ref: LB34 PG90
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	12/31/2004	Loan Amount:	N/A
Document #:	205026111 BK-PG 41938-2216	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 688 Subdivision: R OAKMANS 12TH STREET SUBDIVISION
City/Muni/Twp: DETROIT

Area Sales Analysis

Total Area Sales	$1,447,100	Median # of Bedrooms	
Median Lot Size	4,356 SF	Median # of Baths	2
Median Living Area	2,250 SF	Median Year Built	1924
Price Range - 2 Yrs	$18,000 to $180,000	Age Range	96 years to 106 years
Median Value	$107,600	Median Age	102 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**1976 LA BELLE ST** **DETROIT, MI 48238-2942**	06/18/2026	$107,600	$44	2400	//2	1927	3,485 SF	
		APN: 08004890. Document #: 2026209268 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 587 Subdivision: ROBERT OAKMANS TWELFTH STREET SUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:587 Subdivision:ROBERT OAKMANS TWELFTH STREET SUBDIVISION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.16Mi.	**2325 KENDALL ST** **DETROIT, MI 48238-2938**	05/13/2026	$135,000	$70	1922	//1	1927	3,485 SF	
		APN: 08004934. Document #: 2026180295 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 630 Subdivision: ROBERT OAKMANS TWELFTH ST SUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:630 Subdivision:ROBERT OAKMANS TWELFTH ST SUBDIVISION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.3Mi.	**2045 CLEMENTS ST** **DETROIT, MI 48238-3484**	05/12/2026	$80,000	$41	1928	//1	1923	4,356 SF	
		APN: 08004528. Document #: 2026179812 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 72 Subdivision: ROBERT OAKMANS TWELFTH STREET SUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:72 Subdivision:ROBERT OAKMANS TWELFTH STREET SUBDIVISION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.33Mi.	**2311 CLEMENTS ST** **DETROIT, MI 48238-3486**	04/20/2026	$130,000	$61	2110	//2	1924	4,356 SF	
		APN: 08004544. Document #: 2026156934 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 88 Subdivision: ROBERT OAKMANS 12TH STREET SUBDIVISION MapRef: L 34 PG 90 Abbreviated Description: Lot:88 Subdivision:ROBERT OAKMANS 12TH STREET SUBDIVISION Map Ref:L 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.31Mi.	**2469 FORD ST** **DETROIT, MI 48238-2964**	03/24/2026	$160,000	$66	2400	//2	1925	3,485 SF	
		APN: 10004437. Document #: 2026136729								

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Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 423 Subdivision: ROBERT OAKMANS TWELFTH STREET SUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:423 Subdivision:ROBERT OAKMANS TWELFTH STREET SUBDIVISION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

6	.27Mi.	**2279 W GRAND ST** **DETROIT, MI 48238-3460**	02/04/2026	$180,000	$67	2650	//2	1924	4,356 SF

APN: 08004617. Document #: 2026041164
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 193 Subdivision: ROBERT OAKMANS TWELFTH STSUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:193 Subdivision:ROBERT OAKMANS TWELFTH STSUBDIVISION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

7	.2Mi.	**2231 PASADENA ST** **DETROIT, MI 48238-2924**	01/15/2026	$95,000	$38	2500	//2	1926	3,920 SF

APN: 08004688. Document #: 2026029697
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 294 Subdivision: ROBERT OAKMANS TWELFTH STREET SUBDIVSION MapRef: LB 34 PG 90 Abbreviated Description: Lot:294 Subdivision:ROBERT OAKMANS TWELFTH STREET SUBDIVSION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

8	.13Mi.	**2000 2293 KENDALL** **DETROIT, MI 48238-2993**	01/05/2026	$150,000	$79	1890	//1	1930	5,227 SF

APN: 08004930. Document #: 2026021536
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Section: 7 Abbreviated Description: Abbreviated Description:PORTION SEC7 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

9	.31Mi.	**2433 PASADENA ST** **DETROIT, MI 48238-2914**	12/08/2025	$174,000	$65	2668	//3	1924	3,920 SF

APN: 10004364. Document #: 2026004290
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 310 Subdivision: ROBERT OAKMANS TWELFTH STREET SUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:310 Subdivision:ROBERT OAKMANS TWELFTH STREET SUBDIVISION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

10	.36Mi.	**15338 BAYLIS ST** **DETROIT, MI 48238-1580**	10/16/2025	$25,000	$15	1584	//1	1920	3,920 SF

APN: 08009948. Document #: 2025274680
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 9 Subdivision: ROBERT OAKMANS FENKELL AVENUE SUBDIVISION MapRef: LB 40 PG 70 Sec/Twnship/Range: SE4 S15T01SR11E Abbreviated Description: Lot:9 Subdivision:ROBERT OAKMANS FENKELL AVENUE SUBDIVISION Map Ref:LB 40 PG 70Sec/Twnship/Range:SE4 S15T01SR11E City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11	.29Mi.	**2333 W GRAND ST** **DETROIT, MI 48238-3490**	09/29/2025	$107,500	$47	2250	//2	1925	4,356 SF

APN: 08004624. Document #: 2025276724
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 199 Subdivision: ROBERT OAKMANS 12TH ST SUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:199 Subdivision:ROBERT OAKMANS 12TH ST SUBDIVISION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

12	.27Mi.	**2222 CLEMENTS ST** **DETROIT, MI 48238-3455**	09/03/2025	$85,000	$37	2260	//2	1924	4,356 SF

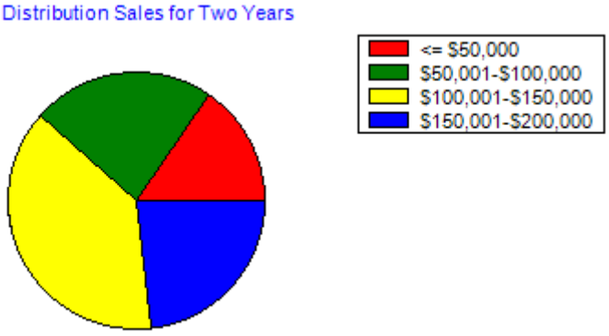
APN: 08004565. Document #: 2025252590
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 140 Section: 7 Subdivision: ROBERTS OAKMANS TWELFTH STREET SUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:140 Subdivision:ROBERTS OAKMANS TWELFTH STREET SUBDIVISION Map Ref:LB 34 PG 90Abbreviated Description:PORTION SEC7 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

13	.3Mi.	**1981 CLEMENTS ST** **DETROIT, MI 48238-3452**	08/19/2025	$18,000	$8	2016	//2	1923	4,356 SF

APN: 08004520. Document #: 2025238730
Document Type: Price Code: D
Land Use: Duplex (2 units, any combination)
Legal: Lot: 63 Subdivision: ROBERT OAKMANS TWELFTH ST SUBDIVISION MapRef: LB 34 PG 90 Abbreviated Description: Lot:63 Subdivision:ROBERT OAKMANS TWELFTH ST SUBDIVISION Map Ref:LB 34 PG 90City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

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.

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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.	**2024 KENDALL ST**	**02/21/2024**	$82,600	$41,300	2,112	//2	1925	3,485 SF	
.01Mi.	**2016 KENDALL ST**	**05/24/2010**	$89,800	$44,900	2,112	//2	1925	3,485 SF	
.03Mi.	**2031 KENDALL ST**	**06/21/2017**	$59,200	$29,600	2,112	//2	1925	5,227 SF	
.03Mi.	**2017 KENDALL ST**	**10/18/2001**	$62,000	$31,000	2,138	//2	1924	5,227 SF	
.04Mi.	**1995 KENDALL ST**	**01/06/2021**	$56,200	$28,100	2,132	//2	1924	3,485 SF	
.04Mi.	**1989 KENDALL ST**	**07/10/2023**	$88,400	$44,200	2,162	//2	1926	3,485 SF	
.05Mi.	**1974 KENDALL ST**	**11/29/2010**	$31,000	$15,500	2,400	//2	1925	3,485 SF	
.05Mi.	**1983 KENDALL ST**	**12/13/2013**	$48,200	$24,100	1,728	//1	1925	3,485 SF	
.05Mi.	**2018 LA BELLE ST**	**04/15/2019**	$49,200	$24,600	1,824	//1	1925	3,485 SF	
.05Mi.	**1968 KENDALL ST**	**05/02/2018**	$53,400	$26,700	2,116	//2	1921	3,485 SF	
.05Mi.	**1975 KENDALL ST**	**01/18/2018**	$50,400	$25,200	1,728	//1	1925	3,485 SF	
.06Mi.	**2216 KENDALL ST**	**11/01/2016**	$71,600	$35,800	1,776	//1	1926	3,485 SF	
.06Mi.	**1969 KENDALL ST**	**05/08/2001**	$50,600	$25,300	1,728	//1	1925	3,485 SF	
.06Mi.	**2222 KENDALL ST**	**09/18/2018**	$43,400	$21,700	1,680	/3/2	1926	3,485 SF	
.07Mi.	**1961 KENDALL ST**	**10/20/2022**	$70,000	$35,000	1,728	//1	1922	3,485 SF	
.07Mi.	**1976 LA BELLE ST**	**05/22/2014**	$63,400	$31,700	2,400	//2	1927	3,485 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	36.6 years old	Households:	10,378
Median Household Income:	$34,260	Households w/Family:	51%
Household Income Per Capita:	$19,313	Households w/Family Married:	11%
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
2.78Mi.	**Mumford High School** Number of Students: 850 Student-Teacher Ratio: 17.71	D-	Public	9 - 12
0.64Mi.	**Thurgood Marshall-Elementary School** Number of Students: 451 Student-Teacher Ratio: 13.46	F	Public	PK - 8

Flood Report

The Subject Property of **2024 KENDALL ST, DETROIT, MI 48238-2993** 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	120%	HIGHER
BURGLARY	167%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	63%	NOTABLY LOWER
AGGRAVATED ASSAULT	170%	NOTABLY HIGHER
FORCIBLE RAPE	94%	SIMILAR
MURDER	122%	HIGHER
OVERALL	167%	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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