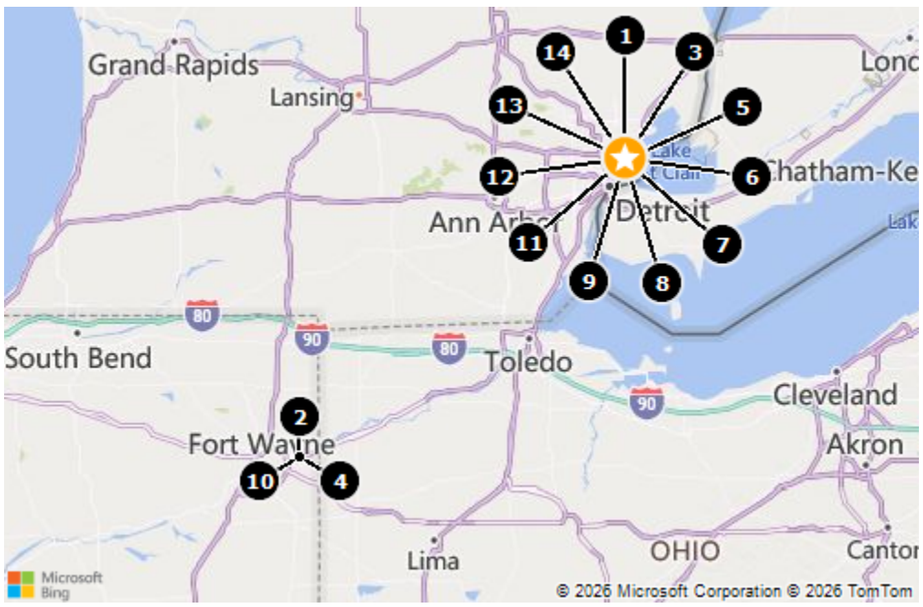
ICE SiteX Report

OrderID: 96831740

SiteX Property Information Report



Subject Property Location

22031 OAKWOOD AVE, EASTPOINTE, MI 48021-2131

County:	**MACOMB MI**	Census Tract:	260992589.004005
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	02-13-36-230-030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$99,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$90,090 - $107,910	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,953
Total Assessed Value:	$48,600	Total Assessor Market Value:	$97,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 191 District: 02 Subdivision: HALFWAY LITTLE FARMS
Abbreviated Description: HALFWAY LITTLE FARMS NO 1 N 45 FT OF LOT 191 LIBER 3, PAGE 143
City/Muni/Twp: EASTPOINTE CITY

Property Characteristics

Lot Size:	5,358 SF	Bedrooms:		Pool:	
Building Area:	740 SF	Baths:	1	Fireplace:	Yes
Year Built:	1926	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/06/2026	Sales Price:	$94,261
Document #:	202600011290 BK-PG 27951-864	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/31/2021	Sales Price:	N/A
Document #:	202102229173 BK-PG 23283-827	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$96,000
Document #:	202102227783 BK-PG 27951-863	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/2021		
Document Type:			
Legal Description:			

Lot: 191 Subdivision: HALFWAY LITTLE FARMS NO 1 SUBDIVISION Map Ref: LB 3 PG 143
Abbreviated Description: PORTION LOT191
City/Muni/Twp: EASTPOINTE

ICE SiteX Report

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Prior Transfer

Recording Date:	07/30/2021	Sales Price:	$96,000
Document #:	BK-PG 27951 -863	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 191 District: 02 Subdivision: HALFWAY LITTLE FARMS
Abbreviated Description: HALFWAY LITTLE FARMS NO 1 N 45 FT OF LOT 191 LIBER 3, PAGE 143
City/Muni/Twp: EASTPOINTE CITY

Prior Transfer

Recording Date:	07/25/2018	Sales Price:	N/A
Document #:	8083306 BK-PG 17565-709	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/31/2015	Sales Price:	$80,000
Document #:	5043056 BK-PG 17542-032	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/09/2015	Loan Amount:	N/A
Document #:	5027327 BK-PG 23283-827	Loan Type:	New Conventional
TD Due Date:	04/01/2030	Type Finance:	

Legal Description:
Lot: 191 Subdivision: HALFWAY LITTLE FARMS NO 1 SUBDIVISION
Abbreviated Description: N45FT LOT 191
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	03/14/2006	Sales Price:	N/A
Document #:	6041751 BK-PG 17542-047	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/03/2006	Sales Price:	N/A
Document #:	6019513 BK-PG 15125-622	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/03/2006	Loan Amount:	N/A
Document #:	6019162 BK-PG 17565-709	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 191 Subdivision: HALFWAY LITTLE FARMS #1
Abbreviated Description: NORTH45 FT LOT191

Mortgage Record

Recording Date:	01/26/2006	Loan Amount:	N/A
Document #:	6014092 BK-PG 17542-47	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 191 Subdivision: HALFWAY LITTLE FARMS #1
Abbreviated Description: NORTH45 FT LOT191
City/Muni/Twp: EASTPOINTE

Mortgage Record

Recording Date:	01/26/2006	Loan Amount:	N/A
Document #:	6014091 BK-PG 17542-32	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	01/01/2036	Type Finance:	

Legal Description:
Lot: 191 Subdivision: HALFWAY LITTLE FARMS SUBDIVISION #1
Abbreviated Description: NORTH45.00 FT LOT191
City/Muni/Twp: EASTPOINTE

Prior Transfer

Recording Date:	03/31/2004	Sales Price:	$87,500
Document #:	4074812 BK-PG 15211-794	Type of Sale:	Full Amount on Deed
Contract Date:	02/27/2004		
Document Type:			

Legal Description:
Lot: 191 Subdivision: HALFWAY LITTLE FARMS #1 SUBDIVISION Map Ref: LB3 PG143
Abbreviated Description: NORTH45 FT LOT191
City/Muni/Twp: EASTPOINTE

Mortgage Record

Recording Date:	03/11/2004	Loan Amount:	N/A
Document #:	4058256 BK-PG 15125-622	Loan Type:	Unknown
TD Due Date:	03/01/2034	Type Finance:	

Legal Description:
Lot: 191 Subdivision: HALFWAY LITTLE FARMS #1 SUBDIVISION
Abbreviated Description: NORTH45 FT LOT191
City/Muni/Twp: EASTPOINTE

ICE SiteX Report

OrderID: 96831740

Prior Transfer

Recording Date:	02/27/2004	Sales Price:	$87,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,616,350	Median # of Bedrooms	2
Median Lot Size	5,532 SF	Median # of Baths	1
Median Living Area	1,112 SF	Median Year Built	1940
Price Range - 2 Yrs	$55,000 to $188,000	Age Range	72 years to 101 years
Median Value	$103,500	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**22059 FIRWOOD AVE** **EASTPOINTE, MI 48021-2119**	02/23/2026	$95,000	$131	722	/2/1	1941	4,487 SF	
		APN: 02-13-36-229-026 Document #: 202600015126 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 220 Subdivision: HALFWAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:220 Subdivision:HALFWAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
2	.15Mi.	**15031 CRESCENTWOOD AVE** **EASTPOINTE, MI 48021-2156**	01/29/2026	$131,850	$119	1099	//1	1940	5,706 SF	
		APN: 02-14-31-105-018 Document #: 202600008234 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 119 Subdivision: HALFWAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:119 Subdivision:HALFWAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
3	.11Mi.	**21916 OAKWOOD AVE** **EASTPOINTE, MI 48021-3807**	01/26/2026	$83,000	$119	697	//1	1935	4,922 SF	
		APN: 02-13-36-279-007 Document #: 202600007045 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: EDWARDS SUBDIVISION MapRef: LB 24 PG 28 Abbreviated Description: Lot:13 Subdivision:EDWARDS SUBDIVISION Map Ref:LB 24 PG 28City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
4	.27Mi.	**15240 CRESCENTWOOD AVE** **EASTPOINTE, MI 48021-2256**	01/20/2026	$62,500	$71	877	5//1	1942	11,238 SF	
		APN: 02-14-31-154-004 Document #: 202600005290 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 79&80 Subdivision: HALFWAY LITTLE FARMS SUBDIVISION NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:79&80 Subdivision:HALFWAY LITTLE FARMS SUBDIVISION NO 1 Map Ref:LB 3 PG 143Abbreviated Description:EAST35FT LOT79&W40FT LOT80 City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
5	.11Mi.	**21975 BEECHWOOD AVE** **EASTPOINTE, MI 48021-3815**	12/16/2025	$60,000	$43	1392	8/2/1	1930	4,487 SF	
		APN: 02-13-36-276-001 Document #: 202500112384 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 244 Subdivision: HALEWAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Subdivision:HALEWAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143Abbreviated Description:NORTH2 LOT244 City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
6	.21Mi.	**22025 LINWOOD AVE** **EASTPOINTE, MI 48021-2150**	11/06/2025	$100,000	$78	1268	/3/1	1929	5,750 SF	
		APN: 02-14-31-106-030 Document #: 202500099855 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98 Subdivision: HALFWAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:98 Subdivision:HALFWAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
7	.34Mi.	**14734 COLLINSON AVE** **EASTPOINTE, MI 48021-2817**	10/01/2025	$129,000	$130	989	/2/1	1936	8,799 SF	
		APN: 02-13-36-432-053 Document #: 202500087824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: EASTWOOD MANOR MapRef: LB 6 PG 38 Abbreviated Description: Lot:4&5 Subdivision:EASTWOOD MANOR Map Ref:LB 6 PG 38City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
8	.24Mi.	**14904 TOEPFER DR** **EASTPOINTE, MI 48021-2146**	09/19/2025	$188,000	$167	1124	5/3/1	1948	6,534 SF	
		APN: 02-13-36-427-001 Document #: 202500083887 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 240&241 Subdivision: ASSESSORS PLAT NO 16 MapRef: LB 22 PG 15 Abbreviated Description: Lot:240&241 Subdivision:ASSESSORS PLAT NO 16 Map Ref:LB 22 PG 15City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
9	.1Mi.	**22127 FIRWOOD AVE** **EASTPOINTE, MI 48021-2185**	09/18/2025	$107,000	$85	1253	//1	1947	4,487 SF	
		APN: 02-13-36-229-018 Document #: 202500083765 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Subdivision: STAFFIN SUBDIVISION MapRef: LB 8 PG 3 Abbreviated Description: Lot:71 Subdivision:STAFFIN SUBDIVISION Map Ref:LB 8 PG 3City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
10	.24Mi.	**15201 CRESCENTWOOD AVE** **EASTPOINTE, MI 48021-2255**	09/04/2025	$182,000	$144	1259	/3/1	1938	6,621 SF	
		APN: 02-14-31-107-019 Document #: 202500079185 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 70&71 Subdivision: HALFWAY LITTLE FARMS SUBDIVISION NO 1 Abbreviated Description: Lot:70&71 Subdivision:HALFWAY LITTLE FARMS SUBDIVISION NO 1 City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								
11	.11Mi.	**22151 OAKWOOD AVE** **EASTPOINTE, MI 48021-3811**	08/27/2025	$141,000	$158	889	4//1	1954	4,182 SF	
		APN: 02-13-36-230-017 Document #: 202500076769 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: STAFFIN SUBDIVISION MapRef: LB 8 PG 3 Abbreviated Description: Lot:10 Subdivision:STAFFIN SUBDIVISION Map Ref:LB 8 PG 3City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE								

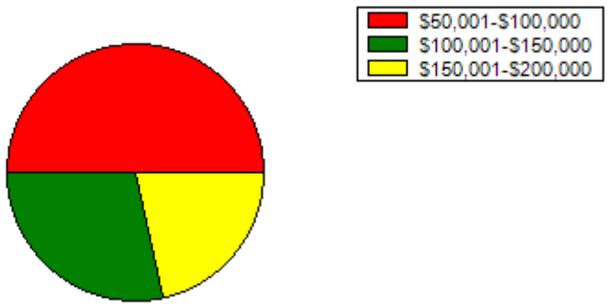
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12	.04Mi.	**22079 OAKWOOD AVE** **EASTPOINTE, MI 48021-2131**	08/04/2025	$97,000	$130	746	4/2/1	1925	5,358 SF
		APN: 02-13-36-230-026 Document #: 202500069016 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: STAFFIN SUBDIVISION MapRef: LB 8 PG 3 Abbreviated Description: Lot:1 Subdivision:STAFFIN SUBDIVISION Map Ref:LB 8 PG 3City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE							
13	.18Mi.	**22358 FIRWOOD AVE** **EASTPOINTE, MI 48021-2122**	07/31/2025	$185,000	$133	1390	/4/2	1954	6,011 SF
		APN: 02-13-36-227-009 Document #: 202500068053 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47&48 Subdivision: STAFFIN SUBDIVISION MapRef: LB 8 PG 3 Abbreviated Description: Lot:47&48 Subdivision:STAFFIN SUBDIVISION Map Ref:LB 8 PG 3City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE							
14	.2Mi.	**14725 TOEPFER DR** **EASTPOINTE, MI 48021-2144**	07/09/2025	$55,000	$35	1550	5/4/1	1940	4,792 SF
		APN: 02-13-36-278-028 Document #: 202500060663 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 206 Subdivision: HALFWAY LITTLE FARMS NO 1 MapRef: LB 3 PG 143 Abbreviated Description: Lot:206 Subdivision:HALFWAY LITTLE FARMS NO 1 Map Ref:LB 3 PG 143City/Muni/Twp:EASTPOINTE City/Muni/Twp: EASTPOINTE							

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.	**22031 OAKWOOD AVE**	**07/30/2021**	$97,200	$48,600	740	//1	1926	5,358 SF	
.01Mi.	**22039 OAKWOOD AVE**	**01/26/2004**	$115,400	$57,700	973	5//1	1955	5,837 SF	
.01Mi.	**22021 OAKWOOD AVE**	**08/10/2017**	$110,000	$55,000	890	//1	1940	6,621 SF	
.02Mi.	**22051 OAKWOOD AVE**	**11/05/1997**	$120,000	$60,000	1,152	6/3/1	1929	5,750 SF	
.02Mi.	**22030 FIRWOOD AVE**	**07/10/2018**	$164,600	$82,300	895	//1	1998	5,619 SF	
.02Mi.	**22003 OAKWOOD AVE**	**08/08/2017**	$137,200	$68,600	1,234	//1	1928	9,932 SF	
.02Mi.	**22040 FIRWOOD AVE**	**09/22/2009**	$138,000	$69,000	984	/3/1	1956	5,619 SF	
.02Mi.	**22020 FIRWOOD AVE**	**10/03/2023**	$113,000	$56,500	1,147	//1	1931	5,619 SF	
.03Mi.	**22050 FIRWOOD AVE**	**02/19/2015**	$126,000	$63,000	1,216	/3/1	1940	5,619 SF	
.03Mi.	**22010 FIRWOOD AVE**	**12/22/2003**	$123,800	$61,900	1,100	//1	1931	4,487 SF	
.03Mi.	**22034 OAKWOOD AVE**	**12/13/2019**	$112,600	$56,300	1,107	//1	1940	5,619 SF	
.03Mi.	**22061 OAKWOOD AVE**	**06/18/2021**	$196,200	$98,100	1,316	5//1	1989	10,280 SF	
.03Mi.	**22024 OAKWOOD AVE**	**03/10/2017**	$154,800	$77,400	1,212	//1	1959	5,619 SF	
.03Mi.	**22044 OAKWOOD AVE**	**09/08/2020**	$136,600	$68,300	1,360	6//1	1931	5,619 SF	
.04Mi.	**22014 OAKWOOD AVE**	**09/23/1994**	$155,600	$77,800	1,320	5//1	1940	6,708 SF	
.04Mi.	**22068 FIRWOOD AVE**	**11/13/2018**	$111,200	$55,600	883	/3/1	1927	9,627 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:	2,398
Number of Schools:	8	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.94Mi. **Pleasantview Elementary School** Number of Students: 247 Student-Teacher Ratio: 16.19		D+	Public	3 - 5
2.17Mi. **Forest Park Elementary School** Number of Students: 292 Student-Teacher Ratio: 19.25		NA	Public	KG - 2
0.42Mi. **East Detroit High School** Number of Students: 751 Student-Teacher Ratio: 21.49		D-	Public	9 - 12
2.40Mi. **Kelly Middle School** Number of Students: 502 Student-Teacher Ratio: 17.39		D-	Public	6 - 8

Flood Report

The Subject Property of **22031 OAKWOOD AVE, EASTPOINTE, MI 48021-2131** 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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