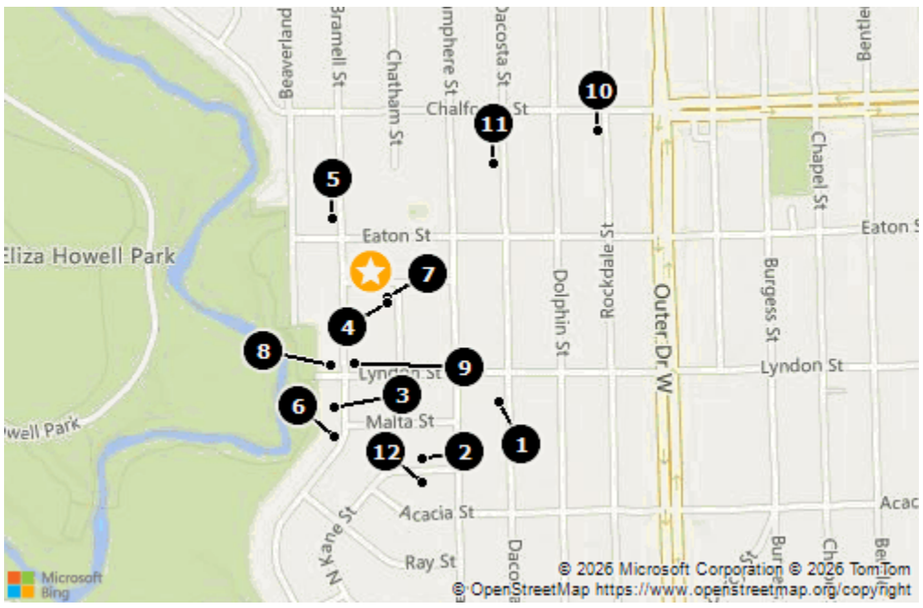
ICE SiteX Report

OrderID: 97971202

SiteX Property Information Report



Subject Property Location

22496 WANAMAKER PL, DETROIT, MI 48223-1823

County:	**WAYNE MI**	Census Tract:	261635441.001003
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	22010488.004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$142,000**	FSD:	19	Common Confidence Score:	41
Value Range:	$115,020 - $168,980	ICE Confidence Score:	81		

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:	$1,152
Total Assessed Value:	$34,400	Total Assessor Market Value:	$68,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 412 District: 01 Subdivision: WANAMAKER
Abbreviated Description: N WANAMAKER PL 13 WANAMAKER SUB L76 P56 PLATS, W C R 22/781 50 X 111.40
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	988 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Other
Number of Buildings:		Number of Rooms:		Ext Walls:	Shingle
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

Prior Transfer

Recording Date:	04/23/2026	Sales Price:	N/A
Document #:	2026164677 BK-PG 59324-529	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/17/2025	Sales Price:	N/A
Document #:	2025035435 BK-PG 59346-752	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/05/2025		
Document Type:			

Legal Description:
Lot: 13 Subdivision: WANAMAKER SUBDIVISION Map Ref: LB 76 PG 56
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	02/05/2025	Sales Price:	$150,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 412 District: 01 Subdivision: WANAMAKER
Abbreviated Description: N WANAMAKER PL 13 WANAMAKER SUB L76 P56 PLATS, W C R 22/781 50 X 111.40
City/Muni/Twp: DETROIT CITY

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Mortgage Record

Recording Date:	02/03/2025	Loan Amount:	N/A
Document #:	2025026247 BK-PG 59324-529	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	02/01/2055	Type Finance:	

Legal Description:
Lot: 13 Subdivision: WANAMAKER SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	07/16/2024	Sales Price:	$18,000
Document #:	2024206526 BK-PG 58975-167	Type of Sale:	Full Amount on Deed
Contract Date:	05/03/2024		
Document Type:			

Legal Description:
Lot: 13 Subdivision: WANAMAKER SUBDIVISION Map Ref: LB 76 PG 56
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/21/2012	Sales Price:	$4,270
Document #:	2012458665 BK-PG 50298-0978	Type of Sale:	Full Amount on Deed
Contract Date:	11/15/2012		
Document Type:			

Legal Description:
Lot: 13 Subdivision: WANAMAKER SUBDIVISION Map Ref: LB76 PG56
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	07/05/2012	Sales Price:	N/A
Document #:	2012278940 BK-PG 49935-0706	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/25/2012		
Document Type:			

Legal Description:
Lot: 13 Subdivision: WANAMAKER SUBDIVISION Map Ref: LB76 PG56
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	04/05/2012	Sales Price:	$64,263
Document #:	2012213025 BK-PG 49792-1234	Type of Sale:	Full Amount on Deed
Contract Date:	03/22/2012		
Document Type:			

Legal Description:
Lot: 13 Subdivision: WANAMAKER SUBDIVISION Map Ref: LB76 PG56
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	03/01/2000	Sales Price:	$70,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,088,715	Median # of Bedrooms	
Median Lot Size	5,445 SF	Median # of Baths	1
Median Living Area	951 SF	Median Year Built	1953
Price Range - 2 Yrs	$24,999 to $149,000	Age Range	66 years to 104 years
Median Value	$80,911	Median Age	73 years

Comparable Sales Data

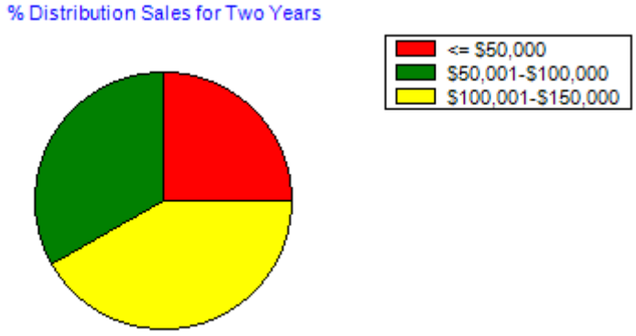
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**14437 DACOSTA ST** **DETROIT, MI 48223-2566**	05/05/2026	$66,995	$94	707	//1	1954	4,792 SF	
		APN: 22115939. Document #: 2026172229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 414 Subdivision: B E TAYLORS BRIGHTMOOR CAFIELD SUBDOIVISION MapRef: LB 47 PG 63 Abbreviated Description: Lot:414 Subdivision:B E TAYLORS BRIGHTMOOR CAFIELD SUBDOIVISION Map Ref:LB 47 PG 63City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.23Mi.	**22785 N KANE ST** **DETROIT, MI 48223-2557**	04/22/2026	$85,000	$89	955	//1	1953	5,663 SF	
		APN: 22009873.099 Document #: 2026158502 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: HARRY SLATKINS SUBDIVISION NO 1 MapRef: LB 72 PG 79 Abbreviated Description: Lot:41 Subdivision:HARRY SLATKINS SUBDIVISION NO 1 Map Ref:LB 72 PG 79City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.17Mi.	**14463 BRAMELL ST** **DETROIT, MI 48223-2561**	03/13/2026	$140,000	$143	979	//1	1952	5,663 SF	
		APN: 22117906.004 Document #: 2026130766 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 221 Subdivision: HARRY SLATKINS SUBDIVISION NO 1 MapRef: LB 72 PG 79 Abbreviated Description: Lot:221 Subdivision:HARRY SLATKINS SUBDIVISION NO 1 Map Ref:LB 72 PG 79City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.04Mi.	**14581 CHATHAM ST** **DETROIT, MI 48223-1812**	02/05/2026	$76,821	$81	945	//1	1953	5,663 SF	
		APN: 22117237. Document #: 2026042543 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112&133 Subdivision: MARTIN J WARIAMAKER SCHOOL SITE PARK SUBDIVISION MapRef: LB 49 PG82 Abbreviated Description: Lot:112&133 Subdivision:MARTIN J WARIAMAKER SCHOOL SITE PARK SUBDIVISION Map Ref:LB 49 PG82City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.08Mi.	**14821 BRAMELL ST**	01/29/2026	$30,000	$31	947	//1	1953	5,227 SF	

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		DETROIT, MI 48223-1808							
	APN: 22117884. Document #: 2026019894 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 94&95 Subdivision: MARTIN S WANAMAKER SCHOOL SITE PARK SUBDIVISION MapRef: LB 49 PG 82 Abbreviated Description: Subdivision:MARTIN S WANAMAKER SCHOOL SITE PARK SUBDIVISION Map Ref:LB 49 PG 82Abbreviated Description:PORTION LOTS94&95 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.2Mi.	**14421 BRAMELL ST**	01/22/2026	$70,000	$71	979	//1	1952	5,663 SF
		DETROIT, MI 48223-2581							
	APN: 22117906.008 Document #: 2026032920 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 225 Subdivision: HARRY SLATKINS SUBDIVISION NO 1 MapRef: LB 72 PG 79 Abbreviated Description: Lot:225 Subdivision:HARRY SLATKINS SUBDIVISION NO 1 Map Ref:LB 72 PG 79City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.03Mi.	**14591 CHATHAM ST**	12/23/2025	$131,000	$142	921	//1	1953	5,663 SF
		DETROIT, MI 48223-1812							
	APN: 22117236. Document #: 2026015204 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 113&114 Subdivision: MARTIN J WANAMAKER SCHOOL SITE PARK SUBDIVISION MapRef: LB 49 PG 82 Abbreviated Description: Subdivision:MARTIN J WANAMAKER SCHOOL SITE PARK SUBDIVISION Map Ref:LB 49 PG 82Abbreviated Description:PORTION LOTS113&114 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.12Mi.	**22612 LYNDON ST**	11/26/2025	$149,000	$150	988	//1	1953	4,792 SF
		DETROIT, MI 48223-1860							
	APN: 22010142-3 Document #: 2025319305 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54-56 Subdivision: LAMIPHERE ROUGE SUBDIVISION MapRef: LB 59 PG 96 Abbreviated Description: Lot:54-56 Subdivision:LAMIPHERE ROUGE SUBDIVISION Map Ref:LB 59 PG 96City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
9	.11Mi.	**22556 LYNDON ST**	11/17/2025	$135,000	$136	991	//1	1960	4,356 SF
		DETROIT, MI 48223-1859							
	APN: 22010146-7 Document #: 2025310955 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42&43 Subdivision: LAMPHERE ROUGE SUBDIVISION MapRef: LB 59 PG 96 Abbreviated Description: Lot:42&43 Subdivision:LAMPHERE ROUGE SUBDIVISION Map Ref:LB 59 PG 96City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
10	.32Mi.	**14931 ROCKDALE ST**	11/12/2025	$39,900	$49	810	//1	1924	4,356 SF
		DETROIT, MI 48223-1882							
	APN: 22114416. Document #: 2025307460 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 111 Subdivision: B E TAYLORS BRIGHTMOOR PIERCE SUBDIVISION MapRef: LB 44 PG 91 Abbreviated Description: Lot:111 Subdivision:B E TAYLORS BRIGHTMOOR PIERCE SUBDIVISION Map Ref:LB 44 PG 91City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
11	.19Mi.	**14889 DACOSTA ST**	10/24/2025	$24,999	$37	665	//1	1922	4,356 SF
		DETROIT, MI 48223-1828							
	APN: 22115907. Document #: 2025295802 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 295 Subdivision: B E TAYLORS BRIGHTMOOR PIERCE SUBDIVISION MapRef: LB 44 PG 91 Abbreviated Description: Lot:295 Subdivision:B E TAYLORS BRIGHTMOOR PIERCE SUBDIVISION Map Ref:LB 44 PG 91City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
12	.26Mi.	**22784 N KANE ST**	09/24/2025	$140,000	$146	954	//1	1953	5,663 SF
		DETROIT, MI 48223-2558							
	APN: 22009873.108 Document #: 2025256186 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: HARRY SLATKINS SUBDIVISION NO 1 MapRef: LB 72 PG 79&80 Abbreviated Description: Lot:65 Subdivision:HARRY SLATKINS SUBDIVISION NO 1 Map Ref:LB 72 PG 79&80City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								

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.

ICE SiteX Report

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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.	**22496 WANAMAKER PL**	**02/05/2025**	$68,800	$34,400	988	//1	1955	5,663 SF	
.01Mi.	**22506 WANAMAKER PL**	**01/01/1985**	$70,400	$35,200	988	//1	1955	6,534 SF	
.02Mi.	**22476 WANAMAKER PL**	**04/24/2017**	$49,600	$24,800	988	//1	1955	5,663 SF	
.02Mi.	**22497 EATON ST**	**06/15/2018**	$36,200	$18,100	988	//1	1954	5,663 SF	
.02Mi.	**22516 WANAMAKER PL**	**06/29/2022**	$57,600	$28,800	956	//1	1955	4,356 SF	
.02Mi.	**22515 EATON ST**	**11/08/2004**	$100,200	$50,100	1,755	//1	1925	6,098 SF	
.03Mi.	**14600 BRAMELL ST**	**08/01/1986**	$72,200	$36,100	1,148	//1	1953	5,663 SF	
.03Mi.	**14601 CHATHAM ST**	**09/01/2000**	$65,200	$32,600	945	//1	1953	5,663 SF	
.03Mi.	**22477 EATON ST**	**02/17/2010**	$63,600	$31,800	988	//1	1955	5,663 SF	
.03Mi.	**22521 EATON ST**	**04/01/1984**	$102,400	$51,200	1,512	//1	1949	8,712 SF	
.03Mi.	**22466 WANAMAKER PL**	**04/24/2012**	$63,200	$31,600	988	//1	1955	5,663 SF	
.03Mi.	**14590 BRAMELL ST**	**03/19/2019**	$65,600	$32,800	951	//1	1953	5,663 SF	
.03Mi.	**14591 CHATHAM ST**	**05/17/2019**	$58,400	$29,200	921	//1	1953	5,663 SF	
.04Mi.	**22456 WANAMAKER PL**	**01/31/2017**	$63,200	$31,600	988	//1	1955	5,663 SF	
.04Mi.	**14580 BRAMELL ST**	**11/03/2016**			1,148	//1	1953	5,663 SF	
.04Mi.	**14581 CHATHAM ST**	**12/09/2022**	$79,200	$39,600	945	//1	1953	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	36.1 years old	Households:	9,393
Median Household Income:	$53,104	Households w/Family:	60%
Household Income Per Capita:	$25,861	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

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
3.22Mi.	**Cody High School**	D+	Public	9 - 12
Number of Students: 563				
Student-Teacher Ratio: 15.64				
0.90Mi.	**Gompers Elementary-Middle School**	C-	Public	PK - 8
Number of Students: 749				
Student-Teacher Ratio: 17.34				

Flood Report

The Subject Property of **22496 WANAMAKER PL, DETROIT, MI 48223-1823** 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	104%	SIMILAR
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	97%	SIMILAR
OVERALL	108%	SIMILAR

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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