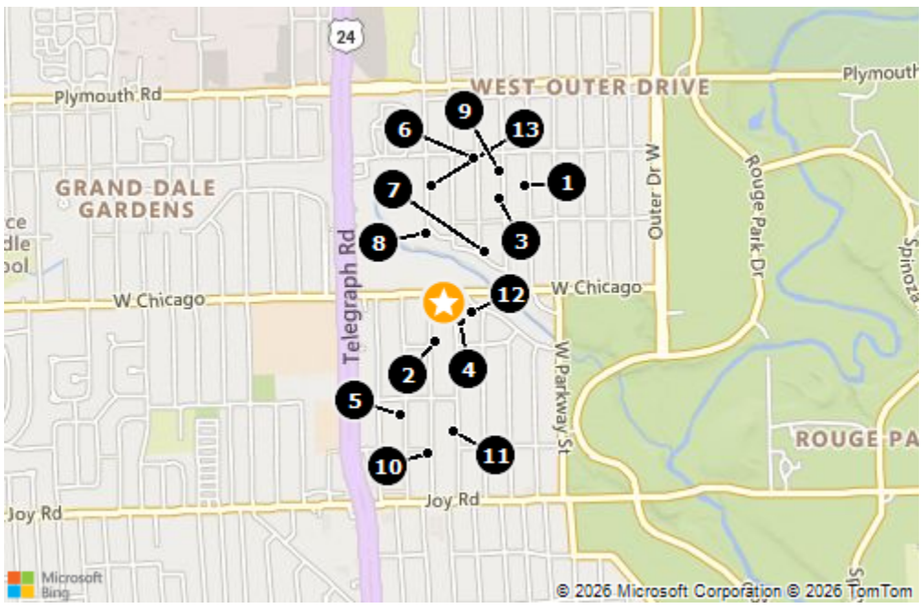
ICE SiteX Report

OrderID: 98513755

SiteX Property Information Report



Subject Property Location

23619 W CHICAGO, REDFORD, MI 48239-1336

County:	**WAYNE MI**	Census Tract:	261635554.011004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	79 050 02 0257 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	34	Common Confidence Score:	20
Value Range:	$116,160 - $235,840	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82140
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$4,272
Total Assessed Value:	$74,500	Total Assessor Market Value:	$149,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 257-262 Section: 02 District: 79 Subdivision: TELEGRAPH CHICAGO PARK

Abbreviated Description:	33F257 TO 33F262A LOTS 257 TO 261 INCL ALSO W 12 FT OF LOT 262 ALSO THE N 1/2 OF ADJ VAC ALLEY TELEGRAPH CHICAGO PARK SUB T1S
City/Muni/Twp:	REDFORD TWP

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:		Pool:	
Building Area:	1200 SF	Baths:	1	Fireplace:	
Year Built:	1942	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	3	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/28/2024	Loan Amount:	N/A
Document #:	2024279451 BK-PG 59160-508	Loan Type:	FHA
TD Due Date:	11/01/2064	Type Finance:	

Legal Description:
Lot: 257-262 Section: 02 Subdivision: TELEGRAPH CHICAGO PARK SUBDIVISION
Abbreviated Description: PORTION LOT262
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	03/24/2022	Sales Price:	N/A
Document #:	2022074056 BK-PG 50200-1390	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/14/2022	Sales Price:	$159,000
Document #:	2022066251 BK-PG 57461-51	Type of Sale:	Full Amount on Deed
Contract Date:	03/11/2022		
Document Type:			

ICE SiteX Report

OrderID: 98513755

Legal Description:
Lot: 257-262 Subdivision: TELEGRAPH CHICAGO PARK SUBDIVISION Map Ref: LB 53 PG 100
Abbreviated Description: PORTION LOT262
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	03/11/2022	Sales Price:	$159,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 257-262 Section: 02 District: 79 Subdivision: TELEGRAPH CHICAGO PARK
Abbreviated Description: 33F257 TO 33F262A LOTS 257 TO 261 INCL ALSO W 12 FT OF LOT 262 ALSO THE N 1/2 OF ADJ VAC ALLEY TELEGRAPH CHICAGO PARK SUB T1S
City/Muni/Twp: REDFORD TWP

Prior Transfer

Recording Date:	10/25/2012	Sales Price:	N/A
Document #:	2012421405 BK-PG 46137-1450	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/12/2012	Loan Amount:	N/A
Document #:	2012407913 BK-PG 50200-1390	Loan Type:	FHA
TD Due Date:	10/01/2042	Type Finance:	

Legal Description:
Lot: 257-262 Subdivision: TELEGRAPH CHICAGO PARK
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	05/25/2007	Sales Price:	N/A
Document #:	207232860 BK-PG 45615-0144	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/04/2007	Loan Amount:	N/A
Document #:	207122394 BK-PG 46137-1450	Loan Type:	FHA
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Lot: 257-262 Subdivision: TELEGRAPH CHICAGO PARK
Abbreviated Description: WEST12 FT LOT262

Mortgage Record

Recording Date:	11/20/2006	Loan Amount:	N/A
Document #:	206545718 BK-PG 45615-0144	Loan Type:	FHA
TD Due Date:	12/01/2036	Type Finance:	

Legal Description:
Lot: 257-262 Subdivision: TELEGRAPH CHICAGO PARK SUBDIVISION
Abbreviated Description: WEST12 FT LOT262
City/Muni/Twp: REDFORD

Prior Transfer

Recording Date:	04/09/1999	Sales Price:	$92,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,343,399	Median # of Bedrooms	
Median Lot Size	5,663 SF	Median # of Baths	1
Median Living Area	1,220 SF	Median Year Built	1951
Price Range - 2 Yrs	$80,000 to $240,000	Age Range	65 years to 76 years
Median Value	$199,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**9981 HAZELTON** **REDFORD, MI 48239-1427**	07/15/2026	$225,000	$159	1414	7//2	1951	5,227 SF	
2	.1Mi.	**9312 APPLETON** **REDFORD, MI 48239-1240**	07/09/2026	$240,000	$236	1013	6//1	1954	6,970 SF	
3	.28Mi.	**9943 GRAYFIELD** **REDFORD, MI 48239-1425**	05/01/2026	$205,000	$166	1228	4//1	1950	6,098 SF	

1 .34Mi. **9981 HAZELTON REDFORD, MI 48239-1427**
APN: 79 049 01 0152 000 Document #: 2026230140
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 152 Subdivision: SNELLS ORCHARD PARK SUBDIVISION MapRef: LB 57 PG 76 Abbreviated Description: Lot:152 Subdivision:SNELLS ORCHARD PARK SUBDIVISION Map Ref:LB 57 PG 76City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

2 .1Mi. **9312 APPLETON REDFORD, MI 48239-1240**
APN: 79 050 02 0241 002 Document #: 2026224609
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 241&242 Section: 02 Subdivision: TELEGRAPH CHICAGO PARK MapRef: LB 53 PG 100 Abbreviated Description: Section:02 Subdivision:TELEGRAPH CHICAGO PARK Map Ref:LB 53 PG 100Abbreviated Description:PORTION LOTS241&242 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

3 .28Mi. **9943 GRAYFIELD REDFORD, MI 48239-1425**
APN: 79 049 02 0084 002 Document #: 2026170146
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: Lot: 84&85 Subdivision: RUDOLPHS ROUGE PARK SUB MapRef: LB 59 PG 45 Abbreviated Description: Subdivision:RUDOLPHS ROUGE PARK SUB Map Ref:LB 59 PG 45Abbreviated Description:PORTION LOTS84&85 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

4	.07Mi.	**9358 VIRGIL** **REDFORD, MI 48239-1258**	05/01/2026	$164,700	$127	1288	6//2	1961	7,841 SF

APN: 79 050 01 0251 000 Document #: 2026170138
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 251&252 Subdivision: MARQUETTE MEADOWS SUBDIVISION NO 1 MapRef: LB 60 PG 98 Abbreviated Description: Lot:251&252 Subdivision:MARQUETTE MEADOWS SUBDIVISION NO 1 Map Ref:LB 60 PG 98Abbreviated Description:PORTION LOT252 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

5	.29Mi.	**9077 RIVERVIEW** **REDFORD, MI 48239-1245**	04/15/2026	$107,000	$97	1097	6//1	1954	5,663 SF

APN: 79 050 03 0139 002 Document #: 2026154403
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 139&140 Subdivision: SNELL PARK MANOR SUBDIVISION MapRef: LB 49 PG 65 Abbreviated Description: Subdivision:SNELL PARK MANOR SUBDIVISION Map Ref:LB 49 PG 65Abbreviated Description:PORTION LOTS139&140 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

6	.35Mi.	**10053 RIVERDALE** **REDFORD, MI 48239-1473**	03/31/2026	$213,199	$174	1220	5//1	1950	5,227 SF

APN: 79 049 03 0424 001 Document #: 2026143673
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 424 Subdivision: KEN JOCK ETY SUBDIVISION MapRef: LB 58 PG 79 Abbreviated Description: Lot:424 Subdivision:KEN JOCK ETY SUBDIVISION Map Ref:LB 58 PG 79City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

7	.16Mi.	**23474 RIVERPARK** **REDFORD, MI 48239-1410**	03/24/2026	$155,000	$126	1228	4//1	1951	8,276 SF

APN: 79 049 06 0011 000 Document #: 2026136135
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: FRISCHKORNS RIVERPARK SUBDIVISION MapRef: LB 72 PG 33 Abbreviated Description: Lot:11 Subdivision:FRISCHKORNS RIVERPARK SUBDIVISION Map Ref:LB 72 PG 33City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

8	.17Mi.	**9873 APPLETON** **REDFORD, MI 48239-1403**	03/13/2026	$184,500	$199	926	6//1	1950	5,227 SF

APN: 79 049 05 0135 000 Document #: 2026052305
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: FRISCHKORNS PARKWAY SUBDIVISION MapRef: LB 71 PG 49 Abbreviated Description: Lot:135 Subdivision:FRISCHKORNS PARKWAY SUBDIVISION Map Ref:LB 71 PG 49City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

9	.34Mi.	**10021 GRAYFIELD** **REDFORD, MI 48239-1425**	03/04/2026	$135,000	$109	1228	5//1	1950	5,227 SF

APN: 79 049 02 0075 000 Document #: 2026077745
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: RUDOLPHS ROUGE PARK SUBDIVISION MapRef: LB 59 PG 45 Abbreviated Description: Lot:75 Subdivision:RUDOLPHS ROUGE PARK SUBDIVISION Map Ref:LB 59 PG 45City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

10	.37Mi.	**8913 APPLETON** **REDFORD, MI 48239-1233**	02/11/2026	$203,000	$185	1092	6//1	1954	5,227 SF

APN: 79 050 03 0193 000 Document #: 2026045905
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 193 Subdivision: PARK MANOR SUBDIVISION MapRef: LB 49 PG 65 Abbreviated Description: Lot:193 Subdivision:PARK MANOR SUBDIVISION Map Ref:LB 49 PG 65City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

11	.31Mi.	**9035 VIRGIL** **REDFORD, MI 48239-1253**	02/09/2026	$80,000	$78	1013	6//1	1955	6,970 SF

APN: 79 050 03 0263 002 Document #: 2026044196
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 263&264 Subdivision: SNELL PARK MANOR SUBDIVISION MapRef: LB 49 PG 65 Abbreviated Description: Subdivision:SNELL PARK MANOR SUBDIVISION Map Ref:LB 49 PG 65Abbreviated Description:PORTION LOTS263&264 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

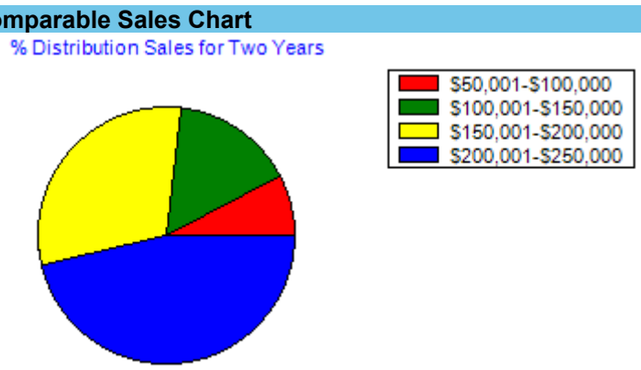
12	.06Mi.	**23519 MEADOW PARK** **REDFORD, MI 48239-1148**	01/28/2026	$232,000	$149	1547	8//1	1957	11,761 SF

APN: 79 050 01 0245 001 Document #: 2026036658
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 245&246 Subdivision: MARQUETTE MEADOWS SUBDIVISION NO 1 MapRef: LB 60 PG 98 Sec/Twnship/Range: E2W2 S33T01SR10E Abbreviated Description: Subdivision:MARQUETTE MEADOWS SUBDIVISION NO 1 Map Ref:LB 60 PG 98Sec/Twnship/Range:E2W2 S33T01SR10E Abbreviated Description:PORTION LOTS245&246 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

13	.28Mi.	**9990 APPLETON** **REDFORD, MI 48239-1404**	12/22/2025	$199,000	$214	926	6//1	1950	5,227 SF

APN: 79 049 05 0072 001 Document #: 2026014470
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: FRISCHKORNS PARKWAY SUBDIVISION MapRef: LB 71 PG 49 Abbreviated Description: Subdivision:FRISCHKORNS PARKWAY SUBDIVISION Map Ref:LB 71 PG 49Abbreviated Description:PORTION LOT72 City/Muni/Twp:REDFORD City/Muni/Twp: REDFORD

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.

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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.	**23619 W CHICAGO**	**03/11/2022**	$149,000	$74,500	1,200	3//1	1942	12,197 SF	
.02Mi.	**23607 W CHICAGO**	**11/19/2013**	$236,200	$118,100	1,616	7//1	1968	6,534 SF	
.02Mi.	**9389 VIRGIL**		$159,400	$79,700	1,092	6//1	1955	6,098 SF	
.02Mi.	**23643 W CHICAGO**	**10/20/2014**	$226,200	$113,100	2,037	7//2	1941	12,197 SF	
.03Mi.	**9381 VIRGIL**	**06/22/2015**	$201,200	$100,600	1,181	6//1	1955	6,970 SF	
.03Mi.	**9390 APPLETON**	**05/30/2024**	$181,200	$90,600	1,097	6//1	1954	6,534 SF	
.03Mi.	**9371 VIRGIL**	**05/18/2017**	$153,600	$76,800	1,013	6//1	1955	6,970 SF	
.04Mi.	**9376 APPLETON**	**09/29/2011**	$180,400	$90,200	1,013	6//1	1954	6,970 SF	
.04Mi.	**9361 VIRGIL**	**02/27/2008**	$172,200	$86,100	1,013	6//1	1955	6,970 SF	
.04Mi.	**23501 W CHICAGO**	**12/11/2013**	$190,000	$95,000	1,181	//1		15,246 SF	
.04Mi.	**9368 APPLETON**		$157,600	$78,800	1,013	6//1	1954	6,970 SF	
.05Mi.	**23705 W CHICAGO**	**08/01/2013**	$165,800	$82,900	1,620	7//1	1978	4,792 SF	
.05Mi.	**9351 VIRGIL**	**04/30/2004**	$176,400	$88,200	1,092	5//1	1955	6,098 SF	
.05Mi.	**9360 APPLETON**	**07/30/2010**	$136,400	$68,200	1,092	6//1	1954	5,227 SF	
.05Mi.	**9374 VIRGIL**	**06/01/2011**	$249,000	$124,500	1,372	6//1	1957	12,632 SF	
.05Mi.	**23709 W CHICAGO**	**10/29/2024**	$122,800	$61,400	1,084	6//1	1943	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	38.4 years old	Households:	14,428
Median Household Income:	$72,444	Households w/Family:	61%
Household Income Per Capita:	$35,087	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	South Redford School District	Students:	2,775
Number of Schools:	7	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.10Mi.	**Pierce Middle School** Number of Students: 577 Student-Teacher Ratio: 15.81	D	Public	6 - 8
0.70Mi.	**Vandenberg Elementary School** Number of Students: 280 Student-Teacher Ratio: 12.9	D-	Public	PK - 5
2.07Mi.	**Thurston High School** Number of Students: 806 Student-Teacher Ratio: 18.4 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **23619 W CHICAGO, REDFORD, MI 48239-1336** 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	101%	SIMILAR
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	91%	LOWER
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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