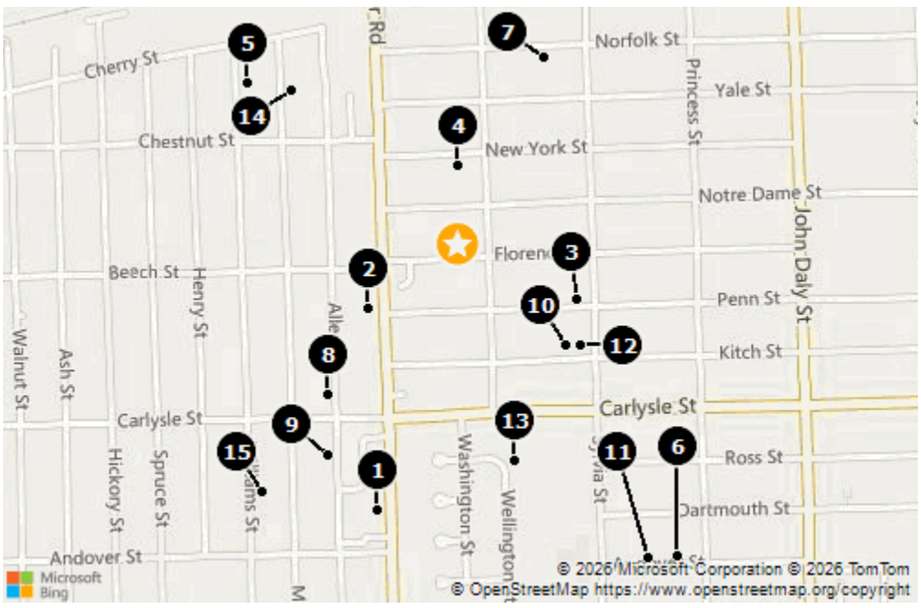
ICE SiteX Report

OrderID: 98175661

SiteX Property Information Report



Subject Property Location

27238 FLORENCE ST, INKSTER, MI 48141-2512

County:	**WAYNE MI**	Census Tract:	261635709.002018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	44 022 01 0349 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$134,000**	FSD:	30	Common Confidence Score:	23
Value Range:	$93,800 - $174,200	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82240
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,500
Total Assessed Value:	$56,900	Total Assessor Market Value:	$113,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 349 Section: 01 District: 44 Subdivision: WESTWOOD
Abbreviated Description: 30J349 LOT 349 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR
City/Muni/Twp: INKSTER CITY

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:		Pool:	
Building Area:	1080 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
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:	05/07/2026	Sales Price:	$76,312
Document #:	2026176007 BK-PG 59639-923	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/02/2025	Loan Amount:	N/A
Document #:	2025203170 BK-PG 59639-923	Loan Type:	FHA
TD Due Date:	07/01/2055	Type Finance:	

Legal Description:
Lot: 349 Subdivision: ALLEY WESTWOOD SUB
City/Muni/Twp: INKSTER

Prior Transfer

Recording Date:	03/23/2017	Sales Price:	N/A
Document #:	2017082058 BK-PG 53588-0618	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/20/2017		
Document Type:			

Legal Description:
Lot: 349 Subdivision: ADJ VAC ALLEY WESTWOOD SUB Map Ref: LB40 PG29&30 Sec/Twnship/Range: T02SR10E

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Prior Transfer

Recording Date:	03/23/2017	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 349 Section: 01 District: 44 Subdivision: WESTWOOD
Abbreviated Description: 30J349 LOT 349 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR
City/Muni/Twp: INKSTER CITY

Prior Transfer

Recording Date:	09/17/2012	Sales Price:	$1,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/17/2012	Sales Price:	$1,500
Document #:	2012375903 BK-PG 50127-0019	Type of Sale:	Full Amount on Deed
Contract Date:	09/17/2012		
Document Type:			

Legal Description:
Lot: 349 Subdivision: WESTWOOD SUB Map Ref: LB40 PG29&30 Sec/Twnship/Range: S00T02SR10E
City/Muni/Twp: INKSTER

Area Sales Analysis

Total Area Sales	$1,436,700	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	1
Median Living Area	1,036 SF	Median Year Built	1950
Price Range - 2 Yrs	$23,000 to $195,000	Age Range	66 years to 104 years
Median Value	$105,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**3826 INKSTER RD** **INKSTER, MI 48141-3041**	04/29/2026	$23,000	$26	880	6//1	1943	8,712 SF	
		APN: 44 014 01 0021 000 Document #: 2026168292 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21-24 Subdivision: VAN ALSTINE BOULEVARD SUBDIVISION MapRef: LB 55 PG 4 Abbreviated Description: Lot:21-24 Subdivision:VAN ALSTINE BOULEVARD SUBDIVISION Map Ref:LB 55 PG 4City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER								
2	.13Mi.	**3480 INKSTER RD** **INKSTER, MI 48141-2563**	04/22/2026	$25,000	$20	1206	//1	1944	6,098 SF	
		APN: 44 010 06 0018 001 Document #: 2026158709 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18&19 Subdivision: WOLVERNINE TRACTOR SUBDIVISION MapRef: LB 38 PG 34 Abbreviated Description: Lot:18&19 Subdivision:WOLVERNINE TRACTOR SUBDIVISION Map Ref:LB 38 PG 34City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER								
3	.16Mi.	**27018 PENN ST** **INKSTER, MI 48141-2542**	04/10/2026	$105,000	$115	912	//1	1954	6,970 SF	
		APN: 44 022 01 0272 000 Document #: 2026152013 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 272 Subdivision: WESTWOOD SUBDIVISION OF VAN ALSTINE FARM MapRef: LB 40 PG 29 Abbreviated Description: Lot:272 Subdivision:WESTWOOD SUBDIVISION OF VAN ALSTINE FARM Map Ref:LB 40 PG 29City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER								
4	.09Mi.	**27233 NEW YORK ST** **INKSTER, MI 48141-2527**	04/09/2026	$85,000	$118	720	//1	1950	6,098 SF	
		APN: 44 022 01 0520 000 Document #: 2026151434 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 520 Subdivision: WESTWOOD SUBDIVISION MapRef: LB 40 PG 29&30 Sec/Twnship/Range: S30T02SR10E Abbreviated Description: Lot:520 Subdivision:WESTWOOD SUBDIVISION Map Ref:LB 40 PG 29&30Sec/Twnship/Range:S30T02SR10E City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER								
5	.31Mi.	**3033 WILLIAMS ST** **INKSTER, MI 48141-2217**	03/31/2026	$120,000	$120	999	//1	1944	8,712 SF	
		APN: 44 010 06 0299 302 Document #: 2026143334 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 299-301 Section: 06 Subdivision: WOLVERNINE TRACTOR SUBDIVISION MapRef: LB 38 PG 34 Abbreviated Description: Section:06 Subdivision:WOLVERNINE TRACTOR SUBDIVISION Map Ref:LB 38 PG 34Abbreviated Description:PORTION LOTS299-301 City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER								
6	.45Mi.	**26860 ANDOVER ST** **INKSTER, MI 48141-3161**	03/30/2026	$57,000	$38	1464	/3/1	1954	5,227 SF	
		APN: 44 025 01 0229 002 Document #: 2026142940 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 229&230 Subdivision: GREATER DEARBORN SUBDIVISION MapRef: LB 55 PG 62 Abbreviated Description: Lot:229&230 Subdivision:GREATER DEARBORN SUBDIVISION Map Ref:LB 55 PG 62City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER								
7	.24Mi.	**27053 NORFOLK ST** **INKSTER, MI 48141-2305**	02/20/2026	$71,500	$99	720	//1	1950	6,098 SF	
		APN: 44 022 01 0693 000 Document #: 2026052011 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 693 Subdivision: WESTWOOD SUBDIVISION OF VAN ALSTINE FARM MapRef: LB 40 PG 29&30 Abbreviated Description: Lot:693 Subdivision:WESTWOOD SUBDIVISION OF VAN ALSTINE FARM Map Ref:LB 40 PG 29&30City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER								
8	.25Mi.	**3668 ALLEN ST** **INKSTER, MI 48141-3028**	02/10/2026	$52,000	$26	1930	//3	1922	6,098 SF	
		APN: 44 010 06 0115 000 Document #: 2026045573 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 115 Subdivision: WOLVERNINE TRACTOR SUBDIVISION MapRef: LB 38 PG 34 Abbreviated Description: Lot:115 Subdivision:WOLVERNINE TRACTOR SUBDIVISION Map Ref:LB 38 PG 34City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER								
9	.3Mi.	**3742 ALLEN ST** **INKSTER, MI 48141-3004**	02/02/2026	$139,700	$80	1740	8//1	1934	5,663 SF	

ICE SiteX Report

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APN: 44 014 01 0047 000 Document #: 2026038606
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: VAN ALSTINE BLVD SUBDIVISION MapRef: LB 55 PG 4 Abbreviated Description: Lot:47 Subdivision:VAN ALSTINE BLVD SUBDIVISION Map Ref:LB 55 PG 4City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER

10	.18Mi.	**27042 KITCH ST** **INKSTER, MI 48141-2518**	12/08/2025	$135,000	$102	1320	//1	1950	6,098 SF

APN: 44 022 01 0178 000 Document #: 2026004332
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 178 Subdivision: WESTWOOD SUBDIVISION OF VAN ALSTINE FARM MapRef: LB 40 PG 29 Abbreviated Description: Lot:178 Subdivision:WESTWOOD SUBDIVISION OF VAN ALSTINE FARM Map Ref:LB 40 PG 29City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER

11	.43Mi.	**26916 ANDOVER ST** **INKSTER, MI 48141-3186**	12/02/2025	$92,500	$90	1020	//1	1954	5,227 SF

APN: 44 025 01 0234 002 Document #: 2026000327
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 234&235 Section: 01 Subdivision: GREATER DEARBORN SUBDIVISION MapRef: LB 55 PG 62 Abbreviated Description: Section:01 Subdivision:GREATER DEARBORN SUBDIVISION Map Ref:LB 55 PG 62Abbreviated Description:PORTION LOTS234&235 City/Muni/Twp:LNKSTER City/Muni/Twp: LNKSTER

12	.19Mi.	**27018 KITCH ST** **INKSTER, MI 48141-2518**	11/21/2025	$116,000	$104	1112	//1	1950	6,970 SF

APN: 44 022 01 0180 000 Document #: 2025315315
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 180 Subdivision: WESTWOOCF SUBDIVISION MapRef: LB 40 PG 29 Abbreviated Description: Lot:180 Subdivision:WESTWOOCF SUBDIVISION Map Ref:LB 40 PG 29City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER

13	.26Mi.	**3861 WELLINGTON ST** **INKSTER, MI 48141-3177**	11/21/2025	$105,000	$101	1036	//1	1955	10,890 SF

APN: 44 025 04 1157 000 Document #: 2025315807
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1157 Subdivision: HOLTZMAN AND SILVERMAN SUBDIVISION NO 6 MapRef: LB 76 PG 13 Abbreviated Description: Lot:1157 Subdivision:HOLTZMAN AND SILVERMAN SUBDIVISION NO 6 Map Ref:LB 76 PG 13City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER

14	.26Mi.	**3111 MOORE ST** **INKSTER, MI 48141-2213**	10/28/2025	$195,000	$143	1359	//1	1959	11,326 SF

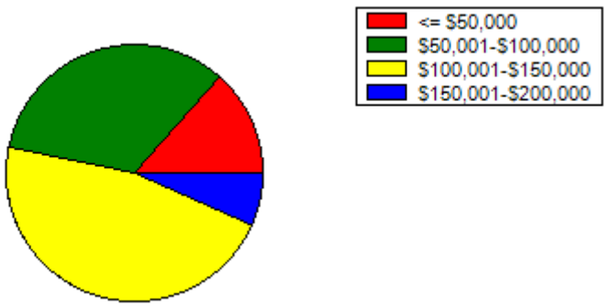
APN: 44 010 06 0182 000 Document #: 2025297214
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 182-183 Subdivision: WOLVERINE TRACTORS SUBDIVISION MapRef: LB 38 PG 34 Abbreviated Description: Lot:182-183 Subdivision:WOLVERINE TRACTORS SUBDIVISION Map Ref:LB 38 PG 34City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER

15	.37Mi.	**3763 WILLIAMS ST** **INKSTER, MI 48141-3049**	10/20/2025	$115,000	$114	1008	/3/1	1960	5,663 SF

APN: 44 014 01 0098 002 Document #: 2025291696
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 98&99 Subdivision: VAN ALSTINE BOULEVARD SUBDIVISION MapRef: LB 55 PG 4 Abbreviated Description: Lot:98&99 Subdivision:VAN ALSTINE BOULEVARD SUBDIVISION Map Ref:LB 55 PG 4Abbreviated Description:PORTION LOT98 City/Muni/Twp:INKSTER City/Muni/Twp: INKSTER

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.

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.	**27238 FLORENCE ST**	**03/23/2017**	$113,800	$56,900	1,080	//1	1957	6,098 SF	
.01Mi.	**27228 FLORENCE ST**	**10/31/2002**	$107,400	$53,700	1,080	5/3/1	1957	6,098 SF	
.03Mi.	**27302 FLORENCE ST**		$107,600	$53,800	1,013	//1	1958	6,098 SF	
.03Mi.	**27219 NOTRE DAME ST**	**05/01/1992**	$108,400	$54,200	1,013	//1	1957	6,098 SF	
.03Mi.	**27223 NOTRE DAME ST**	**05/23/2013**	$85,800	$42,900	1,080	//1	1957	6,098 SF	
.03Mi.	**27215 NOTRE DAME ST**	**08/10/2005**	$109,800	$54,900	1,013	//1	1957	6,098 SF	
.03Mi.	**27233 NOTRE DAME ST**	**05/31/2018**	$108,400	$54,200	1,013	//1	1957	6,098 SF	
.03Mi.	**27211 NOTRE DAME ST**	**04/07/2008**	$109,000	$54,500	1,007	//1	1958	6,970 SF	
.03Mi.	**27312 FLORENCE ST**	**05/19/2010**	$99,800	$49,900	1,013	//1	1957	6,098 SF	
.04Mi.	**27239 FLORENCE ST**	**07/14/2017**	$8,000	$4,000				6,098 SF	
.04Mi.	**27249 FLORENCE ST**		$80,400	$40,200	1,051	//1	1952	6,098 SF	
.04Mi.	**27229 FLORENCE ST**		$69,200	$34,600	912	//1	1955	6,098 SF	
.04Mi.	**27305 NOTRE DAME ST**	**10/29/2015**	$112,000	$56,000	1,013	//1	1957	6,098 SF	
.04Mi.	**27207 NOTRE DAME ST**	**05/17/2016**	$108,000	$54,000	1,080	//1	1958	6,970 SF	
.04Mi.	**27259 FLORENCE ST**	**01/25/2017**	$96,200	$48,100	960	5//1	1961	6,098 SF	
.04Mi.	**27219 FLORENCE ST**	**03/26/1999**	$109,600	$54,800	1,008	6//1	1959	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	34.4 years old	Households:	10,042
Median Household Income:	$44,527	Households w/Family:	62%
Household Income Per Capita:	$23,872	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Westwood Community Schools	Students:	1,513
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.18Mi.	**Daly School** Number of Students: 175 Student-Teacher Ratio: 17.5	C-	Public	PK - 6
1.06Mi.	**Tomlinson Middle School** Number of Students: 180 Student-Teacher Ratio: 13.94	D+	Public	6 - 8
1.42Mi.	**Thorne Elementary School** Number of Students: 593 Student-Teacher Ratio: 15.32	C-	Public	PK - 6
1.09Mi.	**Robichaud Senior High School** Number of Students: 328 Student-Teacher Ratio: 13.57	C+	Public	9 - 12

Flood Report

The Subject Property of **27238 FLORENCE ST, INKSTER, MI 48141-2512** 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	122%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	109%	SIMILAR
MURDER	126%	HIGHER
OVERALL	136%	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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ICE SiteX Report

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