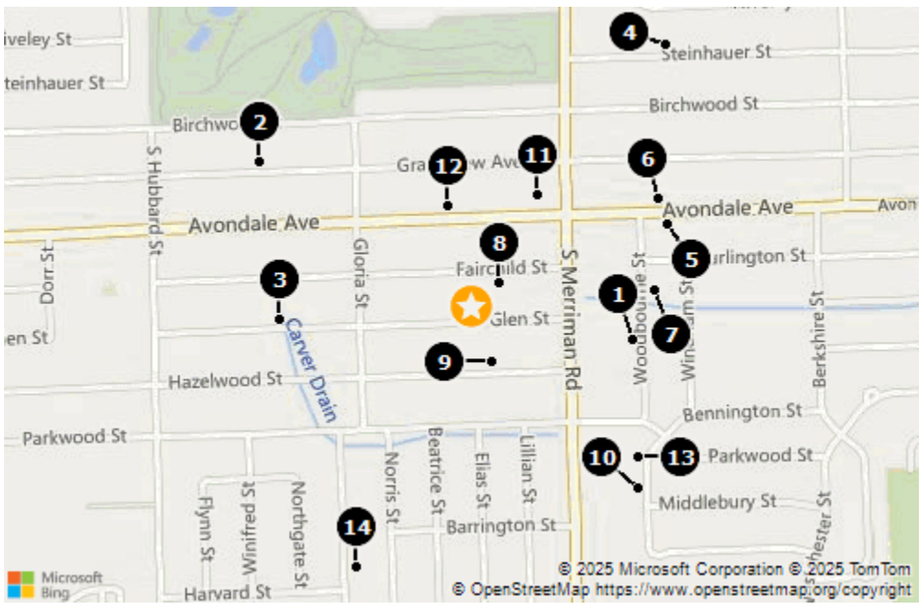
ICE SiteX Report

OrderID: 96234948

SiteX Property Information Report



Subject Property Location

31604 GLEN ST, WESTLAND, MI 48186-8915

County:	**WAYNE MI**	Census Tract:	261635658.003010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	56 068 02 1443 001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$188,000**	FSD:	8
Value Range:	$172,960 - $203,040	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82160
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,535
Total Assessed Value:	$84,500	Total Assessor Market Value:	$169,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1443 Section: 02 District: 56 Subdivision: BIRCH HILL PARK NO 5

Abbreviated Description:	22G1443A LOT 1443 EXCEPT THE W 13 FT THEREOF ALSO W 1/2 OF ADJ VAC ST ALSO S 1/2 ADJ VAC ALLEY BIRCH HILL PARK SUB NO 5 T2S
City/Muni/Twp:	WESTLAND CITY

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:		Pool:	
Building Area:	882 SF	Baths:	1	Fireplace:	Yes
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:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/16/2025	Loan Amount:	N/A
Document #:	2025171009 BK-PG 59554-569	Loan Type:	FHA
TD Due Date:	03/01/2053	Type Finance:	

Legal Description:
Lot: 1443 Section: 02 Subdivision: HILL PARK SUBDIVISION

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	N/A
Document #:	2025158423 BK-PG 46223-489	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/18/2024	Sales Price:	N/A
Document #:	2024187119 BK-PG 58099-170	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/01/2023	Sales Price:	$170,000
Document #:	2023040263 BK-PG 58101-276	Type of Sale:	Full Amount on Deed

ICE SiteX Report

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Contract Date: 02/22/2023
Document Type:
Legal Description:
Lot: 1443 Subdivision: BIRCH HILL PARK SUBDIVISION NO 5 Map Ref: LB 63 PG 1
Abbreviated Description: PORTION LOT1443
City/Muni/Twp: WESTLAND

Prior Transfer

Recording Date: 02/22/2023 | Sales Price: $170,000
Document #: BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 1443 Section: 02 District: 56 Subdivision: BIRCH HILL PARK NO 5
Abbreviated Description: 22G1443A LOT 1443 EXCEPT THE W 13 FT THEREOF ALSO W 1/2 OF ADJ VAC ST ALSO S 1/2 ADJ VAC ALLEY BIRCH HILL PARK SUB NO 5 T2S
City/Muni/Twp: WESTLAND CITY

Prior Transfer

Recording Date: 09/17/2015 | Sales Price: $47,000
Document #: 2015371984 BK-PG 52472-0351 | Type of Sale: Full Amount on Deed
Contract Date: 07/30/2015
Document Type:
Legal Description:
Lot: 1443 Subdivision: BIRCH HILL PARK SUBDIVISION #5 Map Ref: LB63 PG1
City/Muni/Twp: WAYNE

Prior Transfer

Recording Date: 08/14/2015 | Sales Price: $47,000
Document #: | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:

Prior Transfer

Recording Date: 07/15/2014 | Sales Price: $59,500
Document #: 2014305923 BK-PG 51636-0575 | Type of Sale: Full Amount on Deed
Contract Date: 07/03/2014
Document Type:
Legal Description:
Lot: 1443 Subdivision: BIRCH HILL PARK SUBDIVISION #5 Map Ref: LB63 PG1
City/Muni/Twp: WESTLAND

Mortgage Record

Recording Date: 04/23/2007 | Loan Amount: N/A
Document #: 207184926 BK-PG 46223-0489 | Loan Type: Unknown
TD Due Date: 06/01/2022 | Type Finance:
Legal Description:
Lot: 1443 Subdivision: BIRCH HILL PARK SUBDIVISION #5

Prior Transfer

Recording Date: 07/02/2004 | Sales Price: N/A
Document #: 204378080 BK-PG 40901-1321 | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 06/28/2004
Document Type:
Legal Description:
Lot: 1443 Subdivision: BIRCH HILL PARK SUBDIVISION #5 Map Ref: LB63 PG1
Abbreviated Description: LOT1443 EXC W13 FT
City/Muni/Twp: WESTLAND

Prior Transfer

Recording Date: 08/22/1997 | Sales Price: $82,500
Document #: BK-PG - | Type of Sale: Full Amount on Deed
Contract Date: 06/11/1997
Document Type:
Legal Description:
Abbreviated Description: 22G1443A LOT 1443 EXCEPT THE W 13 FT THEREOF ALSO W 1/2 OF A

Area Sales Analysis

Total Area Sales	$2,391,650	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	1
Median Living Area	937 SF	Median Year Built	1959
Price Range - 2 Yrs	$62,500 to $235,000	Age Range	61 years to 68 years
Median Value	$183,000	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**1240 WOODBOURNE ST WESTLAND, MI 48186-5320**	08/29/2025	$225,000	$248	907	//1	1961	5,663 SF	
		APN: 56 070 04 0291 000 Document #: 2025239858 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 291 Subdivision: BIRCH HILL ESTATES SUBDIVISION NO 2 MapRef: LB 84 PG 90-92 Abbreviated Description: Lot:291 Subdivision:BIRCH HILL ESTATES SUBDIVISION NO 2 Map Ref:LB 84 PG 90-92City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
2	.3Mi.	**32200 GRANDVIEW AVE WESTLAND, MI 48186-8961**	08/28/2025	$235,000	$235	999	//1	1957	7,405 SF	
		APN: 56 065 03 0696 002 Document #: 2025247719 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 96234948

Legal: Lot: 696 Subdivision: BIRCH HILL PARK SUBDIVISION NO 2 MapRef: LB 60 PG 52 Abbreviated Description: Lot:696 Subdivision:BIRCH HILL PARK SUBDIVISION NO 2 Map Ref:LB 60 PG 52City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

3	.22Mi.	**32120 GLEN ST** **WESTLAND, MI 48186-4916**	08/21/2025	$205,000	$232	882	//1	1957	6,534 SF

APN: 56 068 01 1076 002 Document #: 2025240462
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1076-1078 Subdivision: BIRCH HILL PARK NO 3 MapRef: LB 60 PG 53 Abbreviated Description: Lot:1076-1078 Subdivision:BIRCH HILL PARK NO 3 Map Ref:LB 60 PG 53Abbreviated Description:PORTION LOTS1076&1078 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

4	.39Mi.	**31074 STEINHAUER ST** **WESTLAND, MI 48186-5032**	07/30/2025	$130,000	$134	964	//1	1957	6,098 SF

APN: 56 069 02 0462 000 Document #: 2025223035
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 462 Subdivision: FLORANE GARDENS SUBDIVISION NO 2 MapRef: LB 79 PG 88-90 Abbreviated Description: Lot:462 Subdivision:FLORANE GARDENS SUBDIVISION NO 2 Map Ref:LB 79 PG 88-90City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

5	.25Mi.	**31179 AVONDALE ST** **WESTLAND, MI 48186-5090**	07/24/2025	$232,500	$189	1228	//1	1960	6,098 SF

APN: 56 070 04 0528 002 Document #: 2025219436
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 528 Subdivision: BIRCH HILL ESTATES SUBDIVISION NO 2 MapRef: LB 84 PG 90-92 Abbreviated Description: Lot:528 Subdivision:BIRCH HILL ESTATES SUBDIVISION NO 2 Map Ref:LB 84 PG 90-92City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

6	.25Mi.	**31202 AVONDALE ST** **WESTLAND, MI 48186-5086**	07/10/2025	$93,000	$75	1225	//1	1961	5,663 SF

APN: 56 069 01 0494 002 Document #: 2025208966
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 494-496 Subdivision: BIRCH HILL PARK SUBDIVISION MapRef: LB 56 PG 81 Abbreviated Description: Lot:494-496 Subdivision:BIRCH HILL PARK SUBDIVISION Map Ref:LB 56 PG 81City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

7	.22Mi.	**1145 WOODBOURNE ST** **WESTLAND, MI 48186-5329**	07/09/2025	$132,650	$144	919	//1	1961	6,098 SF

APN: 56 070 04 0492 000 Document #: 2025206646
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 492 Subdivision: BIRCH HILL ESTATES SUBDIVISION NO 2 MapRef: LB 84 PG 90-92 Abbreviated Description: Lot:492 Subdivision:BIRCH HILL ESTATES SUBDIVISION NO 2 Map Ref:LB 84 PG 90-92City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

8	.04Mi.	**31509 FAIRCHILD ST** **WESTLAND, MI 48186-4907**	06/26/2025	$196,000	$199	981	//1	1957	6,098 SF

APN: 56 068 02 1414 000 Document #: 2025197977
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1414 Subdivision: BIRCH HILL PARK SUBDIVISION NO 5 MapRef: LB 63 PG 1 Abbreviated Description: Lot:1414 Subdivision:BIRCH HILL PARK SUBDIVISION NO 5 Map Ref:LB 63 PG 1City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

9	.07Mi.	**31524 HAZELWOOD ST** **WESTLAND, MI 48186-8927**	06/24/2025	$170,000	$192	882	5//1	1957	6,534 SF

APN: 56 068 02 1506 002 Document #: 2025196975
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1506&1507 Subdivision: BIRCH HILL PARK SUBDIVISION NO 5 MapRef: LB 63 PG 1 Abbreviated Description: Lot:1506&1507 Subdivision:BIRCH HILL PARK SUBDIVISION NO 5 Map Ref:LB 63 PG 1City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

10	.29Mi.	**1560 WOODBOURNE ST** **WESTLAND, MI 48186-5327**	06/23/2025	$150,000	$165	907	//1	1961	5,227 SF

APN: 56 070 04 0309 000 Document #: 2025196576
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 309 Subdivision: BIRCH HILL ESTATES SUBDIVISION NO 2 MapRef: LB 84 PG 90-92 Abbreviated Description: Lot:309 Subdivision:BIRCH HILL ESTATES SUBDIVISION NO 2 Map Ref:LB 84 PG 90-92City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

11	.15Mi.	**31450 AVONDALE ST** **WESTLAND, MI 48186-4902**	06/17/2025	$120,000	$136	882	//1	1957	10,890 SF

APN: 56 065 02 1253 000 Document #: 2025192934
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1253-1256 Subdivision: HILL PARK SUBDIVISION NO 4 MapRef: LB 62 PG 64 Abbreviated Description: Lot:1253-1256 Subdivision:HILL PARK SUBDIVISION NO 4 Map Ref:LB 62 PG 64City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

12	.13Mi.	**31638 AVONDALE ST** **WESTLAND, MI 48186-4992**	06/09/2025	$225,000	$189	1188	//1	1964	5,663 SF

APN: 56 065 02 1276 002 Document #: 2025186361
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1276-1278 Subdivision: BIRCHHILL PARK SUBDIVISION NO 4 MapRef: LB 62 PG 64 Abbreviated Description: Lot:1276-1278 Subdivision:BIRCHHILL PARK SUBDIVISION NO 4 Map Ref:LB 62 PG 64City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

13	.26Mi.	**1512 WOODBOURNE ST** **WESTLAND, MI 48186-5327**	06/09/2025	$62,500	$68	907	//1	1961	6,970 SF

APN: 56 070 04 0305 000 Document #: 2025186143
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 305 Subdivision: BIRCH HILL ESTATES SUBDIVISION NO 2 MapRef: LB 84 PG 90-92 Abbreviated Description: Lot:305 Subdivision:BIRCH HILL ESTATES SUBDIVISION NO 2 Map Ref:LB 84 PG 90-92City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

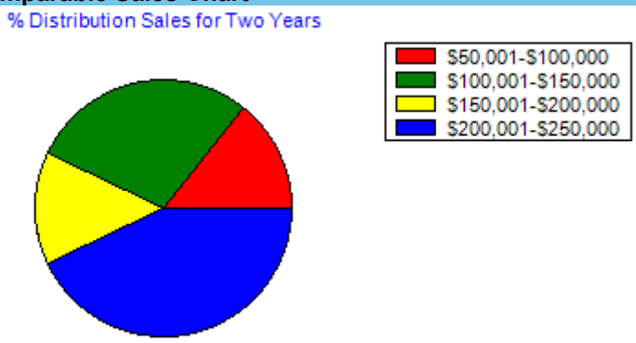
14	.34Mi.	**1645 GLORIA ST** **WESTLAND, MI 48186-8926**	06/04/2025	$215,000	$225	954	//1	1959	6,098 SF

APN: 56 068 04 0016 000 Document #: 2025183553
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Section: 04 Subdivision: W C FLYNN SUBDIVISION MapRef: LB 82 PG 97&98 Abbreviated Description: Lot:16 Section:04 Subdivision:W C FLYNN SUBDIVISION Map Ref:LB 82 PG 97&98City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

ICE SiteX Report

OrderID: 96234948

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.

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.	**31604 GLEN ST**	**02/22/2023**	$169,000	$84,500	882	//1	1957	7,405 SF	
.01Mi.	**31616 GLEN ST**		$169,800	$84,900	882	5//1	1957	6,534 SF	
.01Mi.	**31540 GLEN ST**	**10/27/2021**	$163,400	$81,700	882	5//1	1957	7,841 SF	
.02Mi.	**31628 GLEN ST**	**03/26/1998**	$161,400	$80,700	882	//1	1957	6,534 SF	
.02Mi.	**31528 GLEN ST**		$144,200	$72,100	882	//1	1957	6,534 SF	
.02Mi.	**31605 FAIRCHILD ST**	**04/07/2005**	$163,200	$81,600	882	5//1	1957	7,405 SF	
.03Mi.	**31617 FAIRCHILD ST**	**03/04/2016**	$143,600	$71,800	882	//1	1957	6,534 SF	
.03Mi.	**31533 FAIRCHILD ST**	**04/26/2012**	$284,200	$142,100	1,300	//1	1981	10,454 SF	
.03Mi.	**31640 GLEN ST**	**10/21/2021**	$161,000	$80,500	882	//1	1957	6,534 SF	
.03Mi.	**31516 GLEN ST**	**07/11/1997**	$156,800	$78,400	882	//1	1957	6,534 SF	
.03Mi.	**31627 FAIRCHILD ST**	**03/22/2007**	$162,600	$81,300	882	//1	1957	6,534 SF	
.04Mi.	**31521 FAIRCHILD ST**	**08/18/2022**	$171,200	$85,600	981	//1	1957	6,098 SF	
.04Mi.	**31603 GLEN ST**	**06/17/2004**	$165,200	$82,600	882	//1	1957	7,405 SF	
.04Mi.	**31615 GLEN ST**		$158,800	$79,400	882	5//1	1957	6,534 SF	
.04Mi.	**31539 GLEN ST**	**03/07/2023**	$161,000	$80,500	882	//1	1957	7,405 SF	
.04Mi.	**31639 FAIRCHILD ST**	**07/03/2013**	$164,200	$82,100	882	//1	1957	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	38.5 years old	Households:	14,047
Median Household Income:	$66,152	Households w/Family:	64%
Household Income Per Capita:	$33,056	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Wayne-Westland Community School District	Students:	9,652
Number of Schools:	17	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.62Mi.	**Wayne Memorial High School** Number of Students: 1,456 Student-Teacher Ratio: 20.4 Advanced Placement: Yes	C+	Public	9 - 12
2.14Mi.	**Franklin Middle School** Number of Students: 702 Student-Teacher Ratio: 17.38	D-	Public	6 - 8
0.35Mi.	**Elliott Elementary School** Number of Students: 307 Student-Teacher Ratio: 15.35	C	Public	KG - 5
1.06Mi.	**Adams Middle School** Number of Students: 665 Student-Teacher Ratio: 16.71	C-	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **31604 GLEN ST, WESTLAND, MI 48186-8915** 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	114%	HIGHER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	81%	LOWER

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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