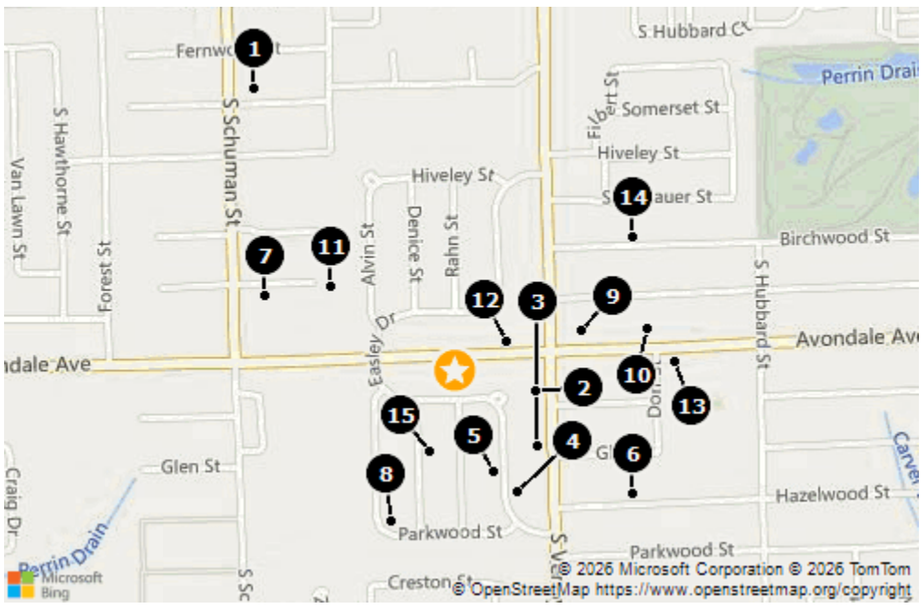
ICE SiteX Report

OrderID: 98313022

SiteX Property Information Report



Subject Property Location

33049 AVONDALE ST, WESTLAND, MI 48186-4848

County:	**WAYNE MI**	Census Tract:	261635659.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	56 067 02 0007 002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$220,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$195,800 - $244,200	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82160
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,170
Total Assessed Value:	$88,500	Total Assessor Market Value:	$177,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7-8 Section: 02 District: 56 Subdivision: VENOY GARDENS
Abbreviated Description: 22K7B 8A E 40 FT OF LOT 7 AND THE W 10 FT OF LOT 8 VENOY GARDENS SUB T2S R9E L79 P84 85 WCR
City/Muni/Twp: WESTLAND CITY

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:		Pool:	
Building Area:	958 SF	Baths:	2	Fireplace:	Yes
Year Built:	1958	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/21/2025	Loan Amount:	N/A
Document #:	2025172941 BK-PG 59560-172	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 7&8 Subdivision: 8VENOY GARDENS SUBDIVISION
Abbreviated Description: PORTION LOTS7&8
City/Muni/Twp: WESTLAND

Prior Transfer

Recording Date:	04/23/2025	Sales Price:	$139,194
Document #:	2025148620 BK-PG 58151-850	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/04/2024	Loan Amount:	N/A
Document #:	2024043596 BK-PG 58708-235	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 7&8 Subdivision: VENOY GARDENS SUBDIVISION
Abbreviated Description: PORTION LOTS7&8
City/Muni/Twp: WESTLAND

ICE SiteX Report

OrderID: 98313022

Mortgage Record

Recording Date:	08/25/2023	Loan Amount:	N/A
Document #:	2023228934 BK-PG 58421-1402	Loan Type:	Stand Alone Second
TD Due Date:	09/05/2033	Type Finance:	

Legal Description:
Lot: 7&8 Subdivision: VENOY GARDENS SUBDIVISION
Abbreviated Description: PORTION LOTS7&8
City/Muni/Twp: WESTLAND

Prior Transfer

Recording Date:	04/07/2023	Sales Price:	N/A
Document #:	2023121657 BK-PG 45899-341	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/06/2023	Sales Price:	N/A
Document #:	2023120263 BK-PG 46128-918	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2023	Loan Amount:	N/A
Document #:	2023070948 BK-PG 58151-850	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 7&8 Subdivision: VENOY GARDENS SUBDIVISION
Abbreviated Description: PORTION LOTS7&8

Prior Transfer

Recording Date:	04/08/2010	Sales Price:	$80,000
Document #:	2010150414 BK-PG 45899-0341	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2007	Loan Amount:	N/A
Document #:	207117718 BK-PG 46128-0918	Loan Type:	Unknown
TD Due Date:	04/12/2017	Type Finance:	

Legal Description:
Lot: 7&8 Subdivision: VENOY GARDENS SUBDIVISION
Abbreviated Description: EAST40 FT LOT7 & W10 FT LOT8
City/Muni/Twp: WESTLAND

Prior Transfer

Recording Date:	03/15/2007	Sales Price:	$80,000
Document #:	207099104 BK-PG 46078-1022	Type of Sale:	Full Amount on Deed
Contract Date:	01/16/2007		
Document Type:			

Legal Description:
Lot: 7&8 Subdivision: VENOY GARDENS SUBDIVISION Map Ref: LB79 PG84
Abbreviated Description: EAST40 FT LOT7 & W10 FT LOT8
City/Muni/Twp: WESTLAND

Mortgage Record

Recording Date:	01/26/2007	Loan Amount:	N/A
Document #:	207042819 BK-PG 45899-0341	Loan Type:	Unknown
TD Due Date:	02/01/2037	Type Finance:	

Legal Description:
Lot: 7&8 Subdivision: VENOY GARDENS SUBDIVISION
Abbreviated Description: EAST40 FT LOTS7 & W10 FT LOT8
City/Muni/Twp: WESTLAND

Prior Transfer

Recording Date:	08/01/2006	Sales Price:	$120,460
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7-8 Section: 02 District: 56 Subdivision: VENOY GARDENS
Abbreviated Description: 22K7B 8A E 40 FT OF LOT 7 AND THE W 10 FT OF LOT 8 VENOY GARDENS SUB T2S R9E L79 P84 85 WCR
City/Muni/Twp: WESTLAND CITY

Prior Transfer

Recording Date:	03/27/2006	Sales Price:	N/A
Document #:	206168540 BK-PG 44449-0066	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/06/2006		
Document Type:			

Legal Description:
Lot: 7&8 Subdivision: VENOY GARDENS SUBDIVISION Map Ref: LB79 PG84
Abbreviated Description: EAST40 FT LOT7 & W10 FT LOT8
City/Muni/Twp: WESTLAND

Prior Transfer

Recording Date:	02/16/2006	Sales Price:	$120,459
Document #:	206065738 BK-PG 44069-0223	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2006		
Document Type:			

ICE SiteX Report

OrderID: 98313022

Legal Description:
Lot: 7&8 Subdivision: VENOY GARDENS SUBDIVISION Map Ref: LB79 PG84
Abbreviated Description: EAST40 FT LOT7 & W10 FT LOT8
City/Muni/Twp: WESTLAND

Mortgage Record

Recording Date:	12/10/2004	Loan Amount:	N/A
Document #:	204611406 BK-PG 41835-0675	Loan Type:	Unknown
TD Due Date:	12/01/2034	Type Finance:	ADJ
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,188,500	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	1
Median Living Area	981 SF	Median Year Built	1958
Price Range - 2 Yrs	$120,000 to $275,000	Age Range	34 years to 89 years
Median Value	$225,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**33534 SOMERSET ST** **WESTLAND, MI 48186-7830**	07/07/2026	$120,000	$187	640	//1	1937	12,632 SF	
		APN: 56 061 01 0437 301 Document #: 2026220878 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 437-439 Subdivision: NORTHVIEW MANOR SUBDIVISION MapRef: LB 53 PG 67 Abbreviated Description: Lot:437-439 Subdivision:NORTHVIEW MANOR SUBDIVISION Map Ref:LB 53 PG 67Abbreviated Description:PORTION LOT439 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
2	.1Mi.	**1072 S VENOY RD** **WESTLAND, MI 48186-4836**	06/29/2026	$216,000	$220	981	//1	1958	5,663 SF	
		APN: 56 067 02 0017 002 Document #: 2026215044 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Subdivision: VENOY GARDENS SUBDIVISION MapRef: LB 79 PG 84&85 Abbreviated Description: Subdivision:VENOY GARDENS SUBDIVISION Map Ref:LB 79 PG 84&85Abbreviated Description:PORTION LOTS17&18 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
3	.14Mi.	**1182 S VENOY RD** **WESTLAND, MI 48186-4836**	06/23/2026	$195,000	$193	1007	//1	1958	5,663 SF	
		APN: 56 067 02 0023 002 Document #: 2026212606 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23&24 Subdivision: VENOY GARDENS SUBDIVISION MapRef: LB 79 PG 84&85 Abbreviated Description: Lot:23&24 Subdivision:VENOY GARDENS SUBDIVISION Map Ref:LB 79 PG 84&85Abbreviated Description:PORTION LOTS3&24 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
4	.16Mi.	**1319 EASLEY DR** **WESTLAND, MI 48186-4878**	06/23/2026	$230,000	$232	989	//1	1957	5,663 SF	
		APN: 56 067 02 0034 001 Document #: 2026211818 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: VENOY GARDENS SUBDIVISION MapRef: LB 79 PG 84&85 Abbreviated Description: Subdivision:VENOY GARDENS SUBDIVISION Map Ref:LB 79 PG 84&85Abbreviated Description:PORTION LOT34 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
5	.14Mi.	**1302 EASLEY DR** **WESTLAND, MI 48186-7819**	06/03/2026	$160,000	$157	1014	5//1	1957	5,227 SF	
		APN: 56 067 02 0130 002 Document #: 2026197088 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 130&131 Subdivision: VENOY GARDENS SUBDIVISION MapRef: LB 79 PG 84&85 Abbreviated Description: Subdivision:VENOY GARDENS SUBDIVISION Map Ref:LB 79 PG 84&85Abbreviated Description:PORTION LOTS130&131 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
6	.26Mi.	**32646 HAZELWOOD ST** **WESTLAND, MI 48186-8939**	05/22/2026	$155,000	$163	950	//1	1958	6,970 SF	
		APN: 56 067 01 1815 000 Document #: 2026187819 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1815&1816 Subdivision: BIRCH HILL PARK SUBDIVISION NO 6 MapRef: LB 63 PG 54 Abbreviated Description: Lot:1815&1816 Subdivision:BIRCH HILL PARK SUBDIVISION NO 6 Map Ref:LB 63 PG 54Abbreviated Description:PORTION LOT1816 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
7	.25Mi.	**33541 UNICORN CT** **WESTLAND, MI 48186-7803**	05/15/2026	$246,500	$224	1098	//1	1991	7,841 SF	
		APN: 56 061 01 0237 302 Document #: 2026183777 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 237-239 Subdivision: NORTHVIEW MANOR SUBDIVISION MapRef: LB 53 PG 67 Abbreviated Description: Lot:237-239 Subdivision:NORTHVIEW MANOR SUBDIVISION Map Ref:LB 53 PG 67Abbreviated Description:PORTION LOTS237&239 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
8	.2Mi.	**33240 PARKWOOD ST** **WESTLAND, MI 48186-4824**	05/14/2026	$185,000	$188	981	5//1	1958	8,712 SF	
		APN: 56 067 02 0059 000 Document #: 2026182846 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59&60 Subdivision: VENOY GARDENS SUBDIVISION MapRef: LB 79 PG 84 Abbreviated Description: Lot:59&60 Subdivision:VENOY GARDENS SUBDIVISION Map Ref:LB 79 PG 84Abbreviated Description:PORTION LOT60 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
9	.15Mi.	**32742 AVONDALE ST** **WESTLAND, MI 48186-8903**	04/30/2026	$262,000	$267	981	//1	1958	7,405 SF	
		APN: 56 065 03 0927 002 Document #: 2026169163 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 927-929 Subdivision: BIRCH HILL PARK SUBDIVISION NO 2 MapRef: LB 60 PG 52 Abbreviated Description: Lot:927-929 Subdivision:BIRCH HILL PARK SUBDIVISION NO 2 Map Ref:LB 60 PG 52Abbreviated Description:PORTION LOT927 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND								
10	.23Mi.	**32624 AVONDALE ST** **WESTLAND, MI 48186-8902**	04/29/2026	$275,000	$166	1649	//1	1958	6,534 SF	
		APN: 56 065 03 0906 002 Document #: 2026168671 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98313022

Legal: Lot: 906-909 Subdivision: BIRCH HILL PARK NO 2 MapRef: LB 60 PG 52 Abbreviated Description: Lot:906-909 Subdivision:BIRCH HILL PARK NO 2 Map Ref:LB 60 PG 52Abbreviated Description:PORTION LOT909 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

11	.17Mi.	**33443 UNICORN CT** **WESTLAND, MI 48186-7803**	04/28/2026	$255,000	$232	1098	//1	1992	8,276 SF

APN: 56 061 01 0136 302 Document #: 2026167642
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 136-140 Subdivision: NORTHVIEW MANOR SUBDIVISION MapRef: LB 53 PG 67 Abbreviated Description: Subdivision:NORTHVIEW MANOR SUBDIVISION Map Ref:LB 53 PG 67Abbreviated Description:PORTION LOTS136-140 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

12	.07Mi.	**32952 AVONDALE ST** **WESTLAND, MI 48186-4849**	04/07/2026	$231,000	$241	958	5//1	1958	6,098 SF

APN: 56 067 02 0186 000 Document #: 2026150329
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 186 Subdivision: VENOY GARDENS SUBDIVISION MapRef: MB 79 PG 84 Abbreviated Description: Lot:186 Subdivision:VENOY GARDENS SUBDIVISION Map Ref:MB 79 PG 84

13	.26Mi.	**32547 AVONDALE ST** **WESTLAND, MI 48186-8904**	02/25/2026	$205,000	$208	981	//1	1958	6,098 SF

APN: 56 067 01 1621 002 Document #: 2026054692
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1621-1623 Subdivision: BIRCH HILL PARK NO 6 MapRef: LB 63 PG 54 Abbreviated Description: Lot:1621-1623 Subdivision:BIRCH HILL PARK NO 6 Map Ref:LB 63 PG 54City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

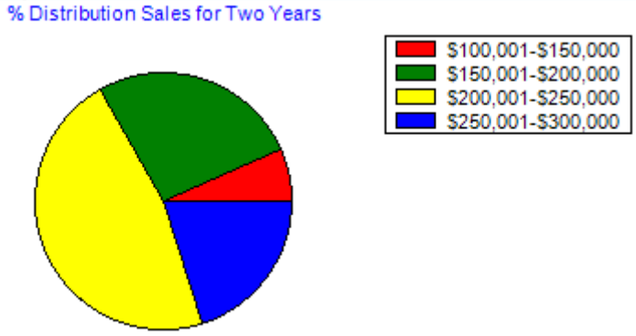
14	.27Mi.	**32628 BIRCHWOOD ST** **WESTLAND, MI 48186-7913**	02/20/2026	$228,000	$236	963	//1	1959	6,098 SF

APN: 56 066 03 0009 000 Document #: 2026051883
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: BIRCH ANNEX SUBDIVISION MapRef: LB 82 PG 34 Abbreviated Description: Lot:9 Subdivision:BIRCH ANNEX SUBDIVISION Map Ref:LB 82 PG 34City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

15	.09Mi.	**1163 DENICE ST** **WESTLAND, MI 48186-4813**	02/04/2026	$225,000	$221	1014	//1	1957	5,227 SF

APN: 56 067 02 0093 002 Document #: 2026041360
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 93&94 Subdivision: VENOY GARDENS SUBDIVISION MapRef: LB 7 PG 84&85 Abbreviated Description: Subdivision:VENOY GARDENS SUBDIVISION Map Ref:LB 7 PG 84&85Abbreviated Description:PORTION LOTS93&94 City/Muni/Twp:WESTLAND City/Muni/Twp: WESTLAND

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.	**33049 AVONDALE ST**	**08/01/2006**	$177,000	$88,500	958	//2	1958	5,227 SF	
.01Mi.	**33105 AVONDALE ST**	**06/23/2021**	$181,000	$90,500	958	//1	1958	5,227 SF	
.01Mi.	**33037 AVONDALE ST**		$179,600	$89,800	958	//1	1958	5,227 SF	
.02Mi.	**33025 AVONDALE ST**	**06/23/2000**	$183,800	$91,900	1,007	//1	1957	6,098 SF	
.02Mi.	**33117 AVONDALE ST**	**07/14/2025**	$203,600	$101,800	1,206	//1	1958	5,227 SF	
.02Mi.	**1135 EASLEY DR**	**07/14/1999**	$190,400	$95,200	1,014	5//1	1957	5,227 SF	
.02Mi.	**1143 EASLEY DR**	**11/12/2020**	$207,600	$103,800	1,014	//1	1957	5,227 SF	
.02Mi.	**1127 EASLEY DR**	**11/17/2006**	$271,600	$135,800	1,575	//2	1957	5,227 SF	
.03Mi.	**1155 EASLEY DR**	**06/20/2014**	$227,000	$113,500	1,214	//1	1957	6,098 SF	
.03Mi.	**1115 EASLEY DR**	**11/30/2012**	$191,200	$95,600	1,014	5//1	1957	5,227 SF	
.03Mi.	**33131 AVONDALE ST**	**11/02/2011**	$187,000	$93,500	958	//1	1958	5,227 SF	
.03Mi.	**33125 AVONDALE ST**	**09/15/2005**	$172,600	$86,300	958	//1	1958	5,227 SF	
.03Mi.	**33017 AVONDALE ST**	**01/14/2022**	$186,800	$93,400	981	//1	1957	5,227 SF	
.04Mi.	**1103 EASLEY DR**		$192,200	$96,100	1,014	//1	1957	5,227 SF	
.04Mi.	**33052 AVONDALE ST**	**06/05/2012**	$177,400	$88,700	958	//1	1958	5,227 SF	
.04Mi.	**33040 AVONDALE ST**	**03/12/2025**	$165,200	$82,600	958	//1	1958	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	66%

ICE SiteX Report

OrderID: 98313022

Demographics & Income

Median Age:	38.4 years old	Households:	14,100
Median Household Income:	$68,538	Households w/Family:	62%
Household Income Per Capita:	$33,976	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Wayne-Westland Community School District	Students:	9,861
Number of Schools:	16	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Adams Middle School** Number of Students: 591 Student-Teacher Ratio: 17.99	C	Public	6 - 8
0.23Mi.	**Hamilton Elementary School** Number of Students: 469 Student-Teacher Ratio: 16.4	D+	Public	KG - 5
1.22Mi.	**Wayne Memorial High School** Number of Students: 1,257 Student-Teacher Ratio: 18.93 Advanced Placement: Yes	C-	Public	9 - 12
2.02Mi.	**Franklin Middle School** Number of Students: 619 Student-Teacher Ratio: 17.17	C-	Public	6 - 8

Flood Report

The Subject Property of **33049 AVONDALE ST, WESTLAND, MI 48186-4848** 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	113%	HIGHER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	82%	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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