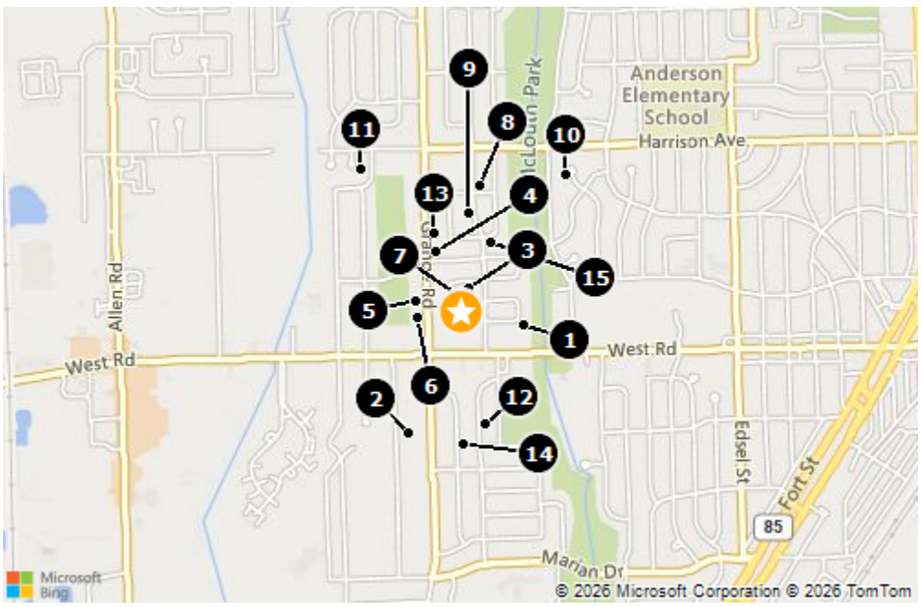
# ICE SiteX Report

**OrderID: 98306063**

## SiteX Property Information Report




## Subject Property Location

### 3405 S LYNN CT, TRENTON, MI 48183-2335

| | | | |
|---|---|---|---|
| County: | **WAYNE MI** | Census Tract: | 261635942.002015 |
| Property Use: | Single Family Residential | Zoning: | R2 |
| Parcel Number: | 54 010 02 0127 000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$246,000** | FSD: | 12 | Common Confidence Score: | 57 |
| Value Range: | $216,480 - $275,520 | ICE Confidence Score: | 88 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 82155 |
| Assd Land Value: | | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | | Market Improvment Value: | | Total Taxable Value: | $5,776 |
| Total Assessed Value: | $111,900 | Total Assessor Market Value: | $223,800 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 127 Section: 02 District: 54 Subdivision: TRENTON ACRES NO 2
Abbreviated Description: 14C127 LOT 127 TRENTON ACRES SUB NO. 2 T4S R10E L76 P69 WCR
City/Muni/Twp: TRENTON CITY

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 7,841 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 954 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1954 | Partial Baths: | 1 | 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: | | Basement: | Yes | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/25/2024 | Loan Amount: | N/A |
| Document #: | 2024255849 BK-PG 59100-1298 | Loan Type: | FHA |
| TD Due Date: | 03/01/2052 | Type Finance: | |

**Legal Description:**
Lot: 127 Subdivision: TRENTON ACRES SUBDIVISION NO 2
City/Muni/Twp: TRENTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/30/2024 | Sales Price: | N/A |
| Document #: | 2024238528 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/03/2022 | Sales Price: | N/A |
| Document #: | 2022055234 BK-PG 55480-1292 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/15/2022 | Sales Price: | $221,000 |
| Document #: | 2022040029 BK-PG 57405-655 | Type of Sale: | Full Amount on Deed |

# ICE SiteX Report

**OrderID: 98306063**

Contract Date: 02/14/2022
Document Type:
**Legal Description:**
Lot: 127 Subdivision: TRENTON ACRES SUBDIVISION NO 2 Map Ref: LB 76 PG 69
City/Muni/Twp: TRENTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/14/2022 | Sales Price: | $221,000 |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 127 Section: 02 District: 54 Subdivision: TRENTON ACRES NO 2
Abbreviated Description: 14C127 LOT 127 TRENTON ACRES SUB NO. 2 T4S R10E L76 P69 WCR
City/Muni/Twp: TRENTON CITY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/07/2020 | Sales Price: | $135,000 |
| Document #: | 2020007217 BK-PG 55507-1416 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 12/13/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 127 Subdivision: TRENTON ACRES SUBDIVISION NO 2 Map Ref: LB 76 PG 69
City/Muni/Twp: TRENTON

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/19/2019 | Loan Amount: | N/A |
| Document #: | 2019353912 BK-PG 55480-1292 | Loan Type: | New Conventional |
| TD Due Date: | 01/01/2035 | Type Finance: | |

**Legal Description:**
Lot: 127 Subdivision: TRENTON ACRES SUBDIVISION NO 2
City/Muni/Twp: TRENTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/13/2019 | Sales Price: | $135,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/25/2007 | Sales Price: | N/A |
| Document #: | 207406787 BK-PG 46758-0117 | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 10/23/2007 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 127 Subdivision: TRENTON ACRES SUBDIVISION #2 Map Ref: LB76 PG69
City/Muni/Twp: TRENTON

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,995,791 | Median # of Bedrooms | 3 |
| Median Lot Size | 6,970 SF | Median # of Baths | 1 |
| Median Living Area | 1,220 SF | Median Year Built | 1955 |
| Price Range - 2 Yrs | $215,000 to $360,000 | Age Range | 37 years to 86 years |
| Median Value | $250,000 | Median Age | 71 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .16Mi. | **3223 S STELLA CT**<br>**TRENTON, MI 48183-2319** | 07/02/2026 | $250,000 | $197 | 1265 | /3/1 | 1951 | 13,504 SF | |
| | | APN: 54 010 01 0013 000 Document #: 2026218935<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Subdivision: TRENTON ACRES SUBDIVISION NO 1 MapRef: LB 72 PG 28 Abbreviated Description: Lot:13 Subdivision:TRENTON ACRES SUBDIVISION NO 1 Map Ref:LB 72 PG 28City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON | | | | | | | | |
| 2 | .32Mi. | **2985 LAFAYETTE DR**<br>**TRENTON, MI 48183-3478** | 06/30/2026 | $238,000 | $164 | 1449 | /3/1 | 1940 | 17,424 SF | |
| | | APN: 54 017 99 0025 000 Document #: 2026216416<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Sec/Twnship/Range: NE4 S23T04SR10E Abbreviated Description: Sec/Twnship/Range:NE4 S23T04SR10E City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON | | | | | | | | |
| 3 | .06Mi. | **3327 N LYNN CT**<br>**TRENTON, MI 48183-2301** | 06/25/2026 | $262,000 | $238 | 1099 | /3/1 | 1954 | 6,534 SF | |
| | | APN: 54 010 02 0112 000 Document #: 2026213922<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 112 Subdivision: TRENTON ACRES SUBDIVISION NO 2 MapRef: LB 76 PG 69 Abbreviated Description: Lot:112 Subdivision:TRENTON ACRES SUBDIVISION NO 2 Map Ref:LB 76 PG 69City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON | | | | | | | | |
| 4 | .16Mi. | **2461 GRANGE RD**<br>**TRENTON, MI 48183-2259** | 06/22/2026 | $270,000 | $283 | 954 | /3/1 | 1954 | 6,098 SF | |
| | | APN: 54 010 02 0146 000 Document #: 2026210688<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 146 Subdivision: TRENTON ACRES SUBDIVISION NO 2 MapRef: LB 76 PG 69 Abbreviated Description: Lot:146 Subdivision:TRENTON ACRES SUBDIVISION NO 2 Map Ref:LB 76 PG 69City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON | | | | | | | | |
| 5 | .11Mi. | **2600 GRANGE RD**<br>**TRENTON, MI 48183-2231** | 06/18/2026 | $358,000 | $144 | 2482 | /5/2 | 1969 | 16,117 SF | |
| | | APN: 54 010 99 0029 000 Document #: 2026209197<br>Document Type: Price Code: D<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98306063**

Legal: Sec/Twnship/Range: W2SE4 S14T04SR10E Abbreviated Description: Sec/Twnship/Range:W2SE4 S14T04SR10E City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .1Mi. | **2636 GRANGE RD**<br>**TRENTON, MI 48183-2231** | 06/17/2026 | $360,000 | $192 | 1874 | /3/2 | 1989 | 20,038 SF |

APN: 54 010 99 0031 000 Document #: 2026208076
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: 14 Abbreviated Description: Abbreviated Description:PORTION SEC14 City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .03Mi. | **3404 S LYNN CT**<br>**TRENTON, MI 48183-2334** | 06/16/2026 | $230,000 | $180 | 1274 | /3/1 | 1954 | 6,534 SF |

APN: 54 010 02 0119 000 Document #: 2026207662
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: TRENTON ACRES SUBDIVISION NO 2 MapRef: LB 76 PG 69 Abbreviated Description: Lot:119 Subdivision:TRENTON ACRES SUBDIVISION NO 2 Map Ref:LB 76 PG 69City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .31Mi. | **2277 NEWMAN ST**<br>**TRENTON, MI 48183-2311** | 06/15/2026 | $235,500 | $246 | 954 | /3/1 | 1956 | 6,098 SF |

APN: 54 010 05 0223 000 Document #: 2026206515
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 223 Subdivision: TRENTON ACRES SUBDIVISION NO 4 MapRef: LB 79 PG 41 Abbreviated Description: Lot:223 Subdivision:TRENTON ACRES SUBDIVISION NO 4 Map Ref:LB 79 PG 41City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .24Mi. | **2384 NEWMAN ST**<br>**TRENTON, MI 48183-2313** | 05/14/2026 | $258,000 | $211 | 1220 | /3/2 | 1955 | 6,970 SF |

APN: 54 010 04 0206 000 Document #: 2026183116
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 206 Subdivision: TRENTON ACRES SUBDIVISION NO 3 MapRef: LB 77 PG 71 Sec/Twnship/Range: T04SR10E Abbreviated Description: Lot:206 Subdivision:TRENTON ACRES SUBDIVISION NO 3 Map Ref:LB 77 PG 71Sec/Twnship/Range:T04SR10E City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .41Mi. | **2306 MIDDLEFIELD CT**<br>**TRENTON, MI 48183-2414** | 05/07/2026 | $340,000 | $256 | 1325 | /3/2 | 1954 | 11,761 SF |

APN: 54 007 02 0253 002 Document #: 2026175946
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 253&254 Subdivision: BRETTON PARK SUBDIVIISON NO 2 MapRef: LB 74 PG 84&85 Abbreviated Description: Subdivision:BRETTON PARK SUBDIVIISON NO 2 Map Ref:LB 74 PG 84&85Abbreviated Description:PORTION LOTS253&254 City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .42Mi. | **2231 CYNTHIA CT**<br>**TRENTON, MI 48183-2201** | 04/24/2026 | $231,891 | $93 | 2474 | /4/2 | 1964 | 6,098 SF |

APN: 54 010 07 0014 000 Document #: 2026165609
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: EVANS ESTATES SUBDIVISION MapRef: LB 87 PG 31 Abbreviated Description: Lot:14 Subdivision:EVANS ESTATES SUBDIVISION Map Ref:LB 87 PG 31

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .27Mi. | **2941 MAXWELL ST**<br>**TRENTON, MI 48183-5603** | 03/30/2026 | $265,000 | $253 | 1044 | /3/1 | 1956 | 6,098 SF |

APN: 54 017 02 0061 000 Document #: 2026142430
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: STRATFORD VILLAGE SUBDIVISION MapRef: LB 79 PG 53&54 Abbreviated Description: Lot:61 Subdivision:STRATFORD VILLAGE SUBDIVISION Map Ref:LB 79 PG 53&54City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .2Mi. | **2431 GRANGE RD**<br>**TRENTON, MI 48183-2259** | 03/18/2026 | $215,000 | $225 | 954 | /3/1 | 1955 | 6,534 SF |

APN: 54 010 04 0150 000 Document #: 2026132875
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: TRENTON ACRES SUBDIVISION NO 3 MapRef: LB 77 PG 71 Abbreviated Description: Lot:150 Subdivision:TRENTON ACRES SUBDIVISION NO 3 Map Ref:LB 77 PG 71City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

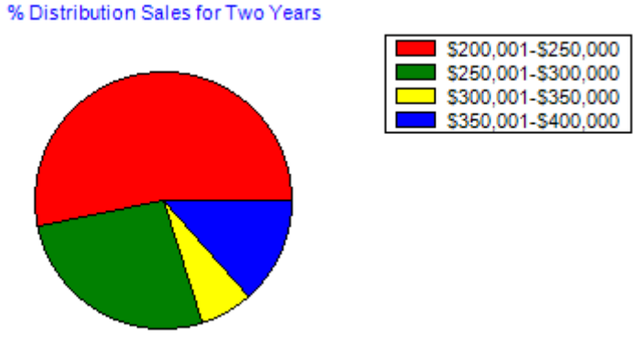
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .32Mi. | **3005 CONCORD ST**<br>**TRENTON, MI 48183-3495** | 03/10/2026 | $250,000 | $222 | 1125 | /3/1 | 1957 | 7,841 SF |

APN: 54 017 03 0058 004 Document #: 2026121256
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58&59 Subdivision: WEST ROAD MANOR SUB MapRef: LB 80 PG 47 Abbreviated Description: Subdivision:WEST ROAD MANOR SUB Map Ref:LB 80 PG 47Abbreviated Description:PORTION LOTS58&59 City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .18Mi. | **2479 CHURCHILL AVE**<br>**TRENTON, MI 48183-2300** | 03/03/2026 | $232,400 | $243 | 954 | /3/1 | 1955 | 9,583 SF |

APN: 54 010 04 0176 000 Document #: 2026072221
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 176 Subdivision: TRENTON ACRES SUBDIVISION NO 3 MapRef: LB 77 PG 71 Abbreviated Description: Lot:176 Subdivision:TRENTON ACRES SUBDIVISION NO 3 Map Ref:LB 77 PG 71City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON

## 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.

# ICE SiteX Report

**OrderID: 98306063**

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. | **3405 S LYNN CT** | **02/14/2022** | $223,800 | $111,900 | 954 | /3/1 | 1954 | 7,841 SF | |
| .01Mi. | **3335 S LYNN CT** | **07/19/2019** | $214,200 | $107,100 | 954 | /3/1 | 1954 | 7,841 SF | |
| .01Mi. | **3415 S LYNN CT** | | $219,200 | $109,600 | 954 | /3/2 | 1954 | 8,712 SF | |
| .02Mi. | **3325 S LYNN CT** | | $218,800 | $109,400 | 1,029 | /3/1 | 1954 | 7,841 SF | |
| .03Mi. | **3425 S LYNN CT** | **07/10/2013** | $268,600 | $134,300 | 1,288 | /3/1 | 1954 | 13,939 SF | |
| .03Mi. | **3315 S LYNN CT** | | $239,000 | $119,500 | 1,234 | /3/1 | 1954 | 6,970 SF | |
| .03Mi. | **3404 S LYNN CT** | **09/15/2012** | $237,400 | $118,700 | 1,274 | /3/1 | 1954 | 6,534 SF | |
| .04Mi. | **3334 S LYNN CT** | **08/18/2014** | $223,400 | $111,700 | 954 | /3/1 | 1954 | 6,534 SF | |
| .04Mi. | **3414 S LYNN CT** | **09/30/1997** | $230,600 | $115,300 | 954 | /3/1 | 1954 | 7,405 SF | |
| .04Mi. | **3435 S LYNN CT** | **02/24/2005** | $226,600 | $113,300 | 954 | /3/1 | 1954 | 17,424 SF | |
| .04Mi. | **3324 S LYNN CT** | **02/25/2019** | $261,000 | $130,500 | 1,104 | /3/1 | 1954 | 6,534 SF | |
| .04Mi. | **2750 NEWMAN ST** | **05/16/2008** | $230,400 | $115,200 | 1,074 | /3/2 | 1954 | 6,970 SF | |
| .05Mi. | **2740 NEWMAN ST** | **09/23/2011** | $219,800 | $109,900 | 954 | /3/1 | 1955 | 6,970 SF | |
| .05Mi. | **3455 S LYNN CT** | **06/08/2016** | $228,200 | $114,100 | 954 | /3/1 | 1954 | 9,148 SF | |
| .05Mi. | **3314 S LYNN CT** | **04/07/2006** | $213,400 | $106,700 | 954 | /3/1 | 1954 | 6,534 SF | |
| .05Mi. | **3485 S LYNN CT** | **08/06/2012** | $219,600 | $109,800 | 954 | /3/1 | 1954 | 6,098 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 22% | Households Occupied by Owners: | 75% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 45.1 years old | Households: | 17,979 |
| Median Household Income: | $75,380 | Households w/Family: | 62% |
| Household Income Per Capita: | $41,128 | Households w/Family Married: | 47% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 25% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Trenton Public Schools | Students: | 2,604 |
| Number of Schools: | 4 | Rating: | B |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.53Mi. | **Trenton High School**<br>Number of Students: 846<br>Student-Teacher Ratio: 13.09<br>Advanced Placement: Yes | B | Public | 9 - 12 |
| 0.73Mi. | **Boyd W. Arthurs Middle School**<br>Number of Students: 578<br>Student-Teacher Ratio: 16.46 | B | Public | 6 - 8 |
| 0.74Mi. | **Jesse L. Anderson Elementary School**<br>Number of Students: 617<br>Student-Teacher Ratio: 18.86 | B- | Public | PK - 5 |

## Flood Report

The Subject Property of **3405 S LYNN CT, TRENTON, MI 48183-2335** 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** | 95% | SIMILAR |
| **BURGLARY** | 69% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 85% | LOWER |
| **FORCIBLE ROBBERY** | 103% | SIMILAR |
| **AGGRAVATED ASSAULT** | 70% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 105% | SIMILAR |
| **MURDER** | 75% | NOTABLY LOWER |
| **OVERALL** | 53% | NOTABLY 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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# ICE SiteX Report

**OrderID: 98306063**

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Data deemed reliable, but not guaranteed.

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