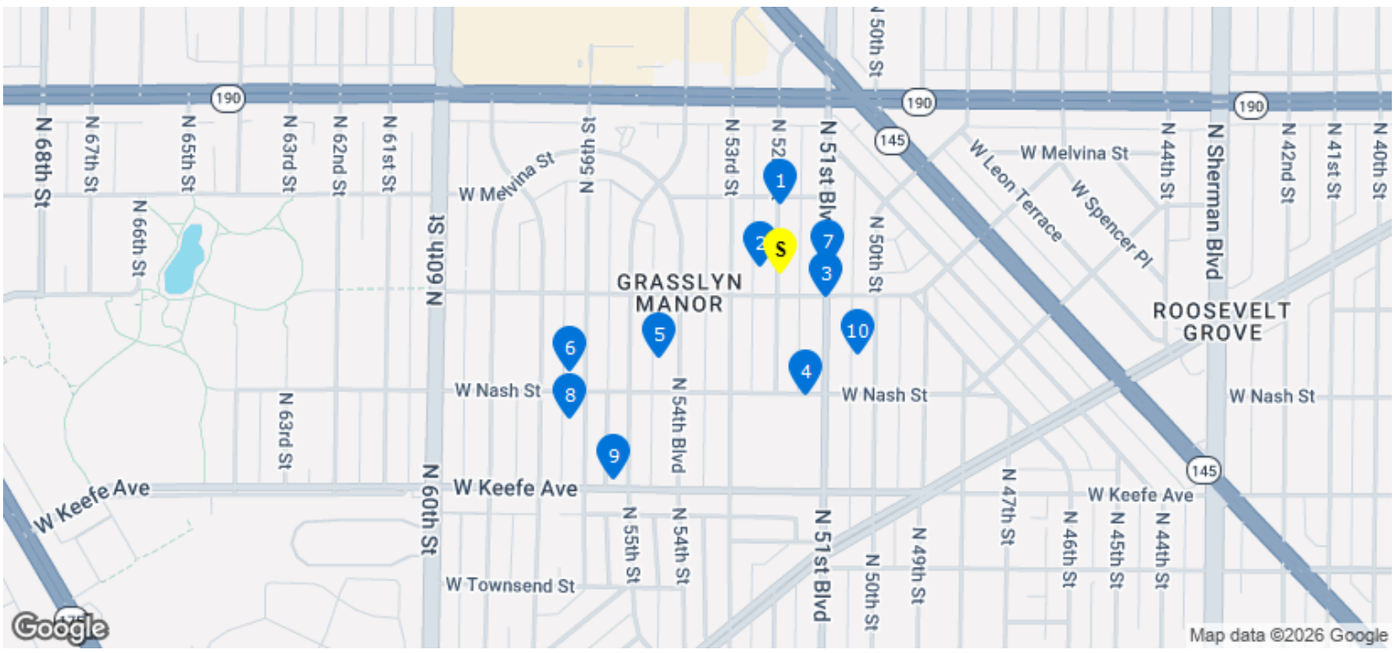
ICE SiteX Report

OrderID: 98775584

SiteX Property Information Report



Subject Property Location

3831 N 52ND ST, MILWAUKEE, WI 53216-2307

County:	**MILWAUKEE WI**	Census Tract:	0037.00
Property Use:	Duplex (2 units, any combination)	Zoning:	RT2
Parcel Number:	53000 266-0783-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	17	Common Confidence Score:	41
Value Range:	$190,070 - $267,930	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$7,100	Market Land Value:		Tax Year:	2025
Assd Improvement:	$185,800	Market Improvment Value:		Total Taxable Value:	$6,222
Total Assessed Value:	$192,900	Total Assessor Market Value:	$193,016	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 4 Section: 11-7-21 Subdivision: SUNNYSIDE SLOPE Map Ref: MB 26606 Sec/Twnship/Range: SEC 11 TWN 07N RNG 21E

Abbreviated Description:	SUNNYSIDE SLOPE IN NW 1/4 SEC 11-7-21 BLOCK 4 LOT 10
City/Muni/Twp:	CITY OF MILWAUKEE

Property Characteristics

Lot Size:	4,920 SF	Bedrooms:	4	Pool:	
Building Area:	2194 SF	Baths:	2	Fireplace:	
Year Built:	1942	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Masonry
Number of Units:	2	Garage Type:	Detached Garage	Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Bungalow	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/16/2026	Sales Price:	$139,060
Document #:	11593613 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/10/2024	Sales Price:	$139,060
Document #:	11470628 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/21/2022	Sales Price:	$139,060
Document #:	11300993 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/08/2022	Sales Price:	$139,060
Document #:	11216018 BK-PG -	Type of Sale:	

ICE SiteX Report

OrderID: 98775584

Document Type: Assignment
Legal Description:

Prior Transfer

Recording Date: 02/08/2022
Document #: 11216017 BK-PG -
Document Type: Assignment
Sales Price: $139,060
Type of Sale:
Legal Description:

Prior Transfer

Recording Date: 11/13/2017
Document #: 10728549 BK-PG -
Document Type: Assignment
Sales Price: $139,060
Type of Sale:
Legal Description:

Prior Transfer

Recording Date: 04/07/2015
Document #: 10449204 BK-PG -
Document Type: Assignment
Sales Price: $139,060
Type of Sale:
Legal Description:

Prior Transfer

Recording Date: 11/20/2014
Document #: 10413732 BK-PG -
Document Type: Assignment
Sales Price: $139,060
Type of Sale:
Legal Description:

Prior Transfer

Recording Date: 11/20/2014
Document #: 10413731 BK-PG -
Document Type: Assignment
Sales Price: $139,060
Type of Sale:
Legal Description:

Prior Transfer

Recording Date: 11/20/2014
Document #: 10413730 BK-PG -
Document Type: Assignment
Sales Price: $13,906,000
Type of Sale:
Legal Description:

Prior Transfer

Recording Date: 02/03/2012
Document #: 10079589 BK-PG -
Document Type: Assignment
Sales Price: N/A
Type of Sale:
Legal Description:

Mortgage Record

Recording Date: 09/16/2009
Document #: 09792853 BK-PG -
Contract Date: 08/26/2009
TD Due Date: 09/01/2039
Loan Amount: N/A
Loan Type: FHA (Federal Housing Admin.)
Type Finance:
Legal Description:
Block: 10 Section: 4 Subdivision: SUNNYSIDE SLOPE SUBDIVISION Map Ref: 0 Sec/Twnship/Range: NW4 S11T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date: 09/10/2009
Document #: 9791022 BK-PG -
Document Type: Release
Sales Price: N/A
Type of Sale:
Legal Description:

Mortgage Record

Recording Date: 10/20/2008
Document #: 09661712 BK-PG -
Contract Date: 10/17/2008
TD Due Date: 11/01/2038
Loan Amount: N/A
Loan Type: FHA (Federal Housing Admin.)
Type Finance:
Legal Description:
Block: 4 Subdivision: SUNNYSIDE SLOPE SUBDIVISION Sec/Twnship/Range: NW4 S11T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date: 10/20/2008
Document #: 09661711 BK-PG -
Contract Date: 10/17/2008
Document Type: Deed
Sales Price: $138,600
Type of Sale: Arms-Length Transfer
Legal Description:
Block: 4 Subdivision: SUNNYSIDE SLOPE SUBDIVISION Sec/Twnship/Range: NW4 S11T07NR21E
City/Muni/Twp: MILWAUKEE

Prior Transfer

Recording Date: 10/17/2008
Document #: BK-PG -
Document Type: Deed
Sales Price: N/A
Type of Sale: Per Assessor
Legal Description:
Block: 4 Section: 11-7-21 Subdivision: SUNNYSIDE SLOPE Sec/Twnship/Range: SEC 11 TWN 07N RNG 21E
Abbreviated Description: SUNNYSIDE SLOPE IN NW 1/4 SEC 11-7-21 BLOCK 4 LOT 10
City/Muni/Twp: CITY OF MILWAUKEE

ICE SiteX Report

OrderID: 98775584

Prior Transfer

Recording Date:	10/27/1997	Sales Price:	$74,000
Document #:	7440131 BK-PG 4168-1614	Type of Sale:	Arms-Length Transfer
Contract Date:	10/08/1997		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: SUNNYSIDE SLOPE SUBDIVISION Sec/Twnship/Range: PART NW4 S11T07NR21E
City/Muni/Twp: MILWAUKEE

Mortgage Record

Recording Date:	10/27/1997	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	10/08/1997		
TD Due Date:	11/01/2027	Type Finance:	Type Financing not disclosed on document

Legal Description:
Block: 4 Subdivision: SUNNYSIDE SLOPE SUBDIVISION Sec/Twnship/Range: PART NW4 S11T07NR21E
City/Muni/Twp: MILWAUKEE

Area Sales Analysis

Total Area Sales	$2,162,000	Median # of Bedrooms	4
Median Lot Size	4,820 SF	Median # of Baths	2
Median Living Area	2,239 SF	Median Year Built	1947
Price Range - 2 Yrs	$173,000 to $287,000	Age Range	75 years to 88 years
Median Value	$211,000	Median Age	79.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**3861-3863 N 53RD ST** **MILWAUKEE, WI 53216-2201**	10/22/2026	$275,000	$108	2538	10/4/2	1941	4,800 SF	
		APN: 53000 266-0091-000 Document #: 11646045 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 4 Block: 5 Subdivision: GRASSLYN MANOR Sec/Twnship/Range: NW4 S11T07NR21E Abbreviated Description: Lot:4 Block:5 Subdivision:GRASSLYN MANOR Sec/Twnship/Range:NW4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
2	.11Mi.	**3860 N 51ST BLVD** **MILWAUKEE, WI 53216-2304**	10/26/2026	$135,000	$113	1199	5/3/1	1948	4,840 SF	
		APN: 53000 267-0959-000 Document #: 11646761 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 20 Subdivision: RAINBOW RIDGE Sec/Twnship/Range: NE4 S11T07NR21E Abbreviated Description: Lot:26 Block:20 Subdivision:RAINBOW RIDGE Sec/Twnship/Range:NE4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
3	.19Mi.	**3859 N 55TH ST** **MILWAUKEE, WI 53216-2209**	10/14/2026	$66,700	$54	1228	5/2/1	1949	5,625 SF	
		APN: 53000 266-0158-000 Document #: 11643472 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 7 Subdivision: GRASSLYN MANOR Sec/Twnship/Range: NW4 S11T07NR21E Abbreviated Description: Lot:16 Block:7 Subdivision:GRASSLYN MANOR Sec/Twnship/Range:NW4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
4	.21Mi.	**5004 W NASH ST** **MILWAUKEE, WI 53216-2948**	10/02/2026	$200,000	$191	1048	4/2/1	1948	4,840 SF	
		APN: 53000 267-0976-000 Document #: 11640691 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 21 Subdivision: RAINBOW Sec/Twnship/Range: NE4 S11T07NR21E Abbreviated Description: Lot:15 Block:21 Subdivision:RAINBOW Sec/Twnship/Range:NE4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
5	.25Mi.	**3720 N 56TH ST** **MILWAUKEE, WI 53216-2839**	09/09/2026	$221,000	$147	1507	6/3/1	1941	4,773 SF	
		APN: 53000 266-0381-000 Document #: 11634121 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 14 Subdivision: GRASSLYN MANOR Sec/Twnship/Range: NW4 S11T07NR21E Abbreviated Description: Lot:18 Block:14 Subdivision:GRASSLYN MANOR Sec/Twnship/Range:NW4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
6	.27Mi.	**4818 W MEDFORD AVE** **MILWAUKEE, WI 53216-2412**	09/03/2026	$90,000	$99	910	5/2/1	1948	4,800 SF	
		APN: 53000 267-0643-000 Document #: 11633148 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 2 Subdivision: RAINBOW RIDGE Sec/Twnship/Range: NE4 S11T07NR21E Abbreviated Description: Lot:29 Block:2 Subdivision:RAINBOW RIDGE Sec/Twnship/Range:NE4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
7	.31Mi.	**4645 W FOND DU LAC AVE** **MILWAUKEE, WI 53216-2422**	10/22/2026	$165,000	$102	1624	8/4/2	1951	4,800 SF	
		APN: 53000 267-0622-000 Document #: 11646097 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 8 Block: 2 Subdivision: RAINBOW RIDGE Sec/Twnship/Range: NE4 S11T07NR21E Abbreviated Description: Lot:8 Block:2 Subdivision:RAINBOW RIDGE Sec/Twnship/Range:NE4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
8	.34Mi.	**4083 N 51ST BLVD** **MILWAUKEE, WI 53216-1374**	08/18/2026	$90,000	$100	898	6/3/1	1926	3,880 SF	
		APN: 53000 249-0132-100 Document #: 11628502 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 11 Subdivision: ASSESSMENT SUBDIVISION NO 99 Sec/Twnship/Range: SW4 S02T07NR21E Abbreviated Description: Lot:12 Block:11 Subdivision:ASSESSMENT SUBDIVISION NO 99 Sec/Twnship/Range:SW4 S02T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
9	.35Mi.	**4040 N 49TH ST** **MILWAUKEE, WI 53216-1304**	08/27/2026	$190,000	$137	1386	7/4/1	1942	4,914 SF	
		APN: 53000 248-0443-000 Document #: 11631156 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 9 Subdivision: PLEASANT GARDENS Sec/Twnship/Range: SE4 S02T07NR21E Abbreviated Description: Lot:20 Block:9 Subdivision:PLEASANT GARDENS Sec/Twnship/Range:SE4 S02T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
10	.37Mi.	**3809 N 58TH BLVD**	09/16/2026	$126,000	$170	742	4/2/1	1949	4,800 SF	

ICE SiteX Report

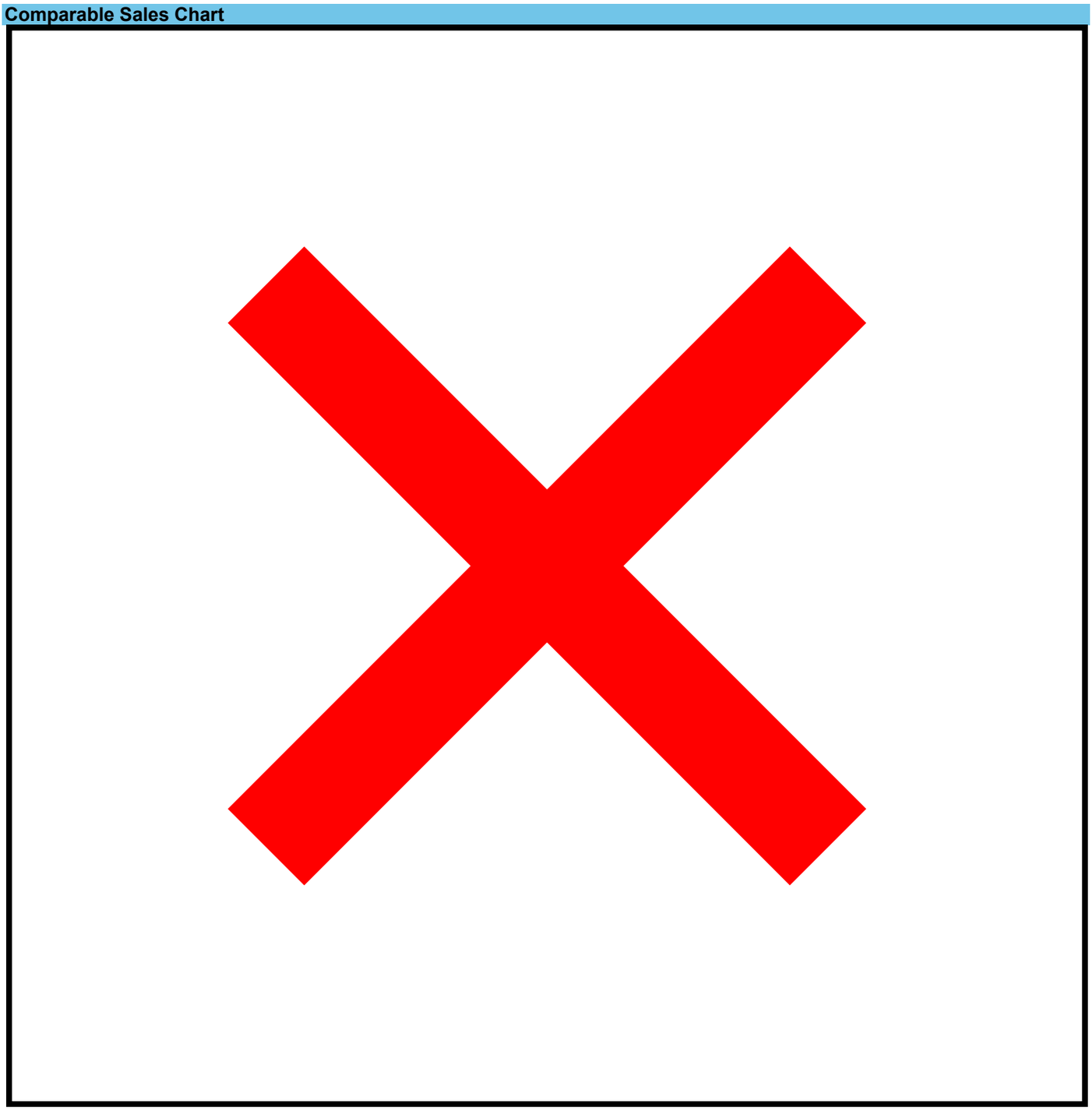
OrderID: 98775584

		MILWAUKEE, WI 53216-2228							
	APN: 53000 266-0260-000 Document #: 11636417 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 10 Subdivision: GRASSLYN MANOR Sec/Twnship/Range: NW4 S11T07NR21E Abbreviated Description: Lot:14 Block:10 Subdivision:GRASSLYN MANOR Sec/Twnship/Range:NW4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
11	.37Mi.	**4039 N 48TH ST**	08/07/2026	$125,000	$75	1670	8/4/2	1941	4,914 SF
		MILWAUKEE, WI 53216-1530							
	APN: 53000 248-0430-000 Document #: 11626067 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 7 Block: 9 Subdivision: PLEASANT GARDENS Sec/Twnship/Range: SE4 S02T07NR21E Abbreviated Description: Lot:7 Block:9 Subdivision:PLEASANT GARDENS Sec/Twnship/Range:SE4 S02T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
12	.38Mi.	**4051 N 48TH ST**	10/02/2026	$120,000	$74	1626	8/3/2	1925	4,914 SF
		MILWAUKEE, WI 53216-1530							
	APN: 53000 248-0428-000 Document #: 11640553 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 9 Subdivision: PLEASANT GARDENS Sec/Twnship/Range: SE4 S02T07NR21E Abbreviated Description: Lot:5 Block:9 Subdivision:PLEASANT GARDENS Sec/Twnship/Range:SE4 S02T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
13	.39Mi.	**4642-4644 W MEDFORD AVE**	10/26/2026	$140,000	$57	2470	10/4/2	1929	4,800 SF
		MILWAUKEE, WI 53216-2404							
	APN: 53000 267-0666-000 Document #: 11646649 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 21 Block: 3 Section: 11 Subdivision: RAINBOW RIDGE Legal Unit: 1322 Abbreviated Description: Lot:21 Block:3 Section:11 Subdivision:RAINBOW RIDGE Legal Unit:1322 City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
14	.39Mi.	**4631 W MEDFORD AVE**	09/18/2026	$19,000	$9	2027	9/3/2	1941	4,800 SF
		MILWAUKEE, WI 53216-2403							
	APN: 53000 267-0736-000 Document #: 11636978 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 9 Block: 7 Subdivision: RAINBOW RIDGE Sec/Twnship/Range: NW4 S11T07NR21E Abbreviated Description: Lot:9 Block:7 Subdivision:RAINBOW RIDGE Sec/Twnship/Range:NW4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
15	.4Mi.	**4132 N 51ST BLVD**	10/06/2026	$160,000	$217	737	4/2/1	1949	4,725 SF
		MILWAUKEE, WI 53216-1319							
	APN: 53000 248-0247-000 Document #: 11641390 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 28&29 Block: 13 Subdivision: NORTH MILWAUKEE IMPROVEMENT CO SUBDIVISION NO 1 Sec/Twnship/Range: SE4 S02T07NR21E Abbreviated Description: Lot:28&29 Block:13 Subdivision:NORTH MILWAUKEE IMPROVEMENT CO SUBDIVISION NO 1 Sec/Twnship/Range:SE4 S02T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
16	.4Mi.	**3445-3447 N 48TH ST**	08/12/2026	$120,000	$60	2014	10/4/2	1930	4,920 SF
		MILWAUKEE, WI 53216-3347							
	APN: 53000 288-0335-000 Document #: 11627086 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 3-5 Block: 3 Subdivision: BURLEIGH STREET PARK Sec/Twnship/Range: SE4 S11T07NR21E Abbreviated Description: Lot:3-5 Subdivision:BURLEIGH STREET PARK Sec/Twnship/Range:SE4 S11T07NR21E Abbreviated Description:SOUTH8FT LOTS3&4&NORTH3FT LOT5 City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
17	.41Mi.	**3748 N 60TH ST**	09/10/2026	$180,000	$121	1486	6/3/1	1945	5,600 SF
		MILWAUKEE, WI 53216-2131							
	APN: 53000 266-0301-000 Document #: 11634873 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 11 Subdivision: GRASSLYN MANOR Sec/Twnship/Range: NW4 S11T07NR21E Abbreviated Description: Lot:25 Block:11 Subdivision:GRASSLYN MANOR Sec/Twnship/Range:NW4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
18	.43Mi.	**3956 N 60TH ST**	07/31/2026	$115,000	$153	754	4/2/1	1948	5,453 SF
		MILWAUKEE, WI 53216-2135							
	APN: 53000 266-0026-000 Document #: 11623759 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 1 Subdivision: GRASSLYN MANOR Sec/Twnship/Range: NW4 S11T07NR21E Abbreviated Description: Lot:29 Block:1 Subdivision:GRASSLYN MANOR Sec/Twnship/Range:NW4 S11T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
19	.45Mi.	**3901-3903 N 60TH ST**	10/07/2026	$200,000	$84	2390	10/4/2	1920	6,960 SF
		MILWAUKEE, WI 53216-2134							
	APN: 53000 265-9990-000 Document #: 11642013 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Sec/Twnship/Range: S10T07NR21E Abbreviated Description: Sec/Twnship/Range:S10T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								
20	.45Mi.	**4106 N 48TH ST**	10/02/2026	$40,000	$72	554	4/2/1	1932	4,680 SF
		MILWAUKEE, WI 53216-1545							
	APN: 53000 248-0358-000 Document #: 11640670 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 5 Subdivision: PLEASANT GARDENS Sec/Twnship/Range: SE4 S02T07NR21E Abbreviated Description: Lot:17 Block:5 Subdivision:PLEASANT GARDENS Sec/Twnship/Range:SE4 S02T07NR21E City/Muni/Twp:MILWAUKEE City/Muni/Twp: MILWAUKEE								

ICE SiteX Report

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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.

ICE SiteX Report

OrderID: 98775584

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.	**3831 N 52ND ST**	**10/17/2008**	$193,016	$192,900	2,194	10/4/2	1942	4,920 SF	
.01Mi.	**3825 N 52ND ST**	**10/31/1995**	$229,037	$228,900	2,254	10/4/2	1946	4,920 SF	
.01Mi.	**3835 N 52ND ST**	**04/20/2021**	$164,498	$164,400	2,209	8/4/2	1942	5,040 SF	
.02Mi.	**3817 N 52ND ST**	**06/20/2006**	$192,015	$191,900	1,900	8/4/2	1943	4,800 SF	
.02Mi.	**3841 N 52ND ST**	**02/27/1998**	$171,503	$171,400	2,209	10/4/2	1942	4,920 SF	
.02Mi.	**3813 N 52ND ST**	**09/23/2024**	$254,352	$254,200	1,900	8/4/2	1943	4,800 SF	
.02Mi.	**3845 N 52ND ST**	**06/17/2022**	$236,442	$236,300	2,352	10/6/2	1944	4,800 SF	
.03Mi.	**3828-3830 N 53RD ST**	**05/15/1993**	$185,511	$185,400	2,346	10/6/2	1944	4,920 SF	
.03Mi.	**3824 N 53RD ST**	**01/26/2021**	$170,402	$170,300	1,994	8/4/2	1944	4,920 SF	
.03Mi.	**3832-3834 N 53RD ST**	**08/30/1991**	$216,029	$215,900	2,441	8/4/2	1950	5,040 SF	
.03Mi.	**3816 N 53RD ST**	**03/14/2025**	$164,298	$164,200	1,900	8/4/2	1943	4,800 SF	
.03Mi.	**3838-3840 N 53RD ST**	**02/07/2018**	$212,827	$212,700	2,404	10/4/2	1946	4,920 SF	
.03Mi.	**3807 N 52ND ST**	**08/13/2007**	$191,114	$191,000	1,900	8/4/2	1943	4,800 SF	
.03Mi.	**3812 N 53RD ST**	**07/15/2014**	$160,096	$160,000	1,900	8/4/2	1943	4,800 SF	
.03Mi.	**3844-3846 N 53RD ST**	**03/31/1998**	$169,802	$169,700	1,988	8/4/2	1944	4,800 SF	
.04Mi.	**3806 N 53RD ST**	**01/17/2023**	$217,730	$217,600	1,900	8/4/2	1943	4,800 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	34.5 years old	Households:	12,012
Median Household Income:	$47,433	Households w/Family:	54%
Household Income Per Capita:	$23,530	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Milwaukee School District	Students:	65,599
Number of Schools:	154	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.64Mi.	**Starms Discovery** Number of Students: 268 Student-Teacher Ratio: 17.8	F	Public	1 - 8
4.74Mi.	**Lincoln Middle School** Number of Students: 309 Student-Teacher Ratio: 15.53	F	Public	6 - 8
3.61Mi.	**Elm Creative Arts Elementary School** Number of Students: 335 Student-Teacher Ratio: 17.18	F	Public	PK - 5
6.11Mi.	**Hayes Bilingual School** Number of Students: 670 Student-Teacher Ratio: 15.26	F	Public	PK - 8
5.15Mi.	**Maryland Montessori** Number of Students: 470 Student-Teacher Ratio: 20.28	B+	Public	PK - 8
1.79Mi.	**Milwaukee German Immersion** Number of Students: 549 Student-Teacher Ratio: 22.32	B+	Public	PK - 5
1.62Mi.	**Craig Montessori School** Number of Students: 220 Student-Teacher Ratio: 17.05	F	Public	PK - 8
6.43Mi.	**Milwaukee Spanish Immersion** Number of Students: 605 Student-Teacher Ratio: 17.85	D-	Public	PK - 5
2.16Mi.	**Milwaukee School of Languages** Number of Students: 964 Student-Teacher Ratio: 16.15 Advanced Placement: Yes	D-	Public	6 - 12
7.15Mi.	**Audubon Technology and Communication High School** Number of Students: 436 Student-Teacher Ratio: 16.37	D-	Public	9 - 12
2.32Mi.	**King International** Number of Students: 1,308 Student-Teacher Ratio: 18.13	D-	Public	9 - 12
3.69Mi.	**Roosevelt Middle School** Number of Students: 270 Student-Teacher Ratio: 17.16	F	Public	6 - 8
2.49Mi.	**Starms Early Childhood** Number of Students: 205	NA	Public	PK - KG

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Student-Teacher Ratio: 17.67

9.38Mi. **Reagan College Preparatory High School** Number of Students: 1,372 Student-Teacher Ratio: 20.94	A-	Public	9 - 12
4.05Mi. **Golda Meir School** Number of Students: 1,192 Student-Teacher Ratio: 18.84	B	Public	3 - 12
8.65Mi. **Bay View Montessori School** Number of Students: 449 Student-Teacher Ratio: 23.16	B	Public	PK - 8
3.96Mi. **Morse Middle School** Number of Students: 383 Student-Teacher Ratio: 21.14	F	Public	6 - 8
3.66Mi. **King International Baccalaureate Middle School** Number of Students: 159 Student-Teacher Ratio: 10.29	F	Public	6 - 8
8.56Mi. **Fernwood Montessori** Number of Students: 731 Student-Teacher Ratio: 21.63	B	Public	PK - 8
3.70Mi. **Milwaukee Academy of Chinese Language** Number of Students: 499 Student-Teacher Ratio: 15.69	F	Public	PK - 8
5.41Mi. **Bradley Technology High School** Number of Students: 1,048 Student-Teacher Ratio: 16.47 Advanced Placement: Yes	F	Public	9 - 12
1.71Mi. **Milwaukee French Immersion** Number of Students: 426 Student-Teacher Ratio: 19.95	D+	Public	PK - 5
3.92Mi. **Fratney Elementary School** Number of Students: 459 Student-Teacher Ratio: 19.84	D-	Public	PK - 5
0.30Mi. **Carson Academy** Number of Students: 326 Student-Teacher Ratio: 16	F	Public	PK - 8
3.45Mi. **Milwaukee High School of the Arts** Number of Students: 959 Student-Teacher Ratio: 15.23 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **3831 N 52ND ST, MILWAUKEE, WI 53216-2307** 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	117%	HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	63%	NOTABLY LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	85%	LOWER
MURDER	108%	SIMILAR
OVERALL	118%	HIGHER

Disaster Alerts

8/9/2025 - Severe Storm,Floods,Mudslides 4/13/2026 - Severe Tornados, Flooding

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