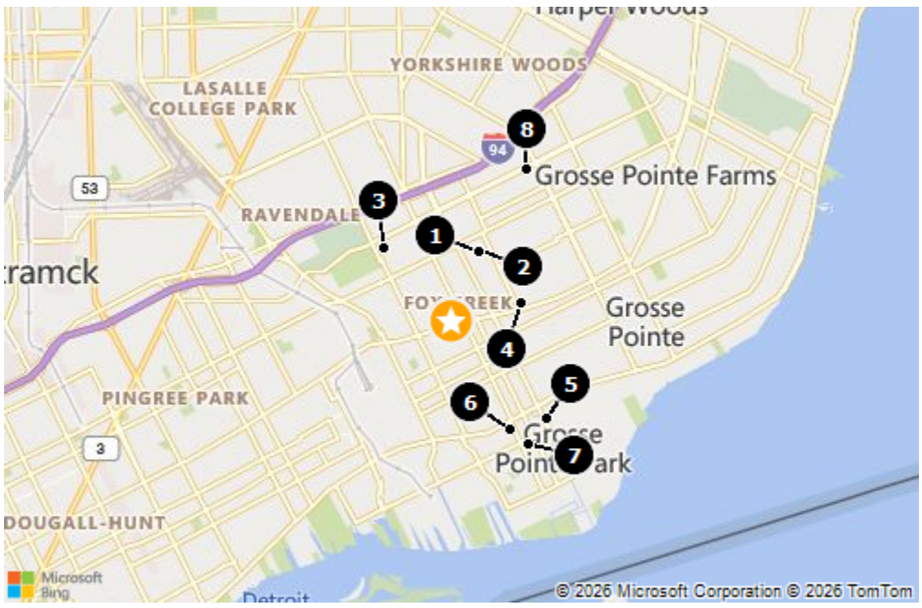
ICE SiteX Report

OrderID: 97709332

SiteX Property Information Report



Subject Property Location

3834 NEWPORT ST, DETROIT, MI 48215-2310

County:	**WAYNE MI**	Census Tract:	261635027.002016
Property Use:	Residential-Vacant Land	Zoning:	R2
Parcel Number:	21053852.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$219,000**	FSD:	43	Common Confidence Score:	16
Value Range:	$124,830 - $313,170	ICE Confidence Score:	57		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$34
Total Assessed Value:	$500	Total Assessor Market Value:	$1,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 408 District: 01 Subdivision: NEWPORT HEIGHTS

Abbreviated Description:	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2027. E
City/Muni/Twp:	DETROIT CITY

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/10/2025	Loan Amount:	N/A
Document #:	2025131792 BK-PG 59475-1370	Loan Type:	FHA
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
Lot: 23 Subdivision: NEWPORT HEIGHTS SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	12/11/2024	Sales Price:	N/A
Document #:	2024310165 BK-PG 58649-3	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/23/2024	Sales Price:	$225,000
Document #:	2024017006 BK-PG 58649-1	Type of Sale:	Full Amount on Deed
Contract Date:	01/19/2024		
Document Type:			

Legal Description:
Lot: 23 Subdivision: NEWPORT HEIGHTS SUBDIVISION Map Ref: LB 36 PG 21
City/Muni/Twp: DETROIT

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Prior Transfer

Recording Date:	01/23/2024	Sales Price:	N/A
Document #:	2024017005 BK-PG 58648-1500	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/19/2024		
Document Type:			

Legal Description:
Lot: 23 Subdivision: NEWPORT HEIGHTS SUBDIVISION Map Ref: LB 36 PG 21
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	06/08/2022	Sales Price:	$1,000
Document #:	2022207268 BK-PG 57679-384	Type of Sale:	Full Amount on Deed
Contract Date:	05/24/2022		
Document Type:			

Legal Description:
Lot: 23 Subdivision: NEWPORT HEIGHTS SUB Map Ref: LB 36 PG 21
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	02/08/2013	Sales Price:	N/A
Document #:	2013043102 BK-PG 50468-0909	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/07/2013		
Document Type:			

Legal Description:
Subdivision: NEWPORT HEIGHTS SUB Map Ref: LB36 PG21
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	01/13/2012	Sales Price:	$1,409
Document #:	2012014048 BK-PG 49544-0732	Type of Sale:	
Contract Date:	01/13/2012		
Document Type:			

Legal Description:
Lot: 23 Subdivision: NEWPORT HEIGHTS SUB Map Ref: LB36 PG21
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/01/1970	Sales Price:	$16,750
Document #:	BK-PG 75 -6970	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 408 District: 01 Subdivision: NEWPORT HEIGHTS
Abbreviated Description: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2027. E
City/Muni/Twp: DETROIT CITY

Area Sales Analysis

Total Area Sales	$615,500	Median # of Bedrooms	
Median Lot Size	5,663 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$3,000 to $179,900	Age Range	
Median Value	$56,250	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.72Mi.	**4751 LAKEPOINTE ST** **DETROIT, MI 48224-3325**	12/16/2025	$155,000			//		7,841 SF	
2	.73Mi.	**4805 LAKEPOINTE ST** **DETROIT, MI 48224-3361**	09/05/2025	$155,000			//		10,019 SF	
3	.97Mi.	**5550 LENOX ST** **DETROIT, MI 48213-3564**	07/18/2025	$179,900			//		3,920 SF	
4	.69Mi.	**3573 NOTTINGHAM RD** **DETROIT, MI 48224-3413**	06/10/2025	$3,000			//		4,792 SF	
5	1.29Mi.	**840 ALTER RD** **DETROIT, MI 48215-2902**	05/28/2025	$100,000			//		8,276 SF	

1 .72Mi. **4751 LAKEPOINTE ST** **DETROIT, MI 48224-3325** 12/16/2025 $155,000 // 7,841 SF
APN: 21065140-1 Document #: 2026010183
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 478&479 Subdivision: ABBOTT AND BEYMERS CLOVERDALE SUBDN MapRef: LB 29 PG 97 Abbreviated Description: Subdivision:ABBOTT AND BEYMERS CLOVERDALE SUBDN Map Ref:LB 29 PG 97Abbreviated Description:PORTION LOTS478&479 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

2 .73Mi. **4805 LAKEPOINTE ST** **DETROIT, MI 48224-3361** 09/05/2025 $155,000 // 10,019 SF
APN: 21065138-9 Document #: 2025258989
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 24&25 Subdivision: ELM PARK SUBDIVISION MapRef: LB 42 PG 51 Abbreviated Description: Lot:24&25 Subdivision:ELM PARK SUBDIVISION Map Ref:LB 42 PG 51City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

3 .97Mi. **5550 LENOX ST** **DETROIT, MI 48213-3564** 07/18/2025 $179,900 // 3,920 SF
APN: 21049845. Document #: 2025213872
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 172 Subdivision: PARKSIDE MANOR SUBDIVISION MapRef: LB 45 PG 53 Abbreviated Description: Lot:172 Subdivision:PARKSIDE MANOR SUBDIVISION Map Ref:LB 45 PG 53City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

4 .69Mi. **3573 NOTTINGHAM RD** **DETROIT, MI 48224-3413** 06/10/2025 $3,000 // 4,792 SF
APN: 21067003. Document #: 2025187057
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 367 Subdivision: NOTTINGHAM SUBDIVISION MapRef: LB 38 PG 26 Abbreviated Description: Lot:367 Subdivision:NOTTINGHAM SUBDIVISION Map Ref:LB 38 PG 26City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

5 1.29Mi. **840 ALTER RD** **DETROIT, MI 48215-2902** 05/28/2025 $100,000 // 8,276 SF
APN: 21062688. Document #: 2025178871
Document Type: Price Code: D
Land Use: Residential-Vacant Land

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Legal: Lot: 164 Subdivision: WINDMILL POINTE SUBDIVISION MapRef: LB 37 PG 5&6 Abbreviated Description: Lot:164 Subdivision:WINDMILL POINTE SUBDIVISION Map Ref:LB 37 PG 5&6

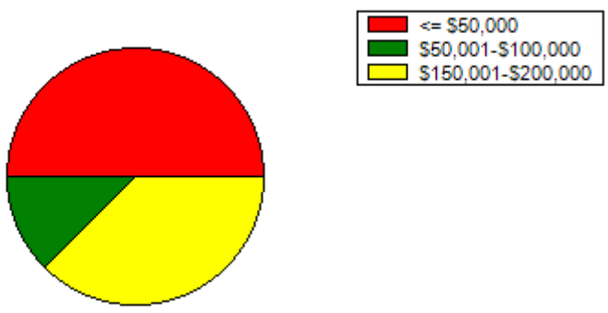
6 1.16Mi. **878 LAKEWOOD ST** 05/12/2025 $5,000 // 5,663 SF
DETROIT, MI 48215-2945
APN: 21054493. Document #: 2025166441
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 50 Subdivision: MARSHLAND BOULEVARD SUBDIVISION MapRef: LB 26 PG 92 Abbreviated Description: Lot:50 Subdivision:MARSHLAND BOULEVARD SUBDIVISION Map Ref:LB 26 PG 92City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

7 1.37Mi. **681 MARLBOROUGH ST** 05/09/2025 $12,500 // 5,663 SF
DETROIT, MI 48215-3263
APN: 21059808. Document #: 2025165646
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 195 Subdivision: MARSHLAND BOULEVARD SUBDIVISION MapRef: LB 26 PG 92 Abbreviated Description: Lot:195 Subdivision:MARSHLAND BOULEVARD SUBDIVISION Map Ref:LB 26 PG 92City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

8 1Mi. **4416 BERKSHIRE ST** 04/01/2025 $5,100 // 4,356 SF
DETROIT, MI 48224-3554
APN: 21069154. Document #: 2025126152
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 307 Subdivision: ARTHUR J SCULLYS RIFLE RANGE SUBDIVISION MapRef: LB 45 PG 34 Abbreviated Description: Lot:307 Subdivision:ARTHUR J SCULLYS RIFLE RANGE SUBDIVISION Map Ref:LB 45 PG 34City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

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.

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.	**3834 NEWPORT ST**	**11/01/1970**	$1,000	$500				3,920 SF	
.01Mi.	**3840 NEWPORT ST**	**06/27/2015**				//1		3,920 SF	
.01Mi.	**3824 NEWPORT ST**							5,663 SF	
.01Mi.	**3850 NEWPORT ST**	**07/01/1976**	$26,400	$13,200	903	//1	1923	5,663 SF	
.02Mi.	**14201 MACK AVE**		$19,400	$9,700				8,276 SF	
.03Mi.	**3862 NEWPORT ST**				1,082	//1	1924	7,405 SF	
.03Mi.	**3853 LAKEWOOD ST**	**01/11/2017**	$82,200	$41,100	2,898	//2	1938	6,970 SF	
.03Mi.	**3845 LAKEWOOD ST**	**09/11/2003**	$74,400	$37,200	2,726	//2	1924	7,405 SF	
.03Mi.	**3865 LAKEWOOD ST**	**05/15/2018**	$62,200	$31,100	2,420	//2	1923	6,534 SF	
.03Mi.	**14143 MACK AVE**	**07/26/2018**	$17,400	$8,700				2,178 SF	
.03Mi.	**3833 NEWPORT ST**	**06/10/2015**						5,227 SF	
.03Mi.	**3839 NEWPORT ST**							3,920 SF	
.03Mi.	**3833 LAKEWOOD ST**		$12,200	$6,100				10,019 SF	
.03Mi.	**3868 NEWPORT ST**	**06/18/2011**	$600	$300				1,742 SF	
.04Mi.	**3845 NEWPORT ST**							3,920 SF	
.04Mi.	**3875 LAKEWOOD ST**	**07/13/2006**	$1,600	$800				6,534 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	38.4 years old	Households:	4,183
Median Household Income:	$37,700	Households w/Family:	51%
Household Income Per Capita:	$27,112	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Detroit Public Schools Community District	Students:	48,828
Number of Schools:	104	Rating:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.64Mi.	**Carstens Elementary-Middle School** Number of Students: 266 Student-Teacher Ratio: 14	C	Public	PK - 8
2.01Mi.	**East English Village Preparatory Academy at Finney** Number of Students: 639 Student-Teacher Ratio: 17.27	D	Public	9 - 12

Flood Report

The Subject Property of **3834 NEWPORT ST, DETROIT, MI 48215-2310** 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	148%	NOTABLY HIGHER
BURGLARY	158%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	159%	NOTABLY HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	176%	NOTABLY HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	160%	NOTABLY HIGHER
OVERALL	174%	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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