ICE SiteX Report

OrderID: 97524904

SiteX Property Information Report



Subject Property Location

449 CHALMERS ST, DETROIT, MI 48215-3163

County:	**WAYNE MI**	Census Tract:	261635133.002002
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	21056259.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$187,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$121,550 - $252,450	ICE Confidence Score:	65		

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:	$1,637
Total Assessed Value:	$51,500	Total Assessor Market Value:	$103,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 406 District: 01 Subdivision: LAKEWOOD PARK
Abbreviated Description: W CHALMERS 32 LAKEWOOD PARK SUB L27 P55 PLATS, W C R 21/382 40 X 140.02
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	1698 SF	Baths:	1	Fireplace:	1
Year Built:	1925	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/13/2025	Loan Amount:	N/A
Document #:	2025013251 BK-PG 59289-875	Loan Type:	FHA
TD Due Date:	01/01/2065	Type Finance:	

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUBDIVISION
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	04/25/2023	Loan Amount:	N/A
Document #:	2023135908 BK-PG 58221-624	Loan Type:	FHA
TD Due Date:	05/01/2053	Type Finance:	

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	10/06/2022	Sales Price:	N/A
Document #:	2022304293 BK-PG 57148-79	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	10/27/2021	Sales Price:	$229,500
Document #:	2021388060 BK-PG 57150-1407	Type of Sale:	Full Amount on Deed
Contract Date:	10/13/2021		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUBDIVISION Map Ref: LB 27 PG 55
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	05/25/2021	Loan Amount:	N/A
Document #:	2021231882 BK-PG 56749-1133	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: LAKEWOOD PARK SUB
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	02/20/2020	Sales Price:	$77,025
Document #:	2020043304 BK-PG 55594-1469	Type of Sale:	Full Amount on Deed
Contract Date:	02/20/2020		
Document Type:			

Legal Description:
Subdivision: W CHALMERS 32 LAKEWOOD PARK SUB Map Ref: LB 27 PG 55
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$62,000
Document #:	2019152425 BK-PG 55018-0101	Type of Sale:	Full Amount on Deed
Contract Date:	04/12/2019		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUBDIVISION Map Ref: LB 27 PG 55
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	04/15/2019	Sales Price:	$62,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 406 District: 01 Subdivision: LAKEWOOD PARK
Abbreviated Description: W CHALMERS 32 LAKEWOOD PARK SUB L27 P55 PLATS, W C R 21/382 40 X 140.02
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	03/25/2019	Sales Price:	$43,000
Document #:	2019108626 BK-PG 54949-0990	Type of Sale:	Full Amount on Deed
Contract Date:	03/08/2019		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUBS Map Ref: LB 27 PG 55
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	03/08/2019	Sales Price:	$43,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	N/A
Document #:	2016365337 BK-PG 53291-0986	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/09/2015		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK Map Ref: LB27 PG55
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	05/08/2015	Sales Price:	N/A
Document #:	2015227494 BK-PG 52229-0883	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/08/2015		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUB Map Ref: LB27 PG55
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	02/03/2011	Sales Price:	N/A
Document #:	2011033631 BK-PG 48966-1041	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/26/2011		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUB Map Ref: LB27 PG55
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/29/2010	Sales Price:	$1,000

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Document #:	2010391545 BK-PG 48861-1324	Type of Sale:	Full Amount on Deed
Contract Date:	11/29/2010		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUB Map Ref: LB27 PG55
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	05/17/2007	Sales Price:	$26,000
Document #:	207218915 BK-PG 46308-0357	Type of Sale:	Full Amount on Deed
Contract Date:	03/27/2006		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK SUBDIVISION Map Ref: LB27 PG55
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/19/2004	Sales Price:	$59,432
Document #:	204572225 BK-PG 41677-0194	Type of Sale:	Full Amount on Deed
Contract Date:	11/04/2004		
Document Type:			

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK Map Ref: LB27 PG55
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	02/04/2004	Loan Amount:	N/A
Document #:	204111500 BK-PG 40065-0907	Loan Type:	Unknown
TD Due Date:	02/01/2034	Type Finance:	

Legal Description:
Lot: 32 Subdivision: LAKEWOOD PARK
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/27/2002	Sales Price:	$41,100
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2002		
Document Type:			

Legal Description:
Abbreviated Description: W CHALMERS 32 LAKEWOOD PARK SUDETROIT SD

Area Sales Analysis

Total Area Sales	$1,819,799	Median # of Bedrooms	
Median Lot Size	5,663 SF	Median # of Baths	1
Median Living Area	1,518 SF	Median Year Built	1924
Price Range - 2 Yrs	$40,000 to $305,000	Age Range	78 years to 108 years
Median Value	$112,500	Median Age	102 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**671 LAKEWOOD ST** **DETROIT, MI 48215-3283**	02/26/2026	$60,000	$35	1682	//1	1924	5,227 SF	
		APN: 21054988. Document #: 2026062317 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: LAKEWOOD BOULEVARD ADDITION SUBDIVISION MapRef: LB 30 PG 6 Abbreviated Description: Lot:31 Subdivision:LAKEWOOD BOULEVARD ADDITION SUBDIVISION Map Ref:LB 30 PG 6City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.17Mi.	**561 LAKEWOOD ST** **DETROIT, MI 48215-3234**	01/12/2026	$305,000	$136	2230	//2	1923	5,663 SF	
		APN: 21055002. Document #: 2026026524 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45&46 Subdivision: LAKEWOOD BOULEVARD ADDITION SUBDIVISION MapRef: LB 30 PG 6 Abbreviated Description: Subdivision:LAKEWOOD BOULEVARD ADDITION SUBDIVISION Map Ref:LB 30 PG 6Abbreviated Description:PORTION LOTS45&46 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.11Mi.	**458 MARLBOROUGH ST** **DETROIT, MI 48215-3138**	12/23/2025	$40,000	$29	1339	//1	1918	4,792 SF	
		APN: 21059108. Document #: 2026015850 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 102 Subdivision: LAKEWOOD PARK SUBDIVISION MapRef: LB 27 PG 55 Abbreviated Description: Lot:102 Subdivision:LAKEWOOD PARK SUBDIVISION Map Ref:LB 27 PG 55City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.38Mi.	**220 NEWPORT ST** **DETROIT, MI 48215-3170**	12/23/2025	$246,000	$162	1518	//1	1925	4,792 SF	
		APN: 21053578. Document #: 2026015546 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 166 Subdivision: HENDRIES RIVERSIDE PARK SUBDIVISION NO 1 MapRef: LB 49 PG 35 Abbreviated Description: Lot:166 Subdivision:HENDRIES RIVERSIDE PARK SUBDIVISION NO 1 Map Ref:LB 49 PG 35City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.3Mi.	**269 NEWPORT ST** **DETROIT, MI 48215-3181**	12/19/2025	$199,999	$140	1428	//1	1941	6,098 SF	
		APN: 21054355. Document #: 2026012908 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: RIVERSIDE HOMES SUBDIVISION MapRef: LB 37 PG 94 Abbreviated Description: Lot:53 Subdivision:RIVERSIDE HOMES SUBDIVISION Map Ref:LB 37 PG 94City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.21Mi.	**434 PIPER BLVD** **DETROIT, MI 48215-3039**	12/09/2025	$90,000	$51	1759	//1	1948	5,663 SF	
		APN: 21051934. Document #: 2026005752 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 177 Subdivision: RIVERSIDE BOULEVARD SUBDIVISION MapRef: LB 37 PG 93 Abbreviated Description: Lot:177 Subdivision:RIVERSIDE BOULEVARD SUBDIVISION Map Ref:LB 37 PG 93City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

7	.26Mi.	**14111 KORTE ST** **DETROIT, MI 48215-3041**	10/14/2025	$138,800	$75	1830	//1	1922	6,098 SF

APN: 21052737. Document #: 2025287467
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: RIVERSIDE HOMES SUBDIVISION MapRef: LB 37 PG 94 Abbreviated Description: Lot:102 Subdivision:RIVERSIDE HOMES SUBDIVISION Map Ref:LB 37 PG 94City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

8	.34Mi.	**644 MANISTIQUE ST** **DETROIT, MI 48215-2965**	10/08/2025	$112,500	$103	1087	//1	1919	3,485 SF

APN: 21060962. Document #: 2025284738
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 628 Subdivision: FOX CREEK SUBDIVISION MapRef: LB 25 PG 73 Abbreviated Description: Lot:628 Subdivision:FOX CREEK SUBDIVISION Map Ref:LB 25 PG 73City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

9	.2Mi.	**319 MARLBOROUGH ST** **DETROIT, MI 48215-3136**	10/03/2025	$80,000	$49	1610	//1	1923	4,792 SF

APN: 21059869. Document #: 2025281443
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: AVONDALE SUBDIVISION MapRef: LB 28 PG 59 Abbreviated Description: Lot:63 Subdivision:AVONDALE SUBDIVISION Map Ref:LB 28 PG 59City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

10	.27Mi.	**289 NEWPORT ST** **DETROIT, MI 48215-3181**	09/19/2025	$212,500	$143	1479	//1	1925	4,356 SF

APN: 21054350. Document #: 2025269850
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: RIVERSIDE HOMES SUBDIVISION MapRef: LB 37 PG 94 Abbreviated Description: Subdivision:RIVERSIDE HOMES SUBDIVISION Map Ref:LB 37 PG 94Abbreviated Description:PORTION LOT57 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11	.28Mi.	**371 PIPER BLVD** **DETROIT, MI 48215-3037**	09/10/2025	$130,000	$83	1560	//1	1924	6,098 SF

APN: 21052091. Document #: 2025261643
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 127 Subdivision: RIVERSIDE BOULEVARD SUBDIVISION MapRef: LB 37 PG 93 Abbreviated Description: Lot:127 Subdivision:RIVERSIDE BOULEVARD SUBDIVISION Map Ref:LB 37 PG 93City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

12	.31Mi.	**265 NEWPORT ST** **DETROIT, MI 48215-3181**	08/22/2025	$95,000	$79	1190	//1	1941	6,098 SF

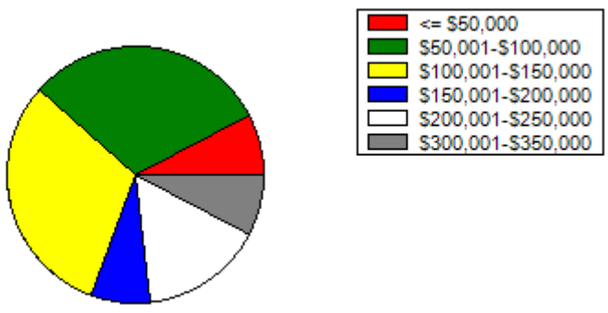
APN: 21054356. Document #: 2025242651
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: RIVERSIDE HOMES SUBDIVISION MapRef: LB 37 PG 94 Abbreviated Description: Lot:52 Subdivision:RIVERSIDE HOMES SUBDIVISION Map Ref:LB 37 PG 94City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

13	.2Mi.	**598 LAKEWOOD ST** **DETROIT, MI 48215-3235**	08/05/2025	$110,000	$73	1501	//1	1918	5,663 SF

APN: 21054458. Document #: 2025228862
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: MARSHLAND BOULEVARD SUBDIVISION MapRef: LB 26 PG 92 Abbreviated Description: Lot:14 Subdivision:MARSHLAND BOULEVARD SUBDIVISION Map Ref:LB 26 PG 92City/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.

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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.	**449 CHALMERS ST**	**04/15/2019**	$103,000	$51,500	1,698	//1	1925	5,663 SF	
.01Mi.	**445 CHALMERS ST**	**05/18/2017**	$129,400	$64,700	1,566	//1	1919	5,663 SF	
.02Mi.	**439 CHALMERS ST**	**11/29/2016**	$3,800	$1,900	1,660	//1	1924	5,663 SF	
.02Mi.	**439 CHALMERS ST**	**11/29/2016**	$97,400	$48,700	1,660	//1	1924		
.02Mi.	**435 CHALMERS ST**	**01/01/1969**	$148,400	$74,200	1,732	//1	1923	5,663 SF	
.02Mi.	**463 CHALMERS ST**	**04/28/2009**	$135,000	$67,500	1,754	//1	1922	5,663 SF	
.03Mi.	**448 LAKEWOOD ST**	**09/01/1970**	$150,400	$75,200	1,852	//1	1920	5,663 SF	
.03Mi.	**467 CHALMERS ST**	**01/27/2023**	$131,000	$65,500	1,546	//1	1925	5,663 SF	
.03Mi.	**442 LAKEWOOD ST**	**08/19/2009**	$4,400	$2,200	1,559	//1	1920	5,663 SF	
.03Mi.	**452 LAKEWOOD ST**	**02/24/2012**	$153,400	$76,700	1,874	//2	1922	5,663 SF	
.03Mi.	**438 LAKEWOOD ST**	**05/20/2019**	$158,800	$79,400	1,789	//1	1924	5,663 SF	
.03Mi.	**442 LAKEWOOD ST**	**08/19/2009**	$140,200	$70,100	1,702	//1	1920		
.04Mi.	**434 LAKEWOOD ST**	**08/26/2022**	$3,800	$1,900	1,734	//1	1922	5,663 SF	
.04Mi.	**462 LAKEWOOD ST**	**10/18/2024**	$123,600	$61,800	1,350	//1	1921	5,663 SF	
.04Mi.	**473 CHALMERS ST**	**10/14/2019**	$113,000	$56,500	1,484	//1	1923	5,663 SF	
.04Mi.	**452 CHALMERS ST**	**04/27/2010**	$115,600	$57,800	1,528	//1	1920	5,663 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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**Carstens Elementary-Middle School**	C	Public	PK - 8
Number of Students: 266 Student-Teacher Ratio: 14				
2.97Mi.	**East English Village Preparatory Academy at Finney**	D	Public	9 - 12
Number of Students: 639 Student-Teacher Ratio: 17.27				

Flood Report

The Subject Property of **449 CHALMERS ST, DETROIT, MI 48215-3163** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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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