ICE SiteX Report

OrderID: 98161924

SiteX Property Information Report



Subject Property Location

5309 NEFF AVE, DETROIT, MI 48224-2119

County:	**WAYNE MI**	Census Tract:	261635016.002011
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	21076299.001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$92,000**	FSD:	32	Common Confidence Score:	21
Value Range:	$62,560 - $121,440	ICE Confidence Score:	68		

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:	$1,213
Total Assessed Value:	$48,500	Total Assessor Market Value:	$97,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 406 District: 01
Abbreviated Description: W NEFF 11 ASSESSORS DETROIT PLAT NO 1 L72 P7 PLATS, W C R 21/1024 40.28 X 156.41A
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:		Pool:	
Building Area:	1232 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Shingle
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/28/2018	Sales Price:	$81,000
Document #:	2018209353 BK-PG 41888-0268	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/22/2004	Loan Amount:	N/A
Document #:	205010302 BK-PG 41888-0268	Loan Type:	Stand Alone First
TD Due Date:	01/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 11 Subdivision: ASSESSORS DETROIT PLAT #1
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	07/01/1996	Sales Price:	$41,500
Document #:	BK-PG 99984 -1770	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 406 District: 01
Abbreviated Description: W NEFF 11 ASSESSORS DETROIT PLAT NO 1 L72 P7 PLATS, W C R 21/1024 40.28 X 156.41A
City/Muni/Twp: DETROIT CITY

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Prior Transfer

Recording Date:	11/01/1995	Sales Price:	$18,028
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,405,200	Median # of Bedrooms	
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	1,092 SF	Median Year Built	1940
Price Range - 2 Yrs	$7,000 to $279,200	Age Range	69 years to 99 years
Median Value	$75,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**5205 CADIEUX RD** **DETROIT, MI 48224-2111**	06/09/2026	$108,000	$98	1092	//1	1951	6,970 SF	
		APN: 21075290. Document #: 2026200458 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 468 Subdivision: ARTHUR J SKULLYS VOGT FARM SUBDIVISION NO 1 MapRef: LB 53 PG 37 Abbreviated Description: Lot:468 Subdivision:ARTHUR J SKULLYS VOGT FARM SUBDIVISION NO 1 Map Ref:LB 53 PG 37City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.2Mi.	**5053 HEREFORD ST** **DETROIT, MI 48224-2155**	05/28/2026	$36,000	$33	1082	//1	1947	8,276 SF	
		APN: 21077249. Document #: 2026191878 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 306 Subdivision: GROSSE POINTE GARDENS NO 1 MapRef: LB 57 PG 54 Abbreviated Description: Lot:306 Subdivision:GROSSE POINTE GARDENS NO 1 Map Ref:LB 57 PG 54								
3	.04Mi.	**5298 NEFF AVE** **DETROIT, MI 48224-2117**	05/08/2026	$46,000	$63	720	//1	1950	6,534 SF	
		APN: 21076201.003 Document #: 2026177080 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: ASSESSORS DETROIT PLAT NO 1 MapRef: LB 72 PG 7 Abbreviated Description: Lot:29 Subdivision:ASSESSORS DETROIT PLAT NO 1 Map Ref:LB 72 PG 7City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.28Mi.	**5762 OLDTOWN ST** **DETROIT, MI 48224-2027**	05/04/2026	$138,000	$111	1240	//1	1939	4,356 SF	
		APN: 21075413. Document #: 2026171067 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 69&70 Subdivision: PASCHKE SUBDIVISION MapRef: LB 57 PG 69 Abbreviated Description: Lot:69&70 Subdivision:PASCHKE SUBDIVISION Map Ref:LB 57 PG 69Abbreviated Description:PORTION LOT70 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.05Mi.	**5251 NEFF AVE** **DETROIT, MI 48224-2120**	04/30/2026	$46,000	$63	720	//1	1950	6,098 SF	
		APN: 21076299.008 Document #: 2026169599 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: ASSESSORS DETROIT PLAT SUBDIVISION NO 1 MapRef: LB 72 PG 7 Abbreviated Description: Lot:18 Subdivision:ASSESSORS DETROIT PLAT SUBDIVISION NO 1 Map Ref:LB 72 PG 7City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.13Mi.	**5330 HEREFORD ST** **DETROIT, MI 48224-2126**	04/08/2026	$103,000	$85	1204	//1	1957	8,276 SF	
		APN: 21077104. Document #: 2026151105 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 179 Subdivision: GROSSE POINTE GARDENS MapRef: LB 1056 PG 500 Abbreviated Description: Lot:179 Subdivision:GROSSE POINTE GARDENS Map Ref:LB 1056 PG 500City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.37Mi.	**5075 HARVARD RD** **DETROIT, MI 48224-2167**	04/08/2026	$279,200	$157	1774	//1	1936	6,098 SF	
		APN: 21074625. Document #: 2026150950 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 669 Subdivision: EASTERN HEIGHTS LAND COMPANYS SUBDIVISION NO 2 Abbreviated Description: Lot:669 Subdivision:EASTERN HEIGHTS LAND COMPANYS SUBDIVISION NO 2 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.23Mi.	**5057 UNIVERSITY PL** **DETROIT, MI 48224-1367**	03/19/2026	$110,000	$92	1188	//1	1941	7,405 SF	
		APN: 21077511. Document #: 2026057626 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: FARMBROOK SUBDIVISION MapRef: LB 51 PG 79 Abbreviated Description: Lot:16 Subdivision:FARMBROOK SUBDIVISION Map Ref:LB 51 PG 79City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
9	.26Mi.	**5815 WOODHALL ST** **DETROIT, MI 48224-3822**	03/18/2026	$120,000	$109	1092	//1	1939	5,663 SF	
		APN: 21076031. Document #: 2026133002 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 114 Subdivision: GROSSE POINTE HIGHLANDS ANNEX SUBDIVISION MapRef: LB 42 PG 52 Abbreviated Description: Lot:114 Subdivision:GROSSE POINTE HIGHLANDS ANNEX SUBDIVISION Map Ref:LB 42 PG 52City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
10	.08Mi.	**5541 WOODHALL ST** **DETROIT, MI 48224-2134**	03/02/2026	$7,000	$7	899	//1	1927	6,970 SF	
		APN: 21076048. Document #: 2026065794 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 311 Subdivision: GROSSE POINTE HIGHLAND SUBDIVISION MapRef: LB 36 PG 61 Abbreviated Description: Lot:311 Subdivision:GROSSE POINTE HIGHLAND SUBDIVISION Map Ref:LB 36 PG 61City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
11	.28Mi.	**5783 BLUEHILL ST** **DETROIT, MI 48224-2015**	02/26/2026	$155,000	$124	1248	//1	1945	4,356 SF	
		APN: 21075569. Document #: 2026056732 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 100&101 Subdivision: PASCHKE SUBDIVISION MapRef: LB 57 PG 69 Abbreviated Description: Lot:100&101 Subdivision:PASCHKE SUBDIVISION Map Ref:LB 57 PG 69City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
12	.11Mi.	**5205 HEREFORD ST**	02/23/2026	$47,000	$36	1292	//1	1936	8,276 SF	

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DETROIT, MI 48224-2129
APN: 21077238. Document #: 2026052923
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: GROSSE POINTE GARDENS MapRef: LB 1056 PG 500 Abbreviated Description: Lot:86 Subdivision:GROSSE POINTE GARDENS Map Ref:LB 1056 PG 500City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

13	.21Mi.	**5281 MARSEILLES ST**	01/21/2026	$75,000	$77	968	//1	1940	6,970 SF

DETROIT, MI 48224-1317
APN: 21077723. Document #: 2026032713
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: FARMBROOK SUBDIVISION MapRef: LB 51 PG 79 Abbreviated Description: Lot:33 Subdivision:FARMBROOK SUBDIVISION Map Ref:LB 51 PG 79City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

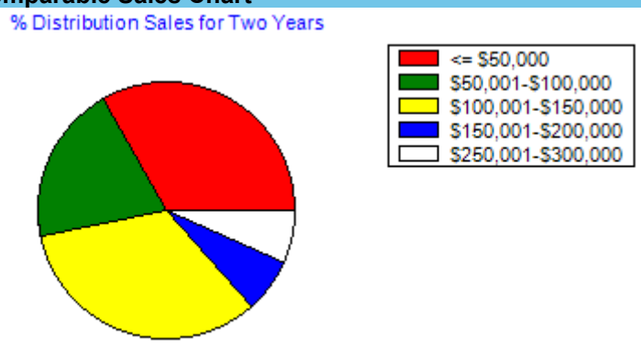
14	.19Mi.	**5290 UNIVERSITY PL**	01/21/2026	$60,000	$66	896	//1	1939	5,227 SF

DETROIT, MI 48224-1370
APN: 21077351. Document #: 2026032708
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: MARSEILLES PARK SUBDIVISION MapRef: LB 59 PG 80 Abbreviated Description: Lot:39 Subdivision:MARSEILLES PARK SUBDIVISION Map Ref:LB 59 PG 80City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

15	.21Mi.	**5271 MARSEILLES ST**	01/21/2026	$75,000	$74	1001	//1	1940	6,534 SF

DETROIT, MI 48224-1317
APN: 21077724. Document #: 2026032729
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: FARMBROOK SUBDIVISION MapRef: LB 51 PG 79 Abbreviated Description: Lot:34 Subdivision:FARMBROOK SUBDIVISION Map Ref:LB 51 PG 79City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

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.	**5309 NEFF AVE**	**07/01/1996**	$97,000	$48,500	1,232	//1	1950	6,098 SF	
.01Mi.	**5301 NEFF AVE**	**01/14/2003**	$66,600	$33,300	720	//1	1950	6,098 SF	
.02Mi.	**5293 NEFF AVE**	**09/07/2001**	$67,200	$33,600	720	//1	1950	6,098 SF	
.02Mi.	**5285 NEFF AVE**	**02/29/2024**	$66,000	$33,000	720	//1	1950	6,098 SF	
.03Mi.	**5277 NEFF AVE**	**05/03/2004**	$57,800	$28,900	720	//1	1950	6,098 SF	
.03Mi.	**5504 WOODHALL ST**	**02/21/2017**	$80,600	$40,300	932	//1	1920	7,405 SF	
.03Mi.	**5519 NEFF AVE**	**07/01/1997**	$61,200	$30,600	720	//1	1950		
.03Mi.	**5519 NEFF AVE**	**07/01/1997**	$4,000	$2,000	720	//1	1950	6,098 SF	
.04Mi.	**5267 NEFF AVE**	**11/24/2014**			720	//1	1950	6,098 SF	
.04Mi.	**5529 NEFF AVE**	**03/25/2009**	$66,000	$33,000	720	//1	1950	6,098 SF	
.04Mi.	**5514 WOODHALL ST**		$131,600	$65,800	1,722	//1	1928	7,405 SF	
.04Mi.	**5310 NEFF AVE**	**10/13/2016**			720	//1	1950	6,970 SF	
.04Mi.	**5304 NEFF AVE**	**09/01/2001**	$59,400	$29,700	720	//1	1950	6,534 SF	
.04Mi.	**5298 NEFF AVE**	**01/11/2019**	$72,600	$36,300	720	//1	1950	6,534 SF	
.05Mi.	**5259 NEFF AVE**	**09/22/2011**	$64,600	$32,300	720	//1	1950	6,098 SF	
.05Mi.	**5500 NEFF AVE**	**02/04/2015**	$73,600	$36,800	1,008	//1	1950	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	33.4 years old	Households:	14,050
Median Household Income:	$47,588	Households w/Family:	62%
Household Income Per Capita:	$22,638	Households w/Family Married:	23%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

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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
0.65Mi.	**Marquette Elementary-Middle School** Number of Students: 422 Student-Teacher Ratio: 15.23	D+	Public	PK - 8
0.22Mi.	**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 **5309 NEFF AVE, DETROIT, MI 48224-2119** 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	118%	HIGHER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	113%	HIGHER
OVERALL	122%	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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