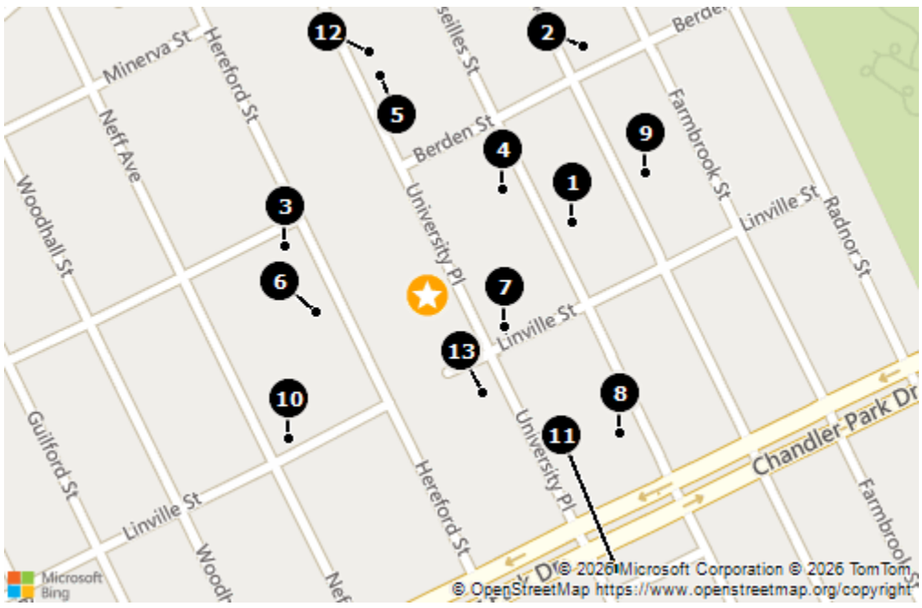
ICE SiteX Report

OrderID: 98224558

SiteX Property Information Report



Subject Property Location

5943 UNIVERSITY PL, DETROIT, MI 48224-1375

County:	**WAYNE MI**	Census Tract:	261635015.001008
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	21077464.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$82,000**	FSD:	39	Common Confidence Score:	17
Value Range:	$50,020 - $113,980	ICE Confidence Score:	61		

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:	$1,367
Total Assessed Value:	$49,400	Total Assessor Market Value:	$98,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 404 District: 01 Subdivision: LODEWYCK NO 1
Abbreviated Description: W UNIVERSITY PL 122 LODEWYCK SUB NO 1 L53 P26 PLATS, W C R 21/866 40 X 133.62A
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:		Pool:	
Building Area:	1019 SF	Baths:	1	Fireplace:	1
Year Built:	1950	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/15/2025	Sales Price:	N/A
Document #:	2025315494 BK-PG 59920-934	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/21/2025		
Document Type:			

Legal Description:
Lot: 122 Subdivision: LIDEWYCK SUBDIVISION NO 1 Map Ref: LB 53 PG 26

Prior Transfer

Recording Date:	06/26/2020	Sales Price:	N/A
Document #:	2020196253 BK-PG 51714-503	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/29/2014	Loan Amount:	N/A
Document #:	2014354911 BK-PG 51714-0503	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 122 Subdivision: LODEWYCK SUBDIVISION #1
City/Muni/Twp: DETROIT

ICE SiteX Report

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Prior Transfer

Recording Date:	10/01/1996	Sales Price:	$66,000
Document #:	BK-PG 96288 -9220	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 404 District: 01 Subdivision: LODEWYCK NO 1
Abbreviated Description: W UNIVERSITY PL 122 LODEWYCK SUB NO 1 L53 P26 PLATS, W C R 21/866 40 X 133.62A
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	05/01/1987	Sales Price:	$10,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,032,888	Median # of Bedrooms	
Median Lot Size	5,663 SF	Median # of Baths	1
Median Living Area	1,044 SF	Median Year Built	1944
Price Range - 2 Yrs	$42,000 to $136,000	Age Range	77 years to 87 years
Median Value	$82,888	Median Age	82 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**5944 MARSEILLES ST** **DETROIT, MI 48224-1324**	04/17/2026	$70,000	$67	1044	//1	1947	4,356 SF	
		APN: 21077615. Document #: 2026156120 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 198&199 Subdivision: LODEWYCK SUBDIVISION NO 1 MapRef: LB 53 PG 26 Abbreviated Description: Subdivision:LODEWYCK SUBDIVISION NO 1 Map Ref:LB 53 PG 26Abbreviated Description:PORTION LOTS198&199 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.18Mi.	**6110 LODEWYCK ST** **DETROIT, MI 48224-1314**	01/26/2026	$105,000	$97	1076	/3/1	1949	4,356 SF	
		APN: 21077846. Document #: 2026034466 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 228 Subdivision: LODEWYCK SUBDIVISION NO 1 MapRef: LB 53 PG 26 Abbreviated Description: Lot:228 Subdivision:LODEWYCK SUBDIVISION NO 1 Map Ref:LB 53 PG 26								
3	.1Mi.	**6015 HEREFORD ST** **DETROIT, MI 48224-3802**	12/05/2025	$85,000	$95	886	//1	1941	6,970 SF	
		APN: 21077193. Document #: 2026004072 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: GATES MANOR SUBDIVISION MapRef: LB 59 PG 55 Abbreviated Description: Lot:16 Subdivision:GATES MANOR SUBDIVISION Map Ref:LB 59 PG 55City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.07Mi.	**5983 MARSEILLES ST** **DETROIT, MI 48224-1323**	10/03/2025	$65,000	$68	948	//1	1944	5,227 SF	
		APN: 21077688. Document #: 2025281292 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 167 Subdivision: LODEWYCK SUBDIVISION NO 1 MapRef: LB 53 PG 26 Abbreviated Description: Lot:167 Subdivision:LODEWYCK SUBDIVISION NO 1 Map Ref:LB 53 PG 26City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.14Mi.	**6150 UNIVERSITY PL** **DETROIT, MI 48224-1328**	09/30/2025	$116,000	$119	968	//1	1944	5,227 SF	
		APN: 21077398. Document #: 2025278035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 143 Subdivision: LODEWYCK SUBDIVISION NO 1 MapRef: LB 53 PG 26 Abbreviated Description: Lot:143 Subdivision:LODEWYCK SUBDIVISION NO 1 Map Ref:LB 53 PG 26City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.07Mi.	**5967 HEREFORD ST** **DETROIT, MI 48224-2055**	09/19/2025	$136,000	$112	1206	//1	1946	6,970 SF	
		APN: 21077199. Document #: 2025269773 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: GATES MANOR MapRef: LB 59 PG 55 Abbreviated Description: Lot:10 Subdivision:GATES MANOR Map Ref:LB 59 PG 55City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.05Mi.	**5900 UNIVERSITY PL** **DETROIT, MI 48224-1376**	09/11/2025	$42,000	$45	922	//1	1945	6,534 SF	
		APN: 21077378. Document #: 2025263069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: FARMDALE SUBDIVISION MapRef: LB 51 PG 26 Abbreviated Description: Lot:28 Subdivision:FARMDALE SUBDIVISION Map Ref:LB 51 PG 26City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.14Mi.	**5745 MARSEILLES ST** **DETROIT, MI 48224-1321**	09/05/2025	$46,000	$55	835	//1	1942	6,534 SF	
		APN: 21077705. Document #: 2025258551 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: FARMDALE SUBDIVISION MapRef: LB 51 PG 26 Abbreviated Description: Lot:41 Subdivision:FARMDALE SUBDIVISION Map Ref:LB 51 PG 26City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
9	.15Mi.	**5952 LODEWYCK ST** **DETROIT, MI 48224-1312**	08/12/2025	$85,000	$66	1270	//1	1949	4,356 SF	
		APN: 21077837. Document #: 2025233285 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 238 Subdivision: LODEWYCK SUBDIVISION NUMBER 1 MapRef: LB 53 PG 26 Abbreviated Description: Lot:238 Subdivision:LODEWYCK SUBDIVISION NUMBER 1 Map Ref:LB 53 PG 26City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
10	.11Mi.	**5900 NEFF AVE** **DETROIT, MI 48224-2062**	07/30/2025	$50,000	$29	1704	//1	1941	7,405 SF	
		APN: 21076217. Document #: 2025223387 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 65 Subdivision: NEFF ROAD SUBDIVISION MapRef: LB 67 PG 58 Abbreviated Description: Lot:65 Subdivision:NEFF ROAD SUBDIVISION Map Ref:LB 67 PG 58City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11 .2Mi. **17700 CHANDLER PARK DR DETROIT, MI 48224-1302** 07/01/2025 $82,888 $68 1209 //1 1939 5,663 SF

APN: 21009227. Document #: 2025201754
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: MARSEILLES PARK SUBDIVISION MapRef: LB 59 PG 80 Abbreviated Description: Lot:23 Subdivision:MARSEILLES PARK SUBDIVISION Map Ref:LB 59 PG 80City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

12 .15Mi. **6166 UNIVERSITY PL DETROIT, MI 48224-1328** 06/16/2025 $65,000 $66 974 //1 1944 5,227 SF

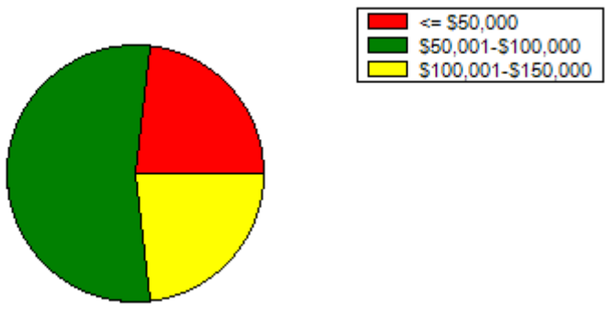
APN: 21077400. Document #: 2025191134
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 141 Subdivision: LODEWYCK SUBDIVISION NO 1 MapRef: LB 53 PG 26 Abbreviated Description: Lot:141 Subdivision:LODEWYCK SUBDIVISION NO 1 Map Ref:LB 53 PG 26City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

13 .07Mi. **5805 UNIVERSITY PL DETROIT, MI 48224-1387** 06/04/2025 $85,000 $65 1290 //1 1947 6,534 SF

APN: 21077470. Document #: 2025184413
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: FARMDALE SUBDIVISION MapRef: LB 51 PG 26 Abbreviated Description: Lot:5 Subdivision:FARMDALE SUBDIVISION Map Ref:LB 51 PG 26City/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.	**5943 UNIVERSITY PL**	**10/01/1996**	$98,800	$49,400	1,019	//1	1950	5,227 SF	
.01Mi.	**5951 UNIVERSITY PL**	**04/30/2012**	$91,600	$45,800	982	//1	1944	5,227 SF	
.01Mi.	**5935 UNIVERSITY PL**	**06/24/2009**	$88,800	$44,400	1,000	//1	1944	5,227 SF	
.02Mi.	**5959 UNIVERSITY PL**	**12/01/1972**	$83,400	$41,700	1,046	//1	1944	5,227 SF	
.02Mi.	**5925 UNIVERSITY PL**	**08/21/2009**	$116,200	$58,100	1,256	//1	1946	7,405 SF	
.02Mi.	**5967 UNIVERSITY PL**	**02/18/2025**	$75,600	$37,800	970	//1	1949	5,227 SF	
.03Mi.	**5915 UNIVERSITY PL**	**09/25/2013**	$113,200	$56,600	1,380	//1	1939	6,534 SF	
.03Mi.	**5940 HEREFORD ST**	**09/01/2022**	$107,000	$53,500	1,020	//1	1940	8,276 SF	
.03Mi.	**5950 HEREFORD ST**	**07/01/1996**	$125,800	$62,900	1,482	//1	1938	8,276 SF	
.03Mi.	**5975 UNIVERSITY PL**	**01/31/2019**	$68,400	$34,200	720	//1	1937	5,227 SF	
.03Mi.	**5930 HEREFORD ST**	**10/11/2018**	$101,200	$50,600	1,348	//1	1937	8,276 SF	
.03Mi.	**5922 HEREFORD ST**	**03/15/2019**	$107,600	$53,800	1,092	//1	1955	8,276 SF	
.04Mi.	**5903 UNIVERSITY PL**	**08/01/1994**	$112,600	$56,300	1,119	//1	1957	6,534 SF	
.04Mi.	**5942 UNIVERSITY PL**	**07/01/1974**	$82,800	$41,400	1,009	//1	1950	5,227 SF	
.04Mi.	**5981 UNIVERSITY PL**	**07/23/2024**	$93,000	$46,500	964	//1	1948	5,227 SF	
.04Mi.	**5950 UNIVERSITY PL**	**12/27/2018**	$62,200	$31,100	690	//1	1949	5,227 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%

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
0.35Mi.	**Marquette Elementary-Middle School** Number of Students: 422 Student-Teacher Ratio: 15.23	D+	Public	PK - 8
0.55Mi.	**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 **5943 UNIVERSITY PL, DETROIT, MI 48224-1375** 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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