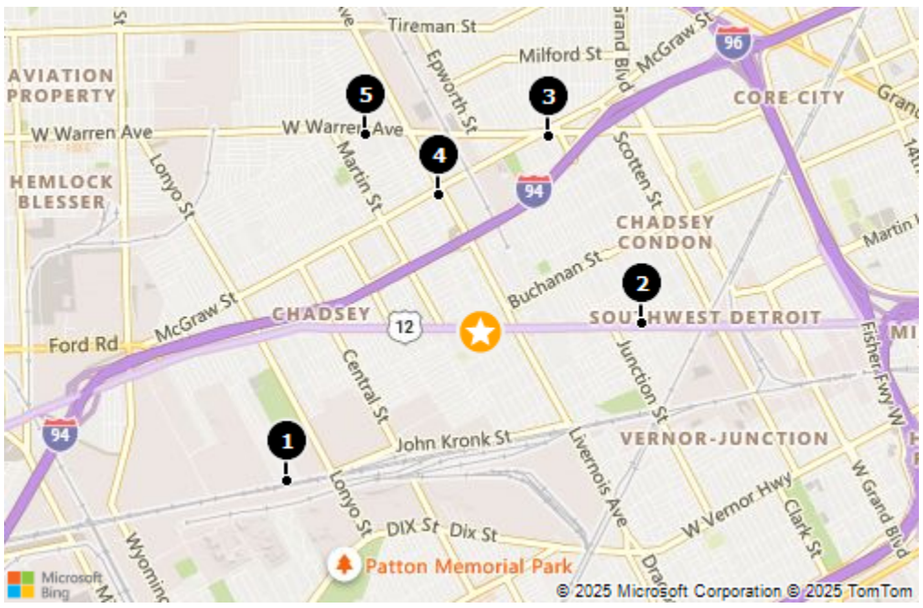
ICE SiteX Report

OrderID: 95390238

SiteX Property Information Report



Subject Property Location

6509 MICHIGAN AVE, DETROIT, MI 48210-2917

County:	**WAYNE MI**	Census Tract:	261635257.001002
Property Use:	Retail Stores (Personal Services, Photography, Travel)	Zoning:	B4
Parcel Number:	18002298.	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A
Value Range:	N/A - N/A	Confidence Score:	N/A

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:	$8,927
Total Assessed Value:	$125,600	Total Assessor Market Value:	$251,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 01

Abbreviated Description:	S MICHIGAN 6 EXC MICH AVE AS WD CICOTTE GILBERT & BARKUMES SUB L3 P19 PLATS, W C R 18/211 38.22 IRREG
City/Muni/Twp:	DETROIT CITY

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:		Pool:	
Building Area:	5112 SF	Baths:		Fireplace:	
Year Built:	1914	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/02/2022	Sales Price:	$250,000
Document #:	2022323715 BK-PG 57937-886	Type of Sale:	Full Amount on Deed
Contract Date:	02/25/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 6 Subdivision: CICOTTE GILBERT AND SUBDIVISION Map Ref: LB 3 PG 19
Abbreviated Description: PORTION LOT6
City/Muni/Twp: DETROIT

Mortgage Record

Recording Date:	04/04/2022	Loan Amount:	N/A
Document #:	2022126629 BK-PG 57533-1019	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Subdivision: CICOTTE GILBERT AND BARKUMES SUBDIVISION
Abbreviated Description: PORTION LOT6
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	03/12/2021	Sales Price:	N/A
Document #:	2021090863 BK-PG 56507-1034	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/25/2021		

ICE SiteX Report

OrderID: 95390238

Document Type: Land Contract
Legal Description:
Lot: 6 Subdivision: WIDENING OF MICHIGAN AVENUE Map Ref: LB 3 PG 19
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	02/25/2021	Sales Price:	$250,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 01
Abbreviated Description: S MICHIGAN 6 EXC MICH AVE AS WD CICOTTE GILBERT & BARKUMES SUB L3 P19 PLATS, W C R 18/211 38.22 IRREG
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	02/09/2016	Sales Price:	N/A
Document #:	2016054741 BK-PG 52772-1193	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/09/2016		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 6 Subdivision: CICOTTE GILBERT & BARKMANS SUBDIVISION Map Ref: LB3 PG19
City/Muni/Twp: DETROIT

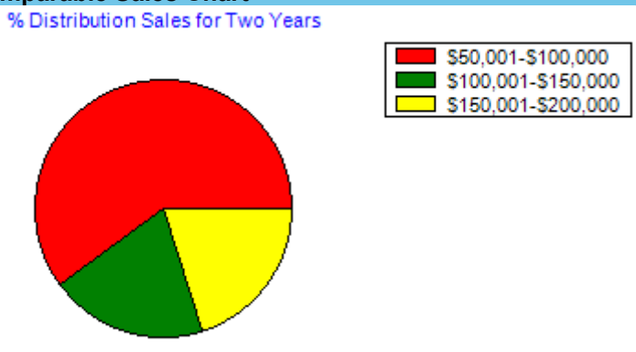
Area Sales Analysis

Total Area Sales	$534,900	Median # of Bedrooms	
Median Lot Size	6,970 SF	Median # of Baths	
Median Living Area	3,858 SF	Median Year Built	1929
Price Range - 2 Yrs	$65,000 to $170,000	Age Range	53 years to 108 years
Median Value	$99,900	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.17Mi.	**3805 LAWNDALE ST** **DETROIT, MI 48210-2005**	07/22/2025	$99,900	$111	896	//	1967	6,098 SF	
		APN: 20006486-7 Document #: 2025217002 Document Type: Warranty Deed Price Code: D Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 394&395 Subdivision: GLENWOOD MapRef: LB 17 PG 44 Abbreviated Description: Lot:394&395 Subdivision:GLENWOOD Map Ref:LB 17 PG 44City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.77Mi.	**4810 MICHIGAN AVE** **DETROIT, MI 48210-3250**	05/09/2025	$65,000	$16	3858	//	1929	2,614 SF	
		APN: 16001746. Document #: 2025165233 Document Type: Warranty Deed Price Code: D Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 2&3 Subdivision: PRIVATE CLAIM NO 30 MapRef: LB 9 PG 70 Abbreviated Description: Lot:2&3 Subdivision:PRIVATE CLAIM NO 30 Map Ref:LB 9 PG 70Abbreviated Description:PORTION LOT2 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.99Mi.	**4755 W WARREN AVE** **DETROIT, MI 48210-1465**	04/22/2025	$90,000	$33	2679	//	1917	10,454 SF	
		APN: 16001850-2 Document #: 2025148209 Document Type: Warranty Deed Price Code: D Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 26-29 Subdivision: THOMPSONS SUBDIVISION MapRef: LB 3 PG 69A Abbreviated Description: Lot:26-29 Subdivision:THOMPSONS SUBDIVISION Map Ref:LB 3 PG 69ACity/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.69Mi.	**5545 LIVERNOIS AVE** **DETROIT, MI 48210-1703**	02/25/2025	$110,000	$27	4014	//	1972	15,682 SF	
		APN: 18006975-8 Document #: 2025040973 Document Type: Warranty Deed Price Code: D Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 9-13 Subdivision: HENRY A SCHILLER SUBDIVISION MapRef: LB 34 PG 45 Abbreviated Description: Lot:9-13 Subdivision:HENRY A SCHILLER SUBDIVISION Map Ref:LB 34 PG 45City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	1.1Mi.	**6545 W WARREN AVE** **DETROIT, MI 48210-1133**	09/18/2024	$170,000	$25	6752	//	1925	6,970 SF	
		APN: 18003477. Document #: 2024252008 Document Type: Warranty Deed Price Code: D Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 28&29 Subdivision: A A WILLSONS SUBDIVISION MapRef: LB 17 PG 62 Abbreviated Description: Lot:28&29 Subdivision:A A WILLSONS SUBDIVISION Map Ref:LB 17 PG 62City/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.

ICE SiteX Report

OrderID: 95390238

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.	**6509 MICHIGAN AVE**	**02/25/2021**	$251,200	$125,600	5,112		1914	3,920 SF	
.01Mi.	**6515 MICHIGAN AVE**	**10/01/1989**	$11,800	$5,900				2,178 SF	
.01Mi.	**6517 MICHIGAN AVE**		$177,000	$88,500					
.02Mi.	**4103 CICOTTE ST**	**06/23/2021**	$90,800	$45,400	1,985	//2	1905	7,405 SF	
.02Mi.	**6521 MICHIGAN AVE**				3,213		1917	6,098 SF	
.02Mi.	**4095 CICOTTE ST**	**08/01/2000**	$80,000	$40,000	1,428	//1	1895	4,356 SF	
.02Mi.	**6467 MICHIGAN AVE**	**05/30/2007**	$5,200	$2,600				871 SF	
.03Mi.	**6465 MICHIGAN AVE**	**05/30/2007**	$9,200	$4,600				1,742 SF	
.03Mi.	**4091 CICOTTE ST**	**12/16/2013**	$44,600	$22,300	1,160	//1	1910	4,356 SF	
.03Mi.	**4085 CICOTTE ST**	**03/01/2013**	$63,600	$31,800	1,402	//1	1912	4,356 SF	
.03Mi.	**6535 MICHIGAN AVE**	**04/01/2000**	$112,800	$56,400	1,830		1926	1,742 SF	
.03Mi.	**6500 MICHIGAN AVE**	**10/30/2006**	$24,400	$12,200	4,147		1900	5,227 SF	
.04Mi.	**4079 CICOTTE ST**	**06/01/1991**	$55,600	$27,800	991	//1	1880	4,356 SF	
.04Mi.	**6439 MICHIGAN AVE**							6,970 SF	
.04Mi.	**6520 MICHIGAN AVE**	**03/01/1999**	$123,200	$61,600	2,982		1939	6,098 SF	
.04Mi.	**4112 CLIPPERT ST**	**04/19/2013**	$97,200	$48,600	1,925	//1	1919	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	30.3 years old	Households:	8,081
Median Household Income:	$33,923	Households w/Family:	62%
Household Income Per Capita:	$13,918	Households w/Family Married:	34%
Most Common Education Level:	Some High School	Households w/Family Children:	42%

School District

School District Zone:	Detroit Public Schools Community District	Students:	48,782
Number of Schools:	107	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.82Mi.	**Western International High School**	D	Public	9 - 12
Number of Students: 2,007				
Student-Teacher Ratio: 26.41				
0.64Mi.	**Munger Elementary-Middle School**	C-	Public	PK - 8
Number of Students: 896				
Student-Teacher Ratio: 19.06				

Flood Report

The Subject Property of **6509 MICHIGAN AVE, DETROIT, MI 48210-2917** 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	121%	HIGHER
BURGLARY	157%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	85%	LOWER
MURDER	109%	SIMILAR
OVERALL	118%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 95390238

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.