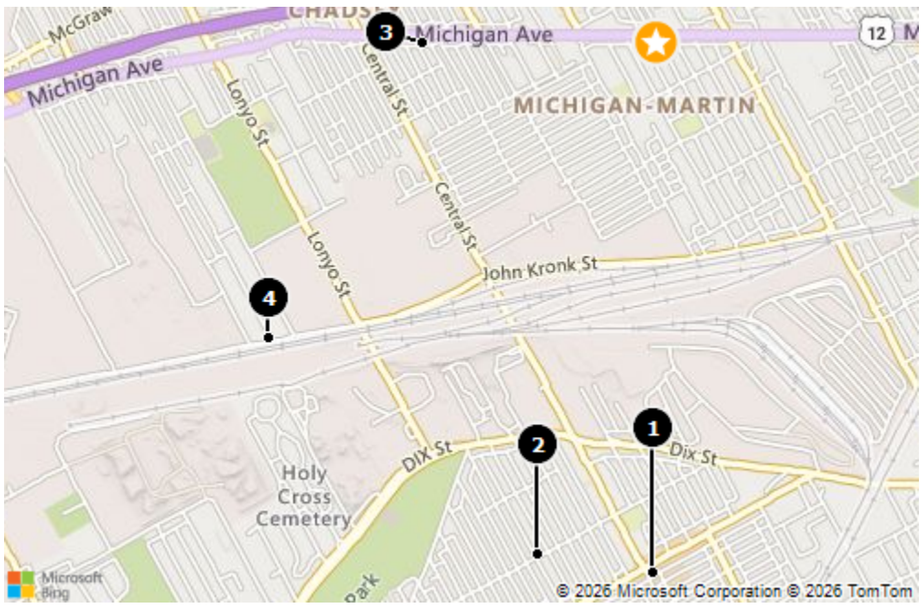
ICE SiteX Report

OrderID: 98703414

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	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$8,927
Total Assessed Value:	$125,300	Total Assessor Market Value:	$250,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 01 Subdivision: CICOTTE GILBERT & BARKUMES
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:	08/13/2025	Sales Price:	N/A
Document #:	2025234498 BK-PG 57533-1019	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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:			

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:	

ICE SiteX Report

OrderID: 98703414

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		
Document Type:			

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 Subdivision: CICOTTE GILBERT & BARKUMES
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:			

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

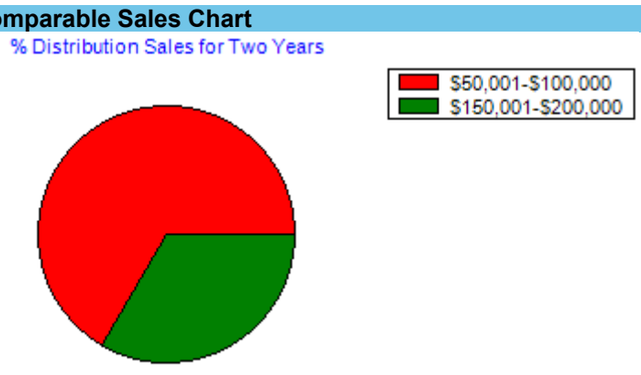
Area Sales Analysis

Total Area Sales	$603,900	Median # of Bedrooms	
Median Lot Size	4,792 SF	Median # of Baths	
Median Living Area	2,818 SF	Median Year Built	1951
Price Range - 2 Yrs	$69,000 to $275,000	Age Range	51 years to 96 years
Median Value	$129,950	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.27Mi.	**7647 W VERNOR HWY** **DETROIT, MI 48209-1513**	10/02/2025	$160,000	$36	4326	//	1930	5,227 SF	
		APN: 18001398. Document #: 2025280680 Document Type: Price Code: D Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 38-40 Subdivision: FERNDALE AVENUE SUBDIVISION MapRef: LB 30 PG 56 Abbreviated Description: Lot:38-40 Subdivision:FERNDALE AVENUE SUBDIVISION Map Ref:LB 30 PG 56Abbreviated Description:PORTION LOT38 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	1.25Mi.	**8030 PITT ST** **DETROIT, MI 48209-3704**	09/30/2025	$69,000	$52	1309	//	1975	4,356 SF	
		APN: 20007176. Document #: 2025261737 Document Type: Price Code: D Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 33 Subdivision: HARRAHS DIX AVENUE SUBDIVISION MapRef: LB 17 PG 81 Abbreviated Description: Lot:33 Subdivision:HARRAHS DIX AVENUE SUBDIVISION Map Ref:LB 17 PG 81City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.56Mi.	**7409 MICHIGAN AVE** **DETROIT, MI 48210-2225**	09/02/2025	$275,000	$45	6108	//	1935	3,049 SF	
		APN: 18002360. Document #: 2025251959 Document Type: Price Code: D Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 4-6 Subdivision: CONRAD CLIPPERTS SUBDIVISION NO 2 MapRef: LB 28 PG 33 Abbreviated Description: Lot:4-6 Subdivision:CONRAD CLIPPERTS SUBDIVISION NO 2 Map Ref:LB 28 PG 33City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	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: 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								

Comparable Sales Chart



ICE SiteX Report

OrderID: 98703414

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.	**6509 MICHIGAN AVE**	**02/25/2021**	$250,600	$125,300	5,112		1914	3,920 SF	
.01Mi.	**6515 MICHIGAN AVE**	**10/01/1989**	$12,800	$6,400				2,178 SF	
.01Mi.	**6517 MICHIGAN AVE**		$161,000	$80,500					
.02Mi.	**4103 CICOTTE ST**	**06/23/2021**	$97,600	$48,800	1,985	//2	1905	7,405 SF	
.02Mi.	**6521 MICHIGAN AVE**				3,213		1917	6,098 SF	
.02Mi.	**4095 CICOTTE ST**	**08/01/2000**	$100,800	$50,400	1,428	//1	1895	4,356 SF	
.02Mi.	**6467 MICHIGAN AVE**	**05/30/2007**	$5,600	$2,800				871 SF	
.03Mi.	**6465 MICHIGAN AVE**	**05/30/2007**	$10,000	$5,000				1,742 SF	
.03Mi.	**4091 CICOTTE ST**	**12/16/2013**	$48,200	$24,100	1,160	//1	1910	4,356 SF	
.03Mi.	**4085 CICOTTE ST**	**03/01/2013**	$68,400	$34,200	1,402	//1	1912	4,356 SF	
.03Mi.	**6535 MICHIGAN AVE**	**04/01/2000**	$106,800	$53,400	1,830		1926	1,742 SF	
.03Mi.	**6500 MICHIGAN AVE**	**10/30/2006**	$27,000	$13,500	4,147		1900	5,227 SF	
.04Mi.	**4079 CICOTTE ST**	**06/01/1991**	$47,400	$23,700	991	//1	1880	4,356 SF	
.04Mi.	**6439 MICHIGAN AVE**							6,970 SF	
.04Mi.	**6520 MICHIGAN AVE**	**03/01/1999**	$113,400	$56,700	2,982		1939	6,098 SF	
.04Mi.	**4112 CLIPPERT ST**	**04/19/2013**	$122,800	$61,400	1,925	//1	1919	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	29.8 years old	Households:	8,162
Median Household Income:	$32,855	Households w/Family:	61%
Household Income Per Capita:	$13,351	Households w/Family Married:	30%
Most Common Education Level:	Some High School	Households w/Family Children:	42%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.83Mi.	**Western International High School**	F	Public	9 - 12
Number of Students: 1,959 Student-Teacher Ratio: 23.05				
0.64Mi.	**Munger Elementary-Middle School**	D-	Public	PK - 8
Number of Students: 954 Student-Teacher Ratio: 19.08				

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	115%	HIGHER
BURGLARY	152%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	102%	SIMILAR
OVERALL	114%	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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ICE SiteX Report

OrderID: 98703414

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