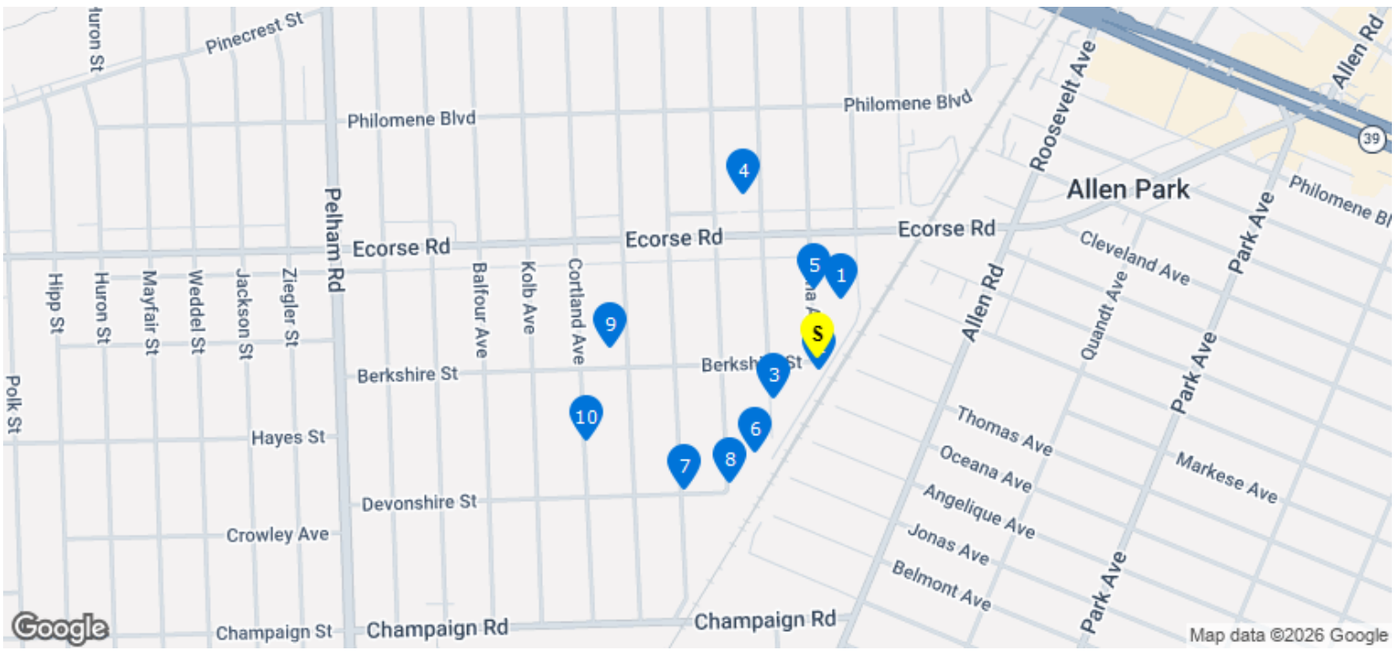
ICE SiteX Report

OrderID: 98775511

SiteX Property Information Report



Subject Property Location

7236 LUANA AVE, ALLEN PARK, MI 48101-2409

County:	**WAYNE MI**	Census Tract:	5763.00
Property Use:	Single Family Residential	Zoning:	R 1B
Parcel Number:	30 025 01 0526 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$217,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$193,130 - $240,870	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82020
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,860
Total Assessed Value:	$91,800	Total Assessor Market Value:	$183,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 526 Section: 01 District: 30 Subdivision: LIE-NOR LAWN

Abbreviated Description:	11A526 LOT 526 ALSO E 1/2 ADJ VAC ALLEY LIE-NOR LAWN SUB T3S R10E L55 P92 WCR
City/Muni/Twp:	ALLEN PARK CITY

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:		Pool:	
Building Area:	999 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/11/2009	Sales Price:	N/A
Document #:	209194038 BK-PG 41846-1046	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/08/2009	Loan Amount:	N/A
Document #:	209191885 BK-PG 47901-0877	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/24/2009		
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:

Subdivision: LIE NOR LAWN SUBDIVISION Map Ref: 0
City/Muni/Twp: ALLEN PARK

Mortgage Record

Recording Date:	12/13/2004	Loan Amount:	N/A
Document #:	204614951 BK-PG 41846-1046	Loan Type:	Unknown Loan Type
Contract Date:	11/26/2004		
TD Due Date:		Type Finance:	

ICE SiteX Report

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Legal Description:
Subdivision: LIE NOR LAWN SUBDIVISION Map Ref: 0
City/Muni/Twp: ALLEN PARK

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Section: 01 District: 30 Subdivision: LIE-NOR LAWN
Abbreviated Description: 11A526 LOT 526 ALSO E 1/2 ADJ VAC ALLEY LIE-NOR LAWN SUB T3S R10E L55 P92 WCR
City/Muni/Twp: ALLEN PARK CITY

Area Sales Analysis

Total Area Sales	$2,135,000	Median # of Bedrooms	
Median Lot Size	5,227 SF	Median # of Baths	1
Median Living Area	999 SF	Median Year Built	1955
Price Range - 2 Yrs	$128,000 to $255,000	Age Range	63 years to 83 years
Median Value	$220,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**7159 LUANA AVE** **ALLEN PARK, MI 48101-2408**	05/22/2026	$220,000	$209	1053	//1	1955	5,227 SF	
		APN: 30 025 01 0558 000 Document #: 2026187810 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 558 Subdivision: LIE NOR LAWN SUBDIVISION MapRef: LB 55 PG 92 Abbreviated Description: Lot:558 Subdivision:LIE NOR LAWN SUBDIVISION Map Ref:LB 55 PG 92City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
2	.13Mi.	**16187 REGINA AVE** **ALLEN PARK, MI 48101-1945**	07/29/2026	$240,000	$240	999	//2	1955	13,068 SF	
		APN: 30 025 01 0336 001 Document #: 2026240880 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 336-341 Subdivision: LIE NOR LAWN SUBDIVISION MapRef: LB 55 PG 92 Abbreviated Description: Subdivision:LIE NOR LAWN SUBDIVISION Map Ref:LB 55 PG 92Abbreviated Description:PORTION LOTS336-341 City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
3	.15Mi.	**7693 LARME AVE** **ALLEN PARK, MI 48101-2471**	05/26/2026	$245,000	$221	1107	//1	1958	5,227 SF	
		APN: 30 026 01 0084 000 Document #: 2026190218 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 84 Subdivision: AIRPORT PARK SUBDIVISION MapRef: LB 58 PG 22 Abbreviated Description: Lot:84 Subdivision:AIRPORT PARK SUBDIVISION Map Ref:LB 58 PG 22City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
4	.18Mi.	**7121 OSAGE AVE** **ALLEN PARK, MI 48101-2472**	07/09/2026	$203,280	$149	1366	//2	1906	5,227 SF	
		APN: 30 026 01 0130 000 Document #: 2026224791 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 130 Subdivision: AIRPORT PARK SUBDIVISION Abbreviated Description: Lot:130 Subdivision:AIRPORT PARK SUBDIVISION City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
5	.2Mi.	**7732 LARME AVE** **ALLEN PARK, MI 48101-2486**	07/21/2026	$200,000	$203	986	//1	1943	5,227 SF	
		APN: 30 026 01 0096 000 Document #: 2026234592 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 96 Subdivision: AIRPORT PARK SUBDIVISION MapRef: LB 58 PG 22 Abbreviated Description: Lot:96 Subdivision:AIRPORT PARK SUBDIVISION Map Ref:LB 58 PG 22City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
6	.23Mi.	**6789 LARME AVE** **ALLEN PARK, MI 48101-2437**	05/04/2026	$240,000	$240	999	5//1	1952	5,227 SF	
		APN: 30 023 06 0156 000 Document #: 2026170834 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 156 Subdivision: HARRAHS THREE MILE SUBDIVISION MapRef: LB 52 PG 62 Abbreviated Description: Lot:156 Subdivision:HARRAHS THREE MILE SUBDIVISION Map Ref:LB 52 PG 62City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
7	.25Mi.	**7190 WINONA AVE** **ALLEN PARK, MI 48101-2224**	06/17/2026	$245,000	$224	1092	//1	1953	5,227 SF	
		APN: 30 026 01 0327 000 Document #: 2026208016 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 327 Subdivision: AIRPORT PARK SUB MapRef: LB 58 PG 22 Abbreviated Description: Lot:327 Subdivision:AIRPORT PARK SUB Map Ref:LB 58 PG 22City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
8	.27Mi.	**7213 CORTLAND AVE** **ALLEN PARK, MI 48101-2211**	06/24/2026	$247,000	$223	1107	//1	1955	5,227 SF	
		APN: 30 026 01 0347 000 Document #: 2026212700 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 347 Subdivision: AIRPORT PARK SUBDIVISION MapRef: LB 58 PG 22 Abbreviated Description: Lot:347 Subdivision:AIRPORT PARK SUBDIVISION Map Ref:LB 58 PG 22City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
9	.32Mi.	**15737 OCEANA AVE** **ALLEN PARK, MI 48101-1941**	06/22/2026	$245,000	$208	1178	//1	1950	4,356 SF	
		APN: 30 014 01 0301 000 Document #: 2026211390 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 301 Subdivision: ALLEN ROAD HIGHLANDS SUBDN MapRef: LB 52 PG 59 Abbreviated Description: Lot:301 Subdivision:ALLEN ROAD HIGHLANDS SUBDN Map Ref:LB 52 PG 59City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
10	.33Mi.	**15776 MCLAIN AVE** **ALLEN PARK, MI 48101-2026**	04/28/2026	$260,000	$194	1340	//1	1930	4,792 SF	
		APN: 30 012 04 0022 000 Document #: 2026167011 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Subdivision: ALLEN ROAD LAPHAM SCHOOL SUBDIVISION MapRef: LB 53 PG 33 Abbreviated Description: Lot:22 Subdivision:ALLEN ROAD LAPHAM SCHOOL SUBDIVISION Map Ref:LB 53 PG 33City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK								
11	.34Mi.	**7613 KOLB AVE**	06/23/2026	$220,000	$166	1326	//1	1958	6,098 SF	

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ALLEN PARK, MI 48101-2219
APN: 30 026 01 0462 000 Document #: 2026212012
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 462 Section: 01 Subdivision: AIRPORT PARK SUBDIVISION MapRef: LB 58 PG 22 Abbreviated Description: Lot:462 Section:01 Subdivision:AIRPORT PARK SUBDIVISION Map Ref:LB 58 PG 22City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

12	.35Mi.	**15720 REGINA AVE**	05/12/2026	$236,000	$242	975	//1	1963	4,792 SF

ALLEN PARK, MI 48101-1907
APN: 30 012 04 0226 000 Document #: 2026179518
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 226 Subdivision: ALLEN ROAD LAPHAM SCHOOL SUBDIVISION MapRef: LB 53 PG 33 Abbreviated Description: Lot:226 Subdivision:ALLEN ROAD LAPHAM SCHOOL SUBDIVISION Map Ref:LB 53 PG 33City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

13	.36Mi.	**17146 PHILOMENE BLVD**	06/22/2026	$250,000	$197	1269	//1	1951	6,970 SF

ALLEN PARK, MI 48101-2329
APN: 30 023 06 0076 000 Document #: 2026211503
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: HARRAHS THREE MILE SUBDIVISION MapRef: LB 52 PG 62 Abbreviated Description: Lot:76 Subdivision:HARRAHS THREE MILE SUBDIVISION Map Ref:LB 52 PG 62City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

14	.37Mi.	**15629 OCEANA AVE**	07/27/2026	$198,900	$189	1050	//1	1953	3,920 SF

ALLEN PARK, MI 48101-1939
APN: 30 014 02 0124 000 Document #: 2026239537
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: C W HARRAHS ALLEN ROAD SUBDIVISION MapRef: LB 54 PG 86 Abbreviated Description: Lot:124 Subdivision:C W HARRAHS ALLEN ROAD SUBDIVISION Map Ref:LB 54 PG 86City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

15	.37Mi.	**15617 THOMAS AVE**	07/06/2026	$197,000	$210	939	//1	1943	4,792 SF

ALLEN PARK, MI 48101-1947
APN: 30 014 02 0084 002 Document #: 2026220040
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 84&85 Subdivision: C W HARRAHS ALLEN ROAD SUBDIVISION MapRef: LB 54 PG 86 Abbreviated Description: Subdivision:C W HARRAHS ALLEN ROAD SUBDIVISION Map Ref:LB 54 PG 86Abbreviated Description:PORTION LOTS84&85 City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

16	.38Mi.	**6630 GAHONA AVE**	04/22/2026	$185,000	$220	841	5//2	1949	6,098 SF

ALLEN PARK, MI 48101-2581
APN: 30 023 06 0397 002 Document #: 2026158857
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 397&398 Subdivision: HARRAHS THREE MILE SUBDIVISION MapRef: LB 52 PG 62 Abbreviated Description: Lot:397&398 Subdivision:HARRAHS THREE MILE SUBDIVISION Map Ref:LB 52 PG 62City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

17	.42Mi.	**16244 PHILOMENE BLVD**	08/04/2026	$382,000	$235	1625	//1	1950	6,534 SF

ALLEN PARK, MI 48101-2550
APN: 30 024 02 0201 303 Document #: 2026245669
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 201&202 Subdivision: ARNO GARDENS SUBDIVISION MapRef: LB 54 PG 40 Abbreviated Description: Lot:201&202 Subdivision:ARNO GARDENS SUBDIVISION Map Ref:LB 54 PG 40Abbreviated Description:PORTION LOT201 City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

18	.43Mi.	**6778 KOLB AVE**	07/06/2026	$237,000	$202	1174	//1	1952	6,970 SF

ALLEN PARK, MI 48101-2316
APN: 30 023 03 0236 000 Document #: 2026220074
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 236&237 Subdivision: A LOUIS OCONNORS GREATER DETROIT SUB NO 1 MapRef: LB 56 PG 29 Abbreviated Description: Lot:236&237 Subdivision:A LOUIS OCONNORS GREATER DETROIT SUB NO 1 Map Ref:LB 56 PG 29Abbreviated Description:PORTION LLOT237 City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

19	.43Mi.	**6593 KING AVE**	06/08/2026	$287,500	$237	1212	//1	1948	6,534 SF

ALLEN PARK, MI 48101-2545
APN: 30 024 02 0211 002 Document #: 2026198785
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 211&212 Subdivision: ARNO GARDENS SUBDIVISION MapRef: LB 54 PG 40 Abbreviated Description: Lot:211&212 Subdivision:ARNO GARDENS SUBDIVISION Map Ref:LB 54 PG 40City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

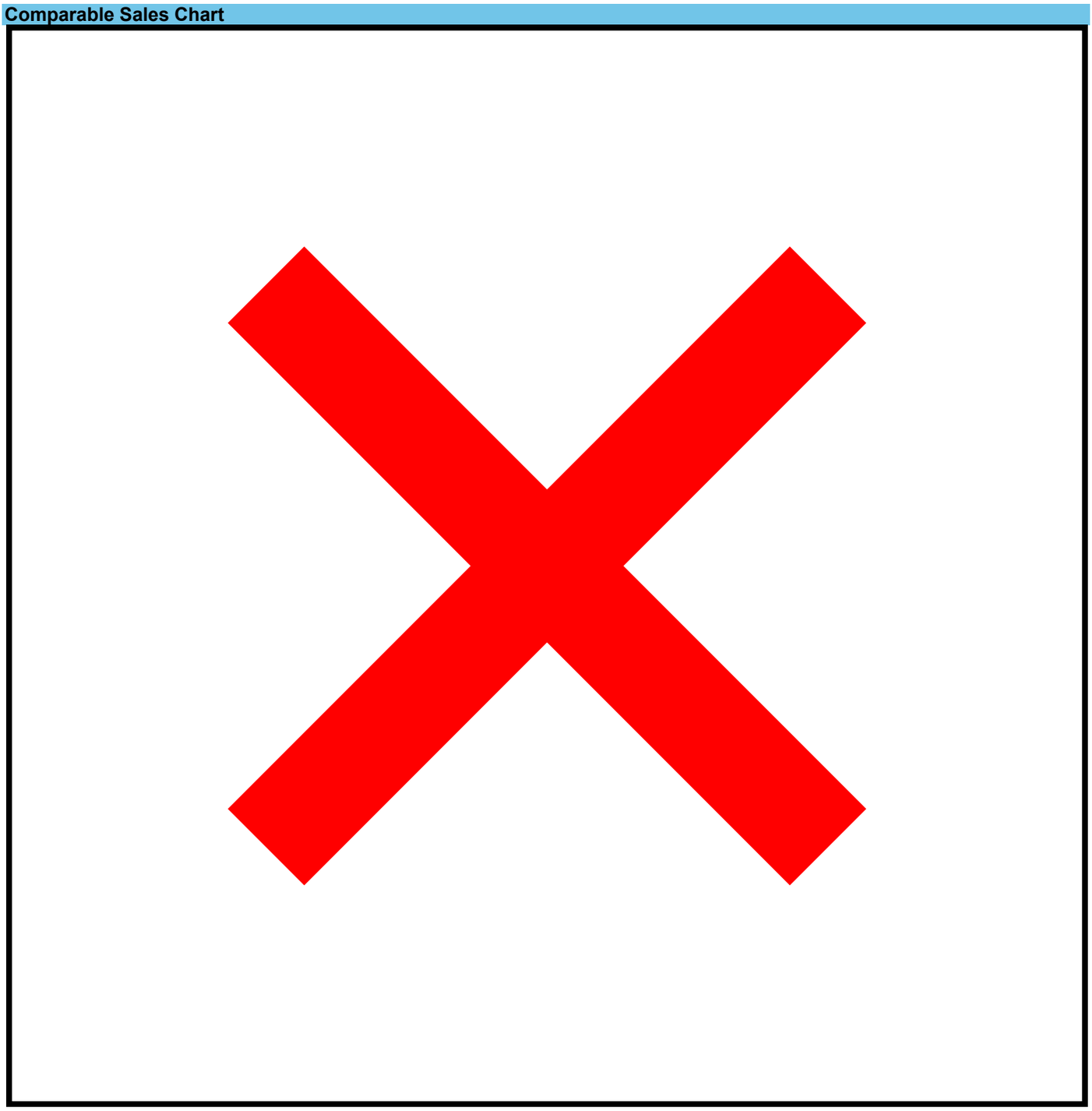
20	.43Mi.	**15570 ANGELIQUE AVE**	04/22/2026	$273,000	$244	1120	//1	1942	5,663 SF

ALLEN PARK, MI 48101-1930
APN: 30 014 02 0155 002 Document #: 2026158548
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 155-157 Subdivision: C W HARRAHS ALLEN ROAD SUBDIVISION MapRef: LB 54 PG 86 Abbreviated Description: Lot:155-157 Subdivision:C W HARRAHS ALLEN ROAD SUBDIVISION Map Ref:LB 54 PG 86Abbreviated Description:PORTION LOTS155&157 City/Muni/Twp:ALLEN PARK City/Muni/Twp: ALLEN PARK

ICE SiteX Report

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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.

ICE SiteX Report

OrderID: 98775511

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.	**7236 LUANA AVE**		$183,600	$91,800	999	//1	1955	5,227 SF	
.01Mi.	**7242 LUANA AVE**		$180,800	$90,400	999	//1	1955	5,227 SF	
.01Mi.	**7228 LUANA AVE**	**06/22/2022**	$201,000	$100,500	1,026	//1	1964	5,227 SF	
.02Mi.	**7252 LUANA AVE**	**07/16/2025**	$186,800	$93,400	912	//1	1963	5,227 SF	
.02Mi.	**7220 LUANA AVE**	**04/08/2008**	$191,800	$95,900	1,026	//1	1964	5,227 SF	
.02Mi.	**7214 LUANA AVE**		$194,600	$97,300	999	//1	1956	5,227 SF	
.03Mi.	**7237 SHENANDOAH AVE**		$193,600	$96,800	988	//1	1954	5,227 SF	
.03Mi.	**7247 SHENANDOAH AVE**	**05/18/2023**	$195,000	$97,500	1,074	//1	1952	5,227 SF	
.03Mi.	**7231 SHENANDOAH AVE**	**07/14/2016**	$187,000	$93,500	999	//1	1956	5,227 SF	
.03Mi.	**7253 SHENANDOAH AVE**	**06/15/2023**	$232,800	$116,400	1,175	//1	1960	5,227 SF	
.03Mi.	**7204 LUANA AVE**		$188,000	$94,000	999	5//1	1956	5,227 SF	
.03Mi.	**7221 LUANA AVE**		$255,200	$127,600	1,029	//1	1955	10,454 SF	
.04Mi.	**7215 SHENANDOAH AVE**		$194,000	$97,000	988	//1	1954	5,227 SF	
.04Mi.	**7196 LUANA AVE**	**03/08/2019**	$199,000	$99,500	999	//1	1956	5,227 SF	
.04Mi.	**7207 SHENANDOAH AVE**	**09/22/2016**	$185,200	$92,600	1,070	//1	1951	5,227 SF	
.04Mi.	**7605 SHENANDOAH AVE**	**07/30/2004**	$185,200	$92,600	999	//1	1955	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	42.4 years old	Households:	11,755
Median Household Income:	$78,445	Households w/Family:	63%
Household Income Per Capita:	$38,805	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Allen Park Public Schools	Students:	3,713
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Bennie Elementary School** Number of Students: 513 Student-Teacher Ratio: 18.5	C+	Public	KG - 5
0.92Mi.	**Lindemann Elementary School** Number of Students: 639 Student-Teacher Ratio: 17.83	B	Public	PK - 5
0.55Mi.	**Allen Park High School** Number of Students: 1,133 Student-Teacher Ratio: 19.82 Advanced Placement: Yes	B	Public	9 - 12
1.11Mi.	**Allen Park Middle School** Number of Students: 896 Student-Teacher Ratio: 19.96	B-	Public	6 - 8

Flood Report

The Subject Property of **7236 LUANA AVE, ALLEN PARK, MI 48101-2409** 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	75%	NOTABLY LOWER
BURGLARY	51%	NOTABLY LOWER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	84%	LOWER
OVERALL	61%	NOTABLY LOWER

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

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Data deemed reliable, but not guaranteed.

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