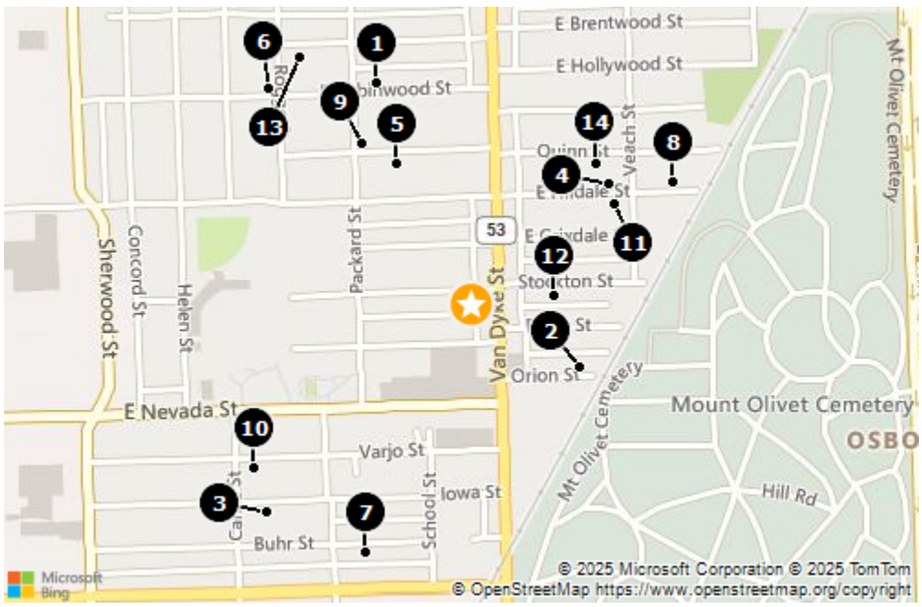
ICE SiteX Report

OrderID: 95749089

SiteX Property Information Report



Subject Property Location

7634 STOCKTON ST, DETROIT, MI 48234-3121

County:	**WAYNE MI**	Census Tract:	261635063.001027
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	15004501.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$74,000**	FSD:	33
Value Range:	$49,580 - $98,420	Confidence Score:	67

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:	$567
Total Assessed Value:	$14,300	Total Assessor Market Value:	$28,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 111 District: 01 Subdivision: PACKARD PARK
Abbreviated Description: S STOCKTON 236 PACKARD PARK SUB L28 P63 PLATS, W C R 15/206 35 X 110.50
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:		Pool:	
Building Area:	1052 SF	Baths:	1	Fireplace:	
Year Built:	1919	Partial Baths:		Type Const:	Other
Number of Buildings:		Number of Rooms:		Ext Walls:	Shingle
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/06/2025	Loan Amount:	N/A
Document #:	2025009370 BK-PG 59280-889	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 236 Subdivision: PACKARD PARK SUBDIVISION
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	01/06/2025	Sales Price:	$77,250
Document #:	2025009368 BK-PG 59280-873	Type of Sale:	Full Amount on Deed
Contract Date:	12/31/2024		
Document Type:	Warranty Deed		

Legal Description:
Lot: 236 Subdivision: PACKARD PARK SUBDIVISION Map Ref: LB 28 PG 63
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	07/28/2014	Sales Price:	$1,500
Document #:	2014312540 BK-PG 51648-0501	Type of Sale:	Price Unconfirmed
Contract Date:	07/28/2014		
Document Type:	Quit Claim Deed		

Legal Description:
Subdivision: PACKARD PARK SUB Map Ref: LB28 PG63

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Prior Transfer

Recording Date:	07/28/2014	Sales Price:	$1,500
Document #:	BK-PG 51648 -501	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 111 District: 01 Subdivision: PACKARD PARK
Abbreviated Description: S STOCKTON 236 PACKARD PARK SUB L28 P63 PLATS, W C R 15/206 35 X 110.50
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	11/07/2013	Sales Price:	$1,500
Document #:	2013462681 BK-PG 51159-0553	Type of Sale:	Full Amount on Deed
Contract Date:	11/07/2013		
Document Type:	Quit Claim Deed		

Legal Description:
Subdivision: PACKARD PARK SUB Map Ref: LB28 PG63
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/13/2006	Sales Price:	$17,327
Document #:	206535425 BK-PG 45569-0879	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2006		
Document Type:	Warranty Deed		

Legal Description:
Lot: 236 Subdivision: PACKARD PARK SUBDIVISION Map Ref: LB28 PG63
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	09/12/2006	Sales Price:	$17,327
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/14/2005	Sales Price:	N/A
Document #:	206002743 BK-PG 43829-0348	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/28/2005		
Document Type:	Land Contract		

Legal Description:
Lot: 236 Subdivision: PACKARD PARK SUBDIVISION Map Ref: LB28 PG63
City/Muni/Twp: DETROIT

Prior Transfer

Recording Date:	11/14/2005	Sales Price:	$13,454
Document #:	206002343 BK-PG 43826-0831	Type of Sale:	Full Amount on Deed
Contract Date:	10/07/2005		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 236 Subdivision: PACKARD PARK SUBDIVISION Map Ref: LB28 PG63
City/Muni/Twp: DETROIT

Area Sales Analysis

Total Area Sales	$750,325	Median # of Bedrooms	
Median Lot Size	4,356 SF	Median # of Baths	1
Median Living Area	1,190 SF	Median Year Built	1928
Price Range - 2 Yrs	$10,750 to $135,000	Age Range	69 years to 103 years
Median Value	$34,563	Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**7525 E ROBINWOOD ST** **DETROIT, MI 48234-3162**	06/13/2025	$105,000	$83	1253	//1	1925	4,356 SF	
		APN: 15004777. Document #: 2025190606 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: THE MAYFLOWER SUBDIVISION MapRef: LB 41 PG 6 Abbreviated Description: Lot:23 Subdivision:THE MAYFLOWER SUBDIVISION Map Ref:LB 41 PG 6City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.16Mi.	**8095 ORION ST** **DETROIT, MI 48234-3621**	05/15/2025	$135,000	$79	1703	//1	1927	5,663 SF	
		APN: 17004407. Document #: 2025169970 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 38&39 Block: 506 Subdivision: HODGE ESTATE SUBDIVISION MapRef: LB 50 PG 65 Abbreviated Description: Lot:38&39 Block:506 Subdivision:HODGE ESTATE SUBDIVISION Map Ref:LB 50 PG 65Abbreviated Description:PORTION LOT39 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.35Mi.	**7130 IOWA ST** **DETROIT, MI 48212-1426**	05/14/2025	$107,000	$100	1068	//1	1956	4,792 SF	
		APN: 15004061. Document #: 2025169663 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 120&121 Subdivision: PERRINS NORTH DETROIT SUBDIVISION MapRef: LB 46 PG 16 Abbreviated Description: Subdivision:PERRINS NORTH DETROIT SUBDIVISION Map Ref:LB 46 PG 16Abbreviated Description:PORTION LOTS120&121 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.22Mi.	**8135 E HILDALE ST** **DETROIT, MI 48234-3676**	05/08/2025	$10,750	$8	1221	//1	1926	3,049 SF	
		APN: 17004578. Document #: 2025161139 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 66 Subdivision: MORAN AND HUTTONS VAN DYKE AVE SUB Abbreviated Description: Lot:66 Subdivision:MORAN AND HUTTONS VAN DYKE AVE SUB City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

5	.19Mi.	**7546 QUINN ST** **DETROIT, MI 48234-3119**	04/17/2025	$25,125	$21	1160	//1	1928	3,920 SF

APN: 15004680. Document #: 2025139717
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: MCNAMARAS SUBDIVISION MapRef: LB 34 PG 79 Abbreviated Description: Lot:20 Subdivision:MCNAMARAS SUBDIVISION Map Ref:LB 34 PG 79City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

6	.36Mi.	**18801 ROGGE ST** **DETROIT, MI 48234-3088**	01/10/2025	$45,000	$44	1015	//1	1952	6,098 SF

APN: 15006694.012 Document #: 2025012841
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: GEORGE M KELLYS SUB MapRef: LB 73 PG 80 Abbreviated Description: Lot:11 Subdivision:GEORGE M KELLYS SUB Map Ref:LB 73 PG 80City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

7	.33Mi.	**7434 BUHR ST** **DETROIT, MI 48212-1416**	12/19/2024	$13,000	$14	870	//1	1924	3,049 SF

APN: 15003917. Document #: 2025002297
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 154 Subdivision: HARRAHS NORTH DETROIT SUBDIVISION MapRef: LB 37 PG 48 Abbreviated Description: Lot:154 Subdivision:HARRAHS NORTH DETROIT SUBDIVISION Map Ref:LB 37 PG 48City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

8	.28Mi.	**8245 E HILDALE ST** **DETROIT, MI 48234-3605**	12/06/2024	$19,950	$19	1028	/3/1	1956	4,356 SF

APN: 17004587-8 Document #: 2024307608
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75&76 Subdivision: MORAN AND HUTTONS VAN DYKE AVENUE SUBDIVISION MapRef: LB 38 PG 5 Abbreviated Description: Subdivision:MORAN AND HUTTONS VAN DYKE AVENUE SUBDIVISION Map Ref:LB 38 PG 5Abbreviated Description:PORTION LOTS75&76 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

9	.24Mi.	**7503 QUINN ST** **DETROIT, MI 48234-3118**	10/17/2024	$22,500	$11	1880	//1	1926	5,663 SF

APN: 15004712. Document #: 2024271676
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: MAYFLOWER SUBDIVISION MapRef: LB 41 PG 6 Abbreviated Description: Lot:82 Subdivision:MAYFLOWER SUBDIVISION Map Ref:LB 41 PG 6City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

10	.33Mi.	**7112 VARJO ST** **DETROIT, MI 48212-1442**	10/17/2024	$125,000	$116	1077	//1	1956	4,356 SF

APN: 15004186. Document #: 2024270778
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 74&75 Subdivision: PERRIENS NORTH DETROIT SUBDIVISION MapRef: LB 46 PG 16 Abbreviated Description: Lot:74&75 Subdivision:PERRIENS NORTH DETROIT SUBDIVISION Map Ref:LB 46 PG 16City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

11	.21Mi.	**8138 E HILDALE ST** **DETROIT, MI 48234-3604**	09/03/2024	$70,000	$45	1554	//1	1928	3,049 SF

APN: 17004544. Document #: 2024239621
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 177 Subdivision: HARRAHS VAN DYKE PARK SUBDIVISION MapRef: LB 36 PG 76 Abbreviated Description: Lot:177 Subdivision:HARRAHS VAN DYKE PARK SUBDIVISION Map Ref:LB 36 PG 76

12	.1Mi.	**8062 STOCKTON ST** **DETROIT, MI 48234-3623**	08/14/2024	$12,500	$16	768	//1	1922	3,920 SF

APN: 17004464. Document #: 2024223796
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 71&72 Subdivision: HARRAHS VAN DYKE PARK SUBDIVISION MapRef: LB 36 PG 76 Abbreviated Description: Lot:71&72 Subdivision:HARRAHS VAN DYKE PARK SUBDIVISION Map Ref:LB 36 PG 76Abbreviated Description:PORTION LOT71 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

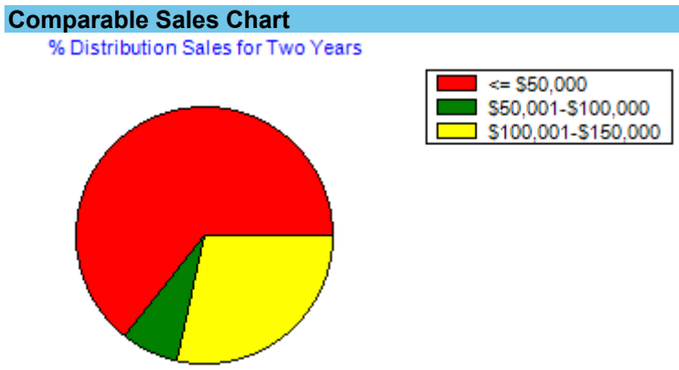
13	.36Mi.	**7436 E BRENTWOOD ST** **DETROIT, MI 48234-3155**	07/23/2024	$44,000	$36	1220	//1	1946	4,792 SF

APN: 15004819. Document #: 2024210278
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Block: 103 Subdivision: ALBERT G MARTINS SUBDIVISION MapRef: LB 48 PG 70 Abbreviated Description: Lot:34 Block:103 Subdivision:ALBERT G MARTINS SUBDIVISION Map Ref:LB 48 PG 70

14	.22Mi.	**8118 QUINN ST** **DETROIT, MI 48234-3796**	07/01/2024	$15,500	$11	1404	//1	1928	3,485 SF

APN: 17004612. Document #: 2024196987
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: MORAN AND HUTTONS VAN DYKE AVE SUBDIVISION MapRef: LB 38 PG 5 Abbreviated Description: Lot:99 Subdivision:MORAN AND HUTTONS VAN DYKE AVE SUBDIVISION Map Ref:LB 38 PG 5City/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.

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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.	**7634 STOCKTON ST**	**07/28/2014**	$28,600	$14,300	1,052	//1	1919	3,920 SF	
.01Mi.	**7630 STOCKTON ST**	**11/17/2017**	$26,200	$13,100	879	//1	1924	3,485 SF	
.02Mi.	**7616 STOCKTON ST**	**06/20/2018**	$22,800	$11,400	702	//1	1926	3,485 SF	
.03Mi.	**7627 EMILY ST**	**12/11/2007**			774	//1	1923	6,098 SF	
.03Mi.	**7625 STOCKTON ST**	**06/08/2016**	$52,600	$26,300	1,196	/4/1	1925	6,534 SF	
.03Mi.	**7600 STOCKTON ST**	**10/01/1986**	$23,400	$11,700	682	//1	1924	3,485 SF	
.04Mi.	**7594 STOCKTON ST**	**08/22/2008**	$17,400	$8,700	852	//1	1924	3,485 SF	
.05Mi.	**7595 EMILY ST**	**07/06/2016**	$7,000	$3,500	1,176	//1	1972	4,792 SF	
.06Mi.	**7585 EMILY ST**	**04/18/2016**	$50,400	$25,200	1,072	//1	1956	6,098 SF	
.06Mi.	**7573 EMILY ST**	**06/01/1977**	$50,000	$25,000	1,072	//1	1956	6,098 SF	
.07Mi.	**8025 EMILY ST**	**12/23/2010**	$58,000	$29,000	1,750	//1	1925	3,049 SF	
.07Mi.	**7567 EMILY ST**	**04/14/2006**	$50,200	$25,100	1,072	/3/1	1956	6,098 SF	
.07Mi.	**8025 STOCKTON ST**	**08/30/2006**	$65,000	$32,500	1,766	/4/1	1925	3,049 SF	
.08Mi.	**7580 E GRIXDALE ST**	**07/18/2005**	$25,800	$12,900	867	/3/1	1950	5,227 SF	
.08Mi.	**7561 EMILY ST**	**08/19/2015**	$44,800	$22,400	1,084	//1	1923	4,356 SF	
.08Mi.	**8031 STOCKTON ST**	**11/18/2015**	$52,000	$26,000	1,378	//1	1925	3,049 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	36.3 years old	Households:	11,826
Median Household Income:	$38,784	Households w/Family:	60%
Household Income Per Capita:	$20,119	Households w/Family Married:	16%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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
1.13Mi.	**Osborn High School** Number of Students: 440 Student-Teacher Ratio: 13.54	D+	Public	9 - 12
0.69Mi.	**Marion Law Academy** Number of Students: 407 Student-Teacher Ratio: 15.96	C-	Public	KG - 8

Flood Report

The Subject Property of **7634 STOCKTON ST, DETROIT, MI 48234-3121** 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	119%	HIGHER
BURGLARY	163%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	63%	NOTABLY LOWER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	90%	LOWER
MURDER	118%	HIGHER
OVERALL	136%	NOTABLY 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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