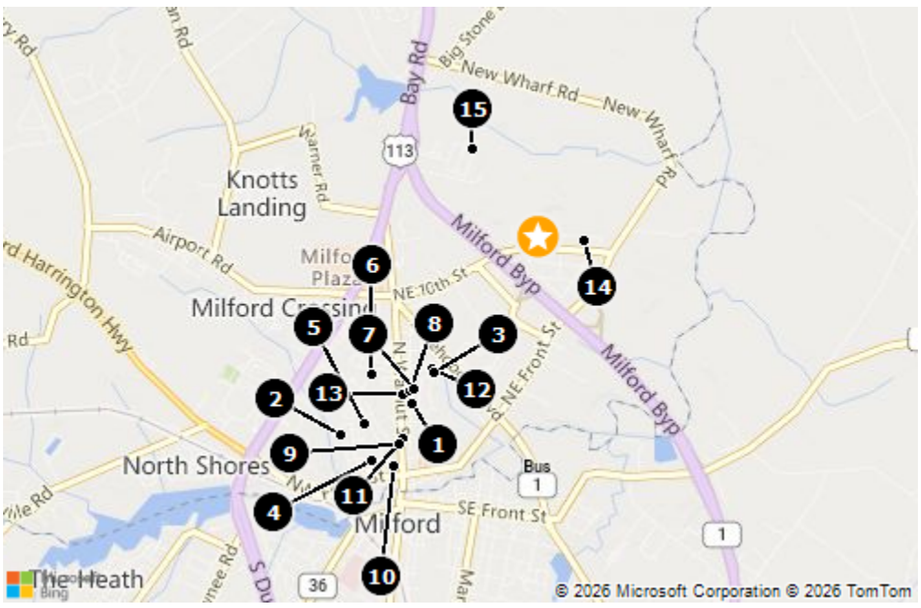
ICE SiteX Report

OrderID: 98738594

SiteX Property Information Report



Subject Property Location

802 SPRUCE AVE, MILFORD, DE 19963-1335

County:	**KENT DE**	Census Tract:	100010425.001004
Property Use:	Single Family Residential	Zoning:	RS1
Parcel Number:	5-00-174.15-01-13.00-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$335,000**	FSD:	16	Common Confidence Score:	39
Value Range:	$281,400 - $388,600	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$91,100	Market Land Value:		Tax Year:	2023
Assd Improvement:	$196,100	Market Improvment Value:		Total Taxable Value:	$1,304
Total Assessed Value:	$287,200	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	25160
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2-3 Section: A District: 00	Subdivision: WOODS HAVEN
Abbreviated Description:	WOODS HAVEN DEV SEC A LOT 2 & W 1/2 LOT 3
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:	20,909 SF	Bedrooms:	3	Pool:	
Building Area:	1304 SF	Baths:	1	Fireplace:	1
Year Built:	1973	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Z	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/09/2025	Sales Price:	N/A
Document #:	2025-526472 BK-PG 13929-52	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/24/2025		
Document Type:			

Legal Description:
Lot: 2&3 Section: A Subdivision: WOODS HAVEN Map Ref: MB 12 PG 58
Abbreviated Description: PORTION LOT3; PRIOR REF: 2022-450998 05/04/2022
City/Muni/Twp: MILFORD HUNDRED

Prior Transfer

Recording Date:	10/02/2025	Sales Price:	$286,711
Document #:	2025-522179 BK-PG 11928-229	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/19/2022	Sales Price:	N/A
Document #:	2022-452151 BK-PG 10356-246	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98738594

Prior Transfer

Recording Date:	05/04/2022	Sales Price:	$292,000
Document #:	2022-450997 BK-PG 11928-226	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2022		
Document Type:			

Legal Description:
Lot: 3 Section: A Subdivision: WOODS HAVEN Map Ref: MB 12 PG 58
City/Muni/Twp: MILFORD HUNDRED

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$292,000
Document #:	BK-PG D11928 -226	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2-3 Section: A District: 00 Subdivision: WOODS HAVEN
Abbreviated Description: WOODS HAVEN DEV SEC A LOT 2 & W 1/2 LOT 3
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	08/12/2020	Loan Amount:	N/A
Document #:	2020-392359 BK-PG 10356-246	Loan Type:	New Conventional
TD Due Date:	05/01/2035	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/10/2020	Sales Price:	N/A
Document #:	2020-389752 BK-PG 7114-36	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/03/2014	Sales Price:	$191,900
Document #:	2014-250547 BK-PG 7114-032	Type of Sale:	Full Amount on Deed
Contract Date:	01/31/2014		
Document Type:			

Legal Description:
Lot: 2&3 Section: A Subdivision: WOODS HAVEN Map Ref: MB12 PG58
Abbreviated Description: W2 LOT 3
City/Muni/Twp: MILFORD HUNDRED

Prior Transfer

Recording Date:	01/31/2014	Sales Price:	$191,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/09/2011	Loan Amount:	N/A
Document #:	2011-190674 BK-PG 5836-271	Loan Type:	Unknown
TD Due Date:	06/04/2021	Type Finance:	

Legal Description:
Lot: 2 Subdivision: PART 3 WOODS HAVEN

Prior Transfer

Recording Date:	06/01/2011	Sales Price:	$142,200
Document #:	2011-190170 BK-PG 4783-286	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/27/2009	Sales Price:	$85,000
Document #:	2009-140073 BK-PG 4210-0266	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/14/2009	Loan Amount:	N/A
Document #:	2009-139443 BK-PG 4783-286	Loan Type:	Unknown
TD Due Date:	01/04/2019	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	12/11/2007	Loan Amount:	N/A
Document #:	2007-110978 BK-PG 4210-266	Loan Type:	Unknown
TD Due Date:	12/15/2022	Type Finance:	UNK

Legal Description:

Area Sales Analysis

Total Area Sales	$4,213,000	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,554 SF	Median Year Built	1949
Price Range - 2 Yrs	$100,000 to $499,000	Age Range	4 years to 116 years
Median Value	$285,000	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

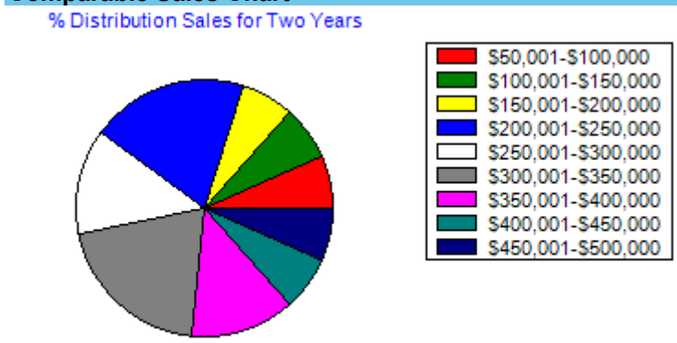
OrderID: 98738594

1	1.05Mi.	**519 N WASHINGTON ST** **MILFORD, DE 19963-2514**	10/13/2026	$259,900	$167	1554	7/3/1	1949	7,405 SF
	APN: 5-16-183.06-03-47.00-000 Document #: 2026-545928 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
2	1.42Mi.	**510 TRUITT AVE** **MILFORD, DE 19963-1157**	10/02/2026	$330,000	$183	1800	5/2/1	1940	15,682 SF
	APN: 5-16-183.06-01-05.00-000 Document #: 2026-545369 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED								
3	.85Mi.	**11 GENERAL TORBERT DR** **MILFORD, DE 19963-2547**	09/30/2026	$330,000	$303	1088	7/3/2	1999	15,682 SF
	APN: 5-16-183.06-05-09.00-000 Document #: 2026-545272 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: SAW MILL MapRef: MB 27 PG 55 Abbreviated Description: Lot:9 Subdivision:SAW MILL Map Ref:MB 27 PG 55City/Muni/Twp:MIFORD City/Muni/Twp: MIFORD								
4	1.4Mi.	**118 NW 3RD ST** **MILFORD, DE 19963-1108**	09/21/2026	$220,000	$251	874	5/3/1	1930	5,227 SF
	APN: 5-16-183.10-02-45.00-000 Document #: 2026-544614 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
5	1.28Mi.	**449 N CHURCH AVE** **MILFORD, DE 19963-1126**	09/21/2026	$100,000	$56	1780	7/4/1	1924	6,970 SF
	APN: 5-16-183.06-01-66.00-000 Document #: 2026-544609 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
6	1.08Mi.	**717 N CHURCH AVE** **MILFORD, DE 19963-1215**	08/12/2026	$319,900	$302	1056	6/3/1	1950	10,890 SF
	APN: 5-16-183.06-02-09.00-000 Document #: 2026-542082 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: LOTS OF CHARLES H WILKERSON MapRef: MB 3 PG 99 Abbreviated Description: Lot:9 Subdivision:LOTS OF CHARLES H WILKERSON Map Ref:MB 3 PG 99City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
7	.98Mi.	**609 N WASHINGTON ST** **MILFORD, DE 19963-2516**	08/03/2026	$225,000	$190	1184	5/2/1	1949	8,276 SF
	APN: 5-16-183.06-03-39.00-000 Document #: 2026-541440 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
8	1.02Mi.	**608 A N WASHINGTON ST** **MILFORD, DE 19963-2517**	06/18/2026	$285,000	$269	1059	/2/2	2022	5,663 SF
	APN: 5-16-183.06-03-31.03-000 Document #: 2026-538385 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 MapRef: MB 146 PG 50 Abbreviated Description: Lot:1 Map Ref:MB 146 PG 50City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
9	1.26Mi.	**216 N WALNUT ST** **MILFORD, DE 19963-1420**	05/26/2026	$169,900	$110	1544	5/3/2	1920	4,792 SF
	APN: 5-16-183.10-03-07.00-000 Document #: 2026-536618 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
10	1.36Mi.	**14 NW 2ND ST** **MILFORD, DE 19963-1402**	05/12/2026	$201,800	$140	1440	5/3/1	1910	3,920 SF
	APN: 5-16-183.10-03-83.00-000 Document #: 2026-535850 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
11	1.22Mi.	**403 N WALNUT ST** **MILFORD, DE 19963-1227**	05/12/2026	$377,500	$190	1980	7/4/2	1920	6,970 SF
	APN: 5-16-183.06-04-07.00-000 Document #: 2026-535828 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
12	.85Mi.	**9 GENERAL TORBERT DR** **MILFORD, DE 19963-2547**	05/12/2026	$360,000	$230	1559	5/3/2	1995	12,197 SF
	APN: 5-16-183.06-05-08.00-000 Document #: 2026-535823 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: SAW MILL VILLAGE MapRef: MB 27 PG 55 Abbreviated Description: Lot:8 Subdivision:SAW MILL VILLAGE Map Ref:MB 27 PG 55City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
13	1.04Mi.	**605 1/2 N WALNUT ST** **MILFORD, DE 19963-1231**	04/13/2026	$130,000	$71	1814	6/3/1	1929	4,792 SF
	APN: 5-16-183.06-03-06.00-000 Document #: 2026-533888 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								
14	.23Mi.	**908 SPRUCE AVE** **MILFORD, DE 19963-1337**	04/06/2026	$499,000	$262	1902	8/3/2	1974	20,909 SF
	APN: 5-00-174.16-01-22.00-000 Document #: 2026-533356 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: 3 Section: B Subdivision: WOODS HAVEN MapRef: MB 11 PG 7 Abbreviated Description: Lot:28 Block:3 Section:B Subdivision:WOODS HAVEN Map Ref:MB 11 PG 7City/Muni/Twp:MILFORD HUNDRED City/Muni/Twp: MILFORD HUNDRED								
15	.55Mi.	**285 SHORE LN** **MILFORD, DE 19963-6478**	04/02/2026	$405,000	$166	2436	/4/2	2021	10,019 SF
	APN: 5-16-174.01-03-67.00-000 Document #: 2026-533351 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67 Subdivision: LIGHTHOUSE ESTATES SUBDIVISION MapRef: MB 88 PG 81 Abbreviated Description: Lot:67 Subdivision:LIGHTHOUSE ESTATES SUBDIVISION Map Ref:MB 88 PG 81City/Muni/Twp:MILFORD City/Muni/Twp: MILFORD								

ICE SiteX Report

OrderID: 98738594

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.

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.	**802 SPRUCE AVE**	**04/29/2022**		$287,200	1,304	6/3/1	1973	20,909 SF	
.02Mi.	**804 SPRUCE AVE**			$321,900	2,458	7/3/2	1978	20,909 SF	
.02Mi.	**800 SPRUCE AVE**	**10/28/2015**		$350,100	2,304	10/4/2	1975	20,909 SF	
.03Mi.	**803 NE 10TH ST**	**09/30/2025**		$261,400	1,296	8/2/1	1970	26,572 SF	
.04Mi.	**1000 BIRCH AVE**	**02/26/2026**		$279,300	1,744	7/3/1	1974	19,602 SF	
.04Mi.	**803 SPRUCE AVE**	**09/18/2012**		$304,100	2,264	8/4/2	1977	21,344 SF	
.04Mi.	**805 NE 10TH ST**	**02/11/2016**		$286,200	1,344	5/2/1	1974	19,602 SF	
.05Mi.	**806 SPRUCE AVE**	**05/27/2022**		$319,000	1,344	5/3/2	2002	20,909 SF	
.05Mi.	**805 SPRUCE AVE**	**05/15/2019**		$298,500	2,032	10/3/2	1977	21,344 SF	
.05Mi.	**801 SPRUCE AVE**	**12/01/2021**		$322,300	3,268	9/3/2	1975	21,344 SF	Yes
.06Mi.	**807 SPRUCE AVE**	**08/05/2021**		$333,500	1,704	6/3/1	1973	21,344 SF	
.06Mi.	**809 NE 10TH ST**			$365,400	1,570	7/5/2	1982	26,572 SF	
.07Mi.	**1005 BIRCH AVE**	**09/10/2024**		$310,200	1,560	6/2/2	1985	28,314 SF	
.07Mi.	**1003 BIRCH AVE**	**07/14/2017**		$355,600	1,512	5/3/2	1984	27,443 SF	
.07Mi.	**808 SPRUCE AVE**	**09/17/2020**		$413,700	2,880	8/4/2	1974	20,038 SF	
.07Mi.	**808 SPRUCE AVE**	**09/17/2020**		$413,700	2,880	/4/2	1974		

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	43.9 years old	Households:	8,511
Median Household Income:	$69,951	Households w/Family:	63%
Household Income Per Capita:	$36,758	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Milford School District	Students:	4,523
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Milford Senior High School** Number of Students: 1,271 Student-Teacher Ratio: 19.55 Advanced Placement: Yes	D+	Public	9 - 12
0.62Mi.	**Milford Central Academy** Number of Students: 1,013 Student-Teacher Ratio: 18.76	C-	Public	6 - 8
4.31Mi.	**Morris (Evelyn I.) Early Childhood** Number of Students: 438 Student-Teacher Ratio: 12.51	NA	Public	PK - KG
1.16Mi.	**Banneker (Benjamin) Elementary School** Number of Students: 540 Student-Teacher Ratio: 17.42	C	Public	1 - 5

ICE SiteX Report

OrderID: 98738594

Flood Report

The Subject Property of **802 SPRUCE AVE, MILFORD, DE 19963-1335** 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	122%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	124%	HIGHER
MURDER	107%	SIMILAR
OVERALL	89%	LOWER

Disaster Alerts

2/22/2026 - Severe Winter Storm

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