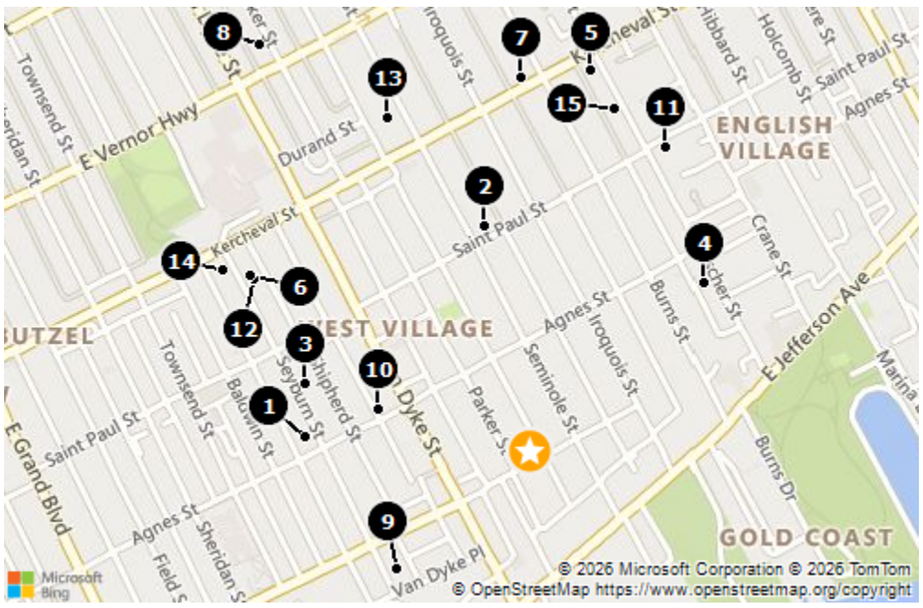
# ICE SiteX Report

**OrderID: 97067971**

## SiteX Property Information Report




## Subject Property Location

### 8123 E LAFAYETTE ST, DETROIT, MI 48214-2685

| | | | |
|---|---|---|---|
| County: | **WAYNE MI** | Census Tract: | 261635154.002011 |
| Property Use: | Single Family Residential | Zoning: | R2 |
| Parcel Number: | 17008707.002 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$277,000** | FSD: | 12 | Common Confidence Score: | 56 |
| Value Range: | $243,760 - $310,240 | ICE Confidence Score: | 88 | | |

## 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: | $18,126 |
| Total Assessed Value: | $321,600 | Total Assessor Market Value: | $643,200 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Block: 404 District: 01 Subdivision: PARKERS

| | |
|---|---|
| Abbreviated Description: | E PARKER W 37 FT OF E 79.22 FT OF 56 W 37 FT OF E 79.22 FT OF S 35.93 FT OF 55PARKERS RESUB L21 P99 PLATS, W C R 17/16 100 X |
| City/Muni/Twp: | DETROIT CITY |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 3,920 SF | Bedrooms: | 12 | Pool: | |
| Building Area: | 2286 SF | Baths: | 1 | Fireplace: | 1 |
| Year Built: | 1905 | Partial Baths: | 1 | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | Hot Water |
| Number of Stories: | 2+B | Number of Cars: | | A/C: | |
| Style: | | Basement: | Yes | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/09/2022 | Sales Price: | N/A |
| Document #: | 2022207114 BK-PG 54311-19 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/19/2022 | Sales Price: | $350,000 |
| Document #: | 2022157302 BK-PG 57576-77 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/15/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 55&56 Subdivision: PARKERS RE SUBDIVISION Map Ref: LB 21 PG 99
Abbreviated Description: PORTION LOT55&56
City/Muni/Twp: DETROIT

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/15/2022 | Sales Price: | $350,000 |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 97067971**

**Legal Description:**
Block: 404 District: 01 Subdivision: PARKERS
Abbreviated Description: E PARKER W 37 FT OF E 79.22 FT OF 56 W 37 FT OF E 79.22 FT OF S 35.93 FT OF 55PARKERS RESUB L21 P99 PLATS, W C R 17/16 100 X
City/Muni/Twp: DETROIT CITY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/19/2018 | Sales Price: | $300,000 |
| Document #: | 2018153599 BK-PG 54365-1175 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 03/16/2018 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 55&56 Subdivision: PARKERS SUBN Map Ref: LB21 PG99
Abbreviated Description: W37 FT E79.22 FT S35.93 FT LOT 55 & W37 FT E79.22 FT LOT 56
City/Muni/Twp: DETROIT

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/02/2018 | Loan Amount: | N/A |
| Document #: | 2018099064 BK-PG 54311-0019 | Loan Type: | ARM (Adjustable Rate Mortgage) |
| TD Due Date: | 04/01/2048 | Type Finance: | ADJ |

**Legal Description:**
Lot: 55&56 Subdivision: PARKERS SUBN OF THE VANDYKE FARM
Abbreviated Description: W 37 FT E 79.22 FT LOT 56 & W 37 FT E 79.22 FT S 35.93 FT LOT 55
City/Muni/Twp: DETROIT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/16/2018 | Sales Price: | $300,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,932,950 | Median # of Bedrooms | |
| Median Lot Size | 4,356 SF | Median # of Baths | 2 |
| Median Living Area | 2,160 SF | Median Year Built | 1911 |
| Price Range - 2 Yrs | $120,000 to $635,000 | Age Range | 98 years to 126 years |
| Median Value | $412,159 | Median Age | 115 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .27Mi. | **1419 SEYBURN ST**<br>**DETROIT, MI 48214-2449** | 01/05/2026 | $635,000 | $365 | 1738 | //1 | 1909 | 4,356 SF | |
| | | APN: 17011017. Document #: 2026021371<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 155 Subdivision: WESSONS SUBDIVISION MapRef: LB 16 PG 91 Abbreviated Description: Lot:155 Subdivision:WESSONS SUBDIVISION Map Ref:LB 16 PG 91City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT | | | | | | | | |
| 2 | .28Mi. | **1710 SEMINOLE ST**<br>**DETROIT, MI 48214-2726** | 09/29/2025 | $500,000 | $94 | 5276 | /5/5 | 1910 | 16,988 SF | |
| | | APN: 17007581. Document #: 2025276618<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 126 Block: 1 Subdivision: PARK SUBDIVISION MapRef: LB 66 PG 55 Abbreviated Description: Lot:126 Block:1 Subdivision:PARK SUBDIVISION Map Ref:LB 66 PG 55City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT | | | | | | | | |
| 3 | .28Mi. | **1476 SEYBURN ST**<br>**DETROIT, MI 48214-2450** | 09/12/2025 | $120,000 | $40 | 2982 | //3 | 1913 | 6,098 SF | |
| | | APN: 17010549. Document #: 2025265359<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 49&50 Subdivision: WESSONS SUBDIVISION MapRef: LB 16 PG 91 Abbreviated Description: Lot:49&50 Subdivision:WESSONS SUBDIVISION Map Ref:LB 16 PG 91City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT | | | | | | | | |
| 4 | .29Mi. | **1225 FISCHER ST**<br>**DETROIT, MI 48214-2833** | 09/10/2025 | $556,000 | $257 | 2160 | /4/2 | 1900 | 6,098 SF | |
| | | APN: 17006125-6 Document #: 2025262080<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 43&44 Subdivision: EVERDINGS SUBDIVISION MapRef: LB 13 PG 53 Abbreviated Description: Lot:43&44 Subdivision:EVERDINGS SUBDIVISION Map Ref:LB 13 PG 53City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT | | | | | | | | |
| 5 | .46Mi. | **1817 FISCHER ST**<br>**DETROIT, MI 48214-4305** | 09/02/2025 | $330,000 | $75 | 4378 | /8/4 | 1922 | 4,356 SF | |
| | | APN: 17006079. Document #: 2025252371<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 2&3 Subdivision: STANDRARD SUBDIVISION MapRef: LB 22 PG 21 Abbreviated Description: Lot:2&3 Subdivision:STANDRARD SUBDIVISION Map Ref:LB 22 PG 21City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT | | | | | | | | |
| 6 | .39Mi. | **1794 SEYBURN ST**<br>**DETROIT, MI 48214-2452** | 08/04/2025 | $213,805 | $108 | 1977 | //2 | 1913 | 3,920 SF | |
| | | APN: 17010567. Document #: 2025226417<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 70 Block: 212 Subdivision: WESSONS SUBDIVISION MapRef: LB 16 PG 91 Abbreviated Description: Lot:70 Block:212 Subdivision:WESSONS SUBDIVISION Map Ref:LB 16 PG 91City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT | | | | | | | | |
| 7 | .45Mi. | **2105 BURNS ST**<br>**DETROIT, MI 48214-2850** | 07/30/2025 | $440,000 | $141 | 3108 | /5/3 | 1916 | 8,712 SF | |
| | | APN: 17006645. Document #: 2025222800<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 24&25 Block: 1 Subdivision: PARK SUBDIVISION MapRef: LB 66 PG 55 Abbreviated Description: Lot:24&25 Block:1 Subdivision:PARK SUBDIVISION Map Ref:LB 66 PG 55City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT | | | | | | | | |
| 8 | .59Mi. | **2431 PARKER ST**<br>**DETROIT, MI 48214-1824** | 07/28/2025 | $380,000 | $316 | 1199 | //1 | 1911 | 3,485 SF | |

# ICE SiteX Report

**OrderID: 97067971**

APN: 17009086. Document #: 2025221157
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: SUBDIVISION OF PART OF VAN DYKE FARM MapRef: LB 25 PG 86 Abbreviated Description: Lot:72 Subdivision:SUBDIVISION OF PART OF VAN DYKE FARM Map Ref:LB 25 PG 86City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .21Mi. | **724 SEYBURN ST**<br>**DETROIT, MI 48214-2518** | 06/16/2025 | $190,000 | $69 | 2748 | //3 | 1900 | 6,098 SF |

APN: 17010523. Document #: 2025191473
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: WESSONS SUBDIVISION MapRef: LB 16 PG 91 Abbreviated Description: Lot:14 Subdivision:WESSONS SUBDIVISION Map Ref:LB 16 PG 91

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .19Mi. | **7941 AGNES ST**<br>**DETROIT, MI 48214-2474** | 06/09/2025 | $375,000 | $183 | 2039 | /4/2 | 1928 | 1,742 SF |

APN: 17010313.004L Document #: 2025186355
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: SHIPHERDS SUBDIVISION MapRef: LB 14 PG 61 Abbreviated Description: Lot:48 Subdivision:SHIPHERDS SUBDIVISION Map Ref:LB 14 PG 61City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .39Mi. | **8714 SAINT PAUL ST**<br>**DETROIT, MI 48214-2847** | 06/05/2025 | $550,986 | | | // | | 6,098 SF |

APN: 19010381. Document #: 2025184970
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50&51 Subdivision: BERNART AND FISCHERS SUBDIVISION MapRef: LB 10 PG 27 Abbreviated Description: Lot:50&51 Subdivision:BERNART AND FISCHERS SUBDIVISION Map Ref:LB 10 PG 27Abbreviated Description:PORTION LOT51 City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .39Mi. | **1784 SEYBURN ST**<br>**DETROIT, MI 48214-2452** | 06/05/2025 | $625,000 | $270 | 2310 | //2 | 1914 | 3,920 SF |

APN: 17010566. Document #: 2025184976
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: WESSONS SUBDIVISION MapRef: LB 16 PG 91 Abbreviated Description: Lot:69 Subdivision:WESSONS SUBDIVISION Map Ref:LB 16 PG 91City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .43Mi. | **2141 SEMINOLE ST**<br>**DETROIT, MI 48214-2727** | 05/28/2025 | $475,000 | $211 | 2246 | /3/2 | 1908 | 8,712 SF |

APN: 17008203. Document #: 2025179286
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 135 Block: 1 Subdivision: PARK SUBDIVISION MapRef: LB 66 PG 55 Abbreviated Description: Lot:135 Block:1 Subdivision:PARK SUBDIVISION Map Ref:LB 66 PG 55City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .43Mi. | **1813 SEYBURN ST**<br>**DETROIT, MI 48214-4218** | 05/21/2025 | $412,159 | $247 | 1668 | //1 | 1911 | 4,356 SF |

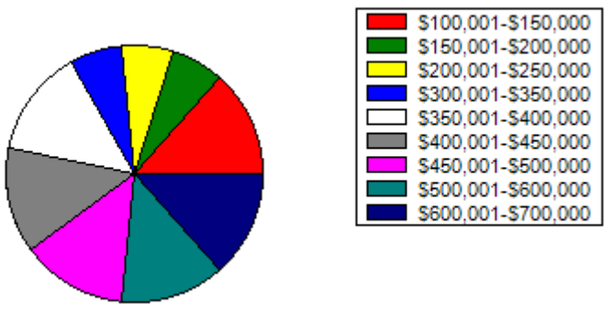
APN: 17010987. Document #: 2025174479
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: WESSONS SUBDIVISION MapRef: LB 16 PG 91 Abbreviated Description: Lot:123 Subdivision:WESSONS SUBDIVISION Map Ref:LB 16 PG 91City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .42Mi. | **1759 FISCHER ST**<br>**DETROIT, MI 48214-2836** | 04/24/2025 | $130,000 | $109 | 1192 | //1 | 1900 | 2,614 SF |

APN: 17006088. Document #: 2025149624
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: EVERDINGS SUBDIVISION MapRef: LB 13 PG 53 Abbreviated Description: Lot:2 Subdivision:EVERDINGS SUBDIVISION Map Ref:LB 13 PG 53City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT

## Comparable Sales Chart

% Distribution Sales for Two Years




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: 97067971**

## 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. | **8123 E LAFAYETTE ST** | **04/15/2022** | $643,200 | $321,600 | 2,286 | /12/1 | 1905 | 3,920 SF | |
| .01Mi. | **8109 E LAFAYETTE ST** | **03/16/2018** | $642,200 | $321,100 | 2,280 | /12/1 | 1905 | 3,920 SF | |
| .01Mi. | **8129 E LAFAYETTE ST** | **03/16/2018** | $657,200 | $328,600 | 2,266 | /12/2 | 1905 | 4,356 SF | |
| .01Mi. | **1006 PARKER ST** | **03/16/2018** | $849,200 | $424,600 | 3,126 | /12/2 | 1905 | 4,356 SF | |
| .03Mi. | **714 PARKER ST** | **10/01/1991** | $1,858,400 | $929,200 | 8,726 | //6 | 1909 | 15,682 SF | |
| .03Mi. | **1001 SEMINOLE ST** | **03/04/2019** | $27,400 | $13,700 | | //4 | 1896 | 10,454 SF | |
| .03Mi. | **1015 SEMINOLE ST** | **02/02/2010** | $726,600 | $363,300 | 5,365 | /5/5 | 1904 | 11,326 SF | |
| .04Mi. | **1027 SEMINOLE ST** | **12/20/2013** | $804,800 | $402,400 | 4,541 | /5/4 | 1901 | 9,583 SF | |
| .04Mi. | **1050 PARKER ST** | **11/29/2010** | $988,000 | $494,000 | 6,106 | //6 | 1914 | 9,583 SF | |
| .04Mi. | **791 SEMINOLE ST** | **05/22/2018** | $22,600 | $11,300 | 3,480 | /5/3 | 1900 | 9,583 SF | |
| .04Mi. | **1001 SEMINOLE ST** | **01/31/2023** | $693,000 | $346,500 | 4,042 | //4 | 1900 | | |
| .04Mi. | **700 PARKER ST** | **08/08/2016** | $899,200 | $449,600 | 6,723 | //7 | 1911 | 13,504 SF | |
| .04Mi. | **1039 SEMINOLE ST** | **01/05/2017** | $1,021,000 | $510,500 | 5,410 | //5 | 1901 | 14,810 SF | |
| .05Mi. | **779 SEMINOLE ST** | **05/19/2006** | $23,800 | $11,900 | | //1 | 1911 | 9,583 SF | |
| .05Mi. | **1029 PARKER ST** | **07/25/2008** | $844,000 | $422,000 | 3,171 | //3 | 1914 | | |
| .05Mi. | **791 SEMINOLE ST** | **05/22/2018** | $536,400 | $268,200 | 3,480 | /5/3 | 1900 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 46% | Households Occupied by Owners: | 35% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 46.6 years old | Households: | 9,937 |
| Median Household Income: | $44,039 | Households w/Family: | 34% |
| Household Income Per Capita: | $34,362 | Households w/Family Married: | 14% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 15% |

## School District

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

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.61Mi. | **Southeastern High School** | D- | Public | 9 - 12 |
| Number of Students: 602 | | | | |
| Student-Teacher Ratio: 17.71 | | | | |
| 0.91Mi. | **Nichols Elementary-Middle School** | B- | Public | PK - 8 |
| Number of Students: 311 | | | | |
| Student-Teacher Ratio: 17.77 | | | | |

## Flood Report

The Subject Property of **8123 E LAFAYETTE ST, DETROIT, MI 48214-2685** 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** | 141% | NOTABLY HIGHER |
| **BURGLARY** | 167% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 130% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 88% | LOWER |
| **AGGRAVATED ASSAULT** | 173% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 98% | SIMILAR |
| **MURDER** | 138% | NOTABLY HIGHER |
| **OVERALL** | 162% | 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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# ICE SiteX Report

**OrderID: 97067971**

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Data deemed reliable, but not guaranteed.

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