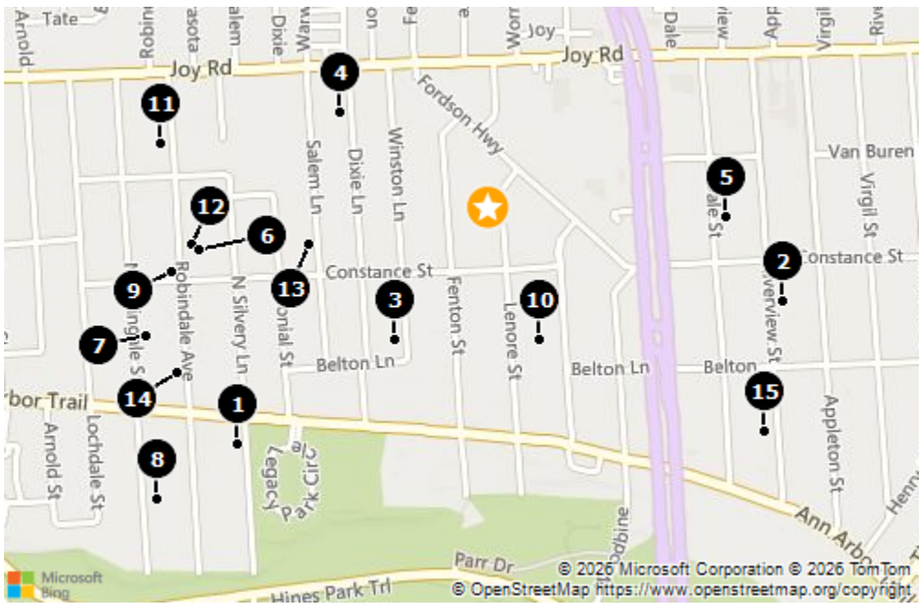
ICE SiteX Report

OrderID: 98605907

SiteX Property Information Report



Subject Property Location

8527 LENORE ST, DEARBORN HEIGHTS, MI 48127-4509

County:	**WAYNE MI**	Census Tract:	261635718.001017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	33 003 03 0209 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$121,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$105,270 - $136,730	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82230
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,338
Total Assessed Value:	$68,100	Total Assessor Market Value:	$136,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 209 Section: 03 District: 33 Subdivision: GREATER DETROIT NEW CITY PARK
Abbreviated Description: 05C209 LOT 209 GREATER DETROIT NEW CITY PARK SUB T2S R10E L54 P60 WCR
City/Muni/Twp: DEARBORN HEIGHTS CITY

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	656 SF	Baths:	1	Fireplace:	
Year Built:	1937	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/14/2026	Sales Price:	N/A
Document #:	2026153483 BK-PG 59016-1424	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/09/2024	Sales Price:	$100,000
Document #:	2024221279 BK-PG 59016-1422	Type of Sale:	Full Amount on Deed
Contract Date:	08/07/2024		
Document Type:			

Legal Description:
Lot: 209 Section: 03 Subdivision: GREATER DETROIT NEW CITY PARK SUBDIVISION Map Ref: LB 54 PG 60
City/Muni/Twp: DEARBORN HEIGHTS

Prior Transfer

Recording Date:	08/07/2024	Sales Price:	$100,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 209 Section: 03 District: 33 Subdivision: GREATER DETROIT NEW CITY PARK
Abbreviated Description: 05C209 LOT 209 GREATER DETROIT NEW CITY PARK SUB T2S R10E L54 P60 WCR
City/Muni/Twp: DEARBORN HEIGHTS CITY

ICE SiteX Report

OrderID: 98605907

Prior Transfer

Recording Date:	01/15/1999	Sales Price:	$67,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/02/1998		
Document Type:			

Legal Description:
Abbreviated Description: 05C209 LOT 209 GREATER DETROITCRESTWOOD SD

Area Sales Analysis

Total Area Sales	$3,071,500	Median # of Bedrooms	3
Median Lot Size	5,227 SF	Median # of Baths	1
Median Living Area	1,044 SF	Median Year Built	1955
Price Range - 2 Yrs	$95,000 to $280,000	Age Range	21 years to 89 years
Median Value	$200,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**8093 N SILVERY LN** **DEARBORN HEIGHTS, MI 48127-1783**	06/16/2026	$270,000	$198	1362	/3/2	2005	8,712 SF	
		APN: 33 004 01 0343 000 Document #: 2026207045 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 343-345 Subdivision: HATHORN GOLF VIEW SUBDIVISION MapRef: LB 56 PG 62 Abbreviated Description: Lot:343-345 Subdivision:HATHORN GOLF VIEW SUBDIVISION Map Ref:LB 56 PG 62City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
2	.37Mi.	**8276 RIVERVIEW ST** **DEARBORN HEIGHTS, MI 48127-1414**	06/02/2026	$255,000	$244	1044	/3/1	1952	5,663 SF	
		APN: 33 001 02 0358 000 Document #: 2026194224 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 358 Subdivision: BON TELEGRAPH SUBDIVISION MapRef: LB 53 PG 250 Abbreviated Description: Lot:358 Subdivision:BON TELEGRAPH SUBDIVISION Map Ref:LB 53 PG 250City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
3	.19Mi.	**8327 WINSTON LN** **DEARBORN HEIGHTS, MI 48127-1345**	06/01/2026	$185,000	$172	1072	/3/1	1955	5,227 SF	
		APN: 33 003 04 0177 000 Document #: 2026194143 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 177 Subdivision: SYLVIA LANES SUBDIVISION MapRef: LB 77 PG 29 Abbreviated Description: Lot:177 Subdivision:SYLVIA LANES SUBDIVISION Map Ref:LB 77 PG 29City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
4	.21Mi.	**8605 DIXIE LN** **DEARBORN HEIGHTS, MI 48127-1389**	05/27/2026	$238,000	$232	1024	/3/1	1955	5,227 SF	
		APN: 33 003 04 0083 001 Document #: 2026191615 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 83 Subdivision: SYLVIA LANES SUBDIVISION MapRef: LB 77 PG 29&30 Abbreviated Description: Subdivision:SYLVIA LANES SUBDIVISION Map Ref:LB 77 PG 29&30Abbreviated Description:PORTION LOT83 City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
5	.29Mi.	**8452 DALE ST** **DEARBORN HEIGHTS, MI 48127-1427**	05/12/2026	$190,000	$181	1044	/3/2	1951	5,227 SF	
		APN: 33 001 02 0228 000 Document #: 2026179607 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 228 Subdivision: BON TELEGRAPH SUBDIVISION MapRef: LB 53 PG 20 Abbreviated Description: Lot:228 Subdivision:BON TELEGRAPH SUBDIVISION Map Ref:LB 53 PG 20City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
6	.35Mi.	**8422 ROBINDALE AVE** **DEARBORN HEIGHTS, MI 48127-1211**	03/26/2026	$280,000	$244	1144	/3/1	1987	9,148 SF	
		APN: 33 004 01 0291 002 Document #: 2026141044 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 291&292 Subdivision: HAWTHORNE GOLF VIEW SUBDIVISION MapRef: LB 56 PG 62 Abbreviated Description: Lot:291&292 Subdivision:HAWTHORNE GOLF VIEW SUBDIVISION Map Ref:LB 56 PG 62Abbreviated Description:PORTION LOT291 City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
7	.43Mi.	**8282 NIGHTINGALE ST** **DEARBORN HEIGHTS, MI 48127-1202**	02/23/2026	$250,000	$250	1000	/3/2	1957	5,227 SF	
		APN: 33 004 01 0222 000 Document #: 2026052905 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 222 Subdivision: HAWTHORNE GOLF VIEW SUBDIVISION MapRef: LB 56 PG 62 Abbreviated Description: Lot:222 Subdivision:HAWTHORNE GOLF VIEW SUBDIVISION Map Ref:LB 56 PG 62City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
8	.52Mi.	**8074 NIGHTINGALE ST** **DEARBORN HEIGHTS, MI 48127-1239**	02/17/2026	$200,000	$196	1020	/3/1	1965	5,227 SF	
		APN: 33 004 01 0414 000 Document #: 2026048341 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 414 Subdivision: HAWTHORNE GOLF VIEW SUBDIVISION MapRef: LB 56 PG 62 Abbreviated Description: Lot:414 Subdivision:HAWTHORNE GOLF VIEW SUBDIVISION Map Ref:LB 56 PG 62City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
9	.39Mi.	**8405 ROBINDALE AVE** **DEARBORN HEIGHTS, MI 48127-1210**	02/16/2026	$140,000	$107	1303	/3/1	1955	10,890 SF	
		APN: 33 004 01 0244 000 Document #: 2026047941 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 244&245 Subdivision: HAWTHORNE GOLF VIEW SUBDIVISION MapRef: LB 56 PG 62 Abbreviated Description: Lot:244&245 Subdivision:HAWTHORNE GOLF VIEW SUBDIVISION Map Ref:LB 56 PG 62City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
10	.17Mi.	**8244 LENORE ST** **DEARBORN HEIGHTS, MI 48127-4504**	02/13/2026	$95,000	$139	680	/2/1	1937	7,405 SF	
		APN: 33 003 03 0066 000 Document #: 2026047284 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Subdivision: GREATER DETROIT NEW CITY PARK SUBDIVISION MapRef: LB 54 PG 60 Abbreviated Description: Lot:66 Subdivision:GREATER DETROIT NEW CITY PARK SUBDIVISION Map Ref:LB 54 PG 60City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS								
11	.4Mi.	**8627 ROBINDALE AVE** **DEARBORN HEIGHTS, MI 48127-1212**	02/03/2026	$169,000	$172	980	//1	1937	5,227 SF	
		APN: 33 004 01 0263 000 Document #: 2026038880								

ICE SiteX Report

OrderID: 98605907

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 263 Subdivision: HAWTHORE GOLF VIEW SUBDIVISION MapRef: LB 56 PG 62 Abbreviated Description: Lot:263 Subdivision:HAWTHORE GOLF VIEW SUBDIVISION Map Ref:LB 56 PG 62City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS

12	.35Mi.	**8456 ROBINDALE AVE** **DEARBORN HEIGHTS, MI 48127-1211**	01/22/2026	$272,000	$237	1144	//1	1987	9,148 SF

APN: 33 004 01 0290 000 Document #: 2026032964
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 290&291 Subdivision: HAWTHORNE GOLF VIEW SUBDIVISION MapRef: LB 56 PG 62 Abbreviated Description: Lot:290&291 Subdivision:HAWTHORNE GOLF VIEW SUBDIVISION Map Ref:LB 56 PG 62Abbreviated Description:PORTION LOT291 City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS

13	.22Mi.	**8455 SALEM LN** **DEARBORN HEIGHTS, MI 48127-1314**	01/14/2026	$262,500	$256	1024	/3/1	1955	5,227 SF

APN: 33 003 04 0019 002 Document #: 2026029003
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19&20 Subdivision: SYLVIA LANES SUBDIVISION MapRef: LB 77 PG 29&30 Abbreviated Description: Lot:19&20 Subdivision:SYLVIA LANES SUBDIVISION Map Ref:LB 77 PG 29&30Abbreviated Description:PORTION LOT19 City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS

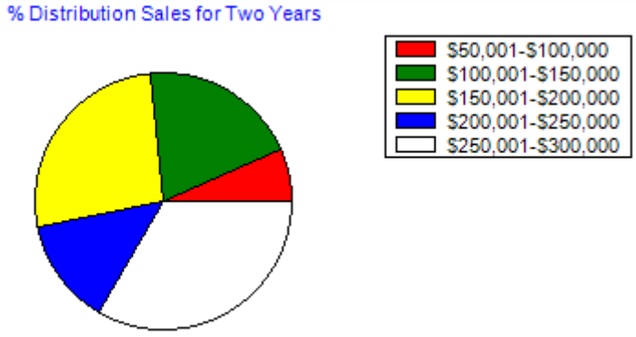
14	.42Mi.	**8241 ROBINDALE AVE** **DEARBORN HEIGHTS, MI 48127-1208**	01/07/2026	$125,000	$182	684	//1	1950	10,890 SF

APN: 33 004 01 0230 000 Document #: 2026024796
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 230&231 Subdivision: HAWTHORNE GOLF VIEW SUBDIVISION MapRef: LB 56 PG 62 Abbreviated Description: Lot:230&231 Subdivision:HAWTHORNE GOLF VIEW SUBDIVISION Map Ref:LB 56 PG 62City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS

15	.43Mi.	**8089 RIVERVIEW ST** **DEARBORN HEIGHTS, MI 48127-1411**	12/09/2025	$140,000	$131	1066	//1	1952	5,227 SF

APN: 33 001 02 0311 000 Document #: 2026005604
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 311 Subdivision: THE BON TELEGRAPH SUBDIVISION MapRef: LB 53 PG 20 Abbreviated Description: Lot:311 Subdivision:THE BON TELEGRAPH SUBDIVISION Map Ref:LB 53 PG 20City/Muni/Twp:DEARBORN HEIGHTS City/Muni/Twp: DEARBORN HEIGHTS

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.	**8527 LENORE ST**	**08/07/2024**	$136,200	$68,100	656	//1	1937	5,663 SF	
.01Mi.	**8535 LENORE ST**	**12/23/2024**	$286,400	$143,200	1,196	/3/1	1993	5,663 SF	
.01Mi.	**8517 LENORE ST**	**08/28/1997**	$179,000	$89,500	1,092	/3/1	1937	5,663 SF	
.02Mi.	**8501 LENORE ST**		$188,600	$94,300	1,354	/3/1	1937	5,663 SF	
.02Mi.	**8541 LENORE ST**	**03/24/1995**	$338,200	$169,100	1,080	//2	1975	23,087 SF	
.02Mi.	**8484 FENTON ST**	**05/22/2017**	$606,400	$303,200	2,547	/3/2	2019	7,405 SF	
.03Mi.	**8468 FENTON ST**	**12/16/2016**	$251,600	$125,800	1,728	/3/2	1939	8,712 SF	
.03Mi.	**8451 LENORE ST**		$160,000	$80,000	905	/1/1	1938	5,663 SF	
.03Mi.	**8518 LENORE ST**	**09/05/2018**	$348,400	$174,200	1,275	/3/1	1999	6,970 SF	
.03Mi.	**8460 FENTON ST**	**12/17/2008**	$232,600	$116,300	1,141	/2/1	1937	11,761 SF	
.04Mi.	**24287 FORDSON HWY**	**12/08/2000**	$230,200	$115,100	1,026	//1	1970	8,276 SF	
.04Mi.	**8500 FENTON ST**	**01/02/2024**	$245,200	$122,600	1,282	/3/2	1937	11,761 SF	
.04Mi.	**8444 FENTON ST**	**04/18/2017**	$201,400	$100,700	1,196	/3/1	1937	5,663 SF	
.04Mi.	**8494 FENTON ST**	**05/22/2017**	$703,200	$351,600	3,089	/5/3	2020	7,405 SF	
.04Mi.	**24271 FORDSON HWY**	**09/14/2020**	$325,800	$162,900	1,078	/3/1	1993	8,276 SF	
.05Mi.	**8426 FENTON ST**		$222,200	$111,100	1,368	/3/1	1948	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	73%

ICE SiteX Report

OrderID: 98605907

Demographics & Income

Median Age:	37.3 years old	Households:	14,047
Median Household Income:	$64,296	Households w/Family:	69%
Household Income Per Capita:	$27,979	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Crestwood School District	Students:	3,688
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.17Mi.	**Riverside Middle School** Number of Students: 1,139 Student-Teacher Ratio: 17.05	C	Public	5 - 8
2.38Mi.	**Crestwood High School** Number of Students: 1,272 Student-Teacher Ratio: 20.49 Advanced Placement: Yes	C	Public	9 - 12
0.63Mi.	**Hillcrest Elementary School** Number of Students: 309 Student-Teacher Ratio: 12.56	C+	Public	KG - 4

Flood Report

The Subject Property of **8527 LENORE ST, DEARBORN HEIGHTS, MI 48127-4509** 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	62%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	63%	NOTABLY LOWER
OVERALL	51%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.