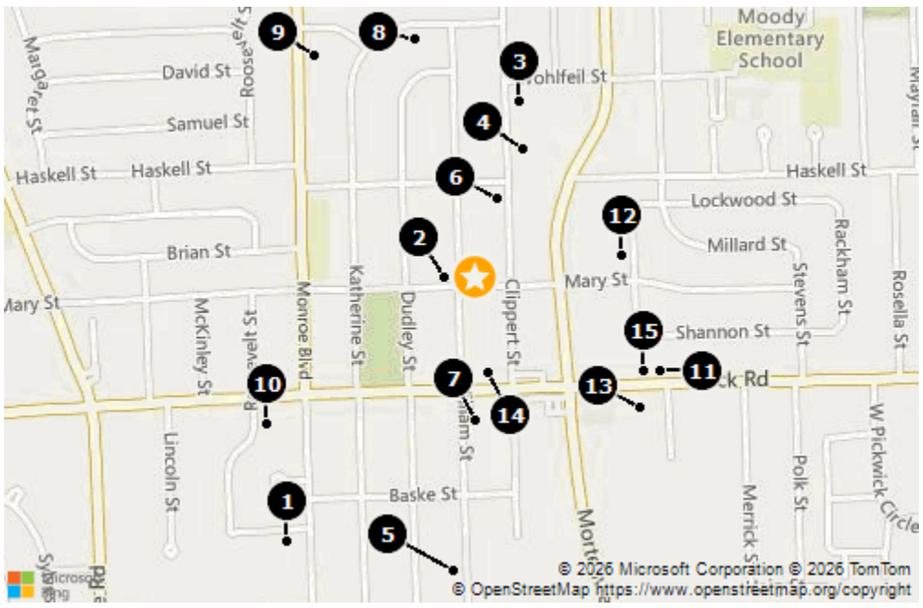
ICE SiteX Report

OrderID: 98359220

SiteX Property Information Report



Subject Property Location

8953 WILLIAM ST, TAYLOR, MI 48180-2824

County:	**WAYNE MI**	Census Tract:	261635835.001013
Property Use:	Single Family Residential	Zoning:	R-1C
Parcel Number:	60 031 01 0166 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$182,000**	FSD:	10	Common Confidence Score:	75
Value Range:	$163,800 - $200,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82150
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,717
Total Assessed Value:	$73,500	Total Assessor Market Value:	$147,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 166 Section: 01 District: 60 Subdivision: SLOANS MONROE BLVD PARK
Abbreviated Description: 10K166 LOT 166 ALSO W 1/2 ADJ VAC ALLEY SLOANS MONROE BLVD PARK SUB T3S R10E L61 P61 WCR
City/Muni/Twp: TAYLOR CITY

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:		Pool:	
Building Area:	884 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/03/2026	Sales Price:	$205,128
Document #:	2026195651 BK-PG 59015-1227	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/13/2024	Sales Price:	$210,000
Document #:	2024223436 BK-PG 59023-59	Type of Sale:	Full Amount on Deed
Contract Date:	08/07/2024		
Document Type:			

Legal Description:
Lot: 166 Subdivision: SLOANS MONROE BOULEVARD PARK SUBDN Map Ref: LB 61 PG 61
City/Muni/Twp: TAYLOR

Prior Transfer

Recording Date:	08/07/2024	Sales Price:	$210,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 166 Section: 01 District: 60 Subdivision: SLOANS MONROE BLVD PARK
Abbreviated Description: 10K166 LOT 166 ALSO W 1/2 ADJ VAC ALLEY SLOANS MONROE BLVD PARK SUB T3S R10E L61 P61 WCR
City/Muni/Twp: TAYLOR CITY

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Prior Transfer

Recording Date:	01/19/2024	Sales Price:	N/A
Document #:	2024014727 BK-PG 58643-247	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/27/2023		
Document Type:			

Legal Description:
Lot: 166 Subdivision: SLOANS MONROE BOULEVARD PARK SUBDIVISION Map Ref: LB 61 PG 61
City/Muni/Twp: TAYLOR

Prior Transfer

Recording Date:	07/23/2014	Sales Price:	N/A
Document #:	2014313781 BK-PG 41012-1305	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/26/2004	Loan Amount:	N/A
Document #:	204412101 BK-PG 41012-1305	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/13/2014	Type Finance:	VAR

Legal Description:
Lot: 166 Subdivision: SLOANS MONROE BOULEVARD PARK SUBDIVISION
City/Muni/Twp: TAYLOR

Area Sales Analysis

Total Area Sales	$2,605,100	Median # of Bedrooms	
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,055 SF	Median Year Built	1956
Price Range - 2 Yrs	$45,000 to $266,000	Age Range	61 years to 99 years
Median Value	$180,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**22021 ROSEMARY ST** **TAYLOR, MI 48180-3622**	06/26/2026	$210,000	$214	980	//1	1965	7,405 SF	
		APN: 60 037 06 0054 000 Document #: 2026214393 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: MONROE MANOR SUBDIVISION MapRef: LB 87 PG 91 Abbreviated Description: Lot:54 Subdivision:MONROE MANOR SUBDIVISION Map Ref:LB 87 PG 91City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR								
2	.04Mi.	**8944 WILLIAM ST** **TAYLOR, MI 48180-2823**	06/18/2026	$150,300	$102	1468	6//1	1927	6,534 SF	
		APN: 60 031 01 0189 002 Document #: 2026208766 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 189&190 Subdivision: SLOANS MONROE BOULEVARD PARK SUBDIVISION MapRef: LB 61 PG 61 Abbreviated Description: Subdivision:SLOANS MONROE BOULEVARD PARK SUBDIVISION Map Ref:LB 61 PG 61Abbreviated Description:PORTION LOTS189&190 City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR								
3	.22Mi.	**8435 CLIPPERT ST** **TAYLOR, MI 48180-2831**	06/10/2026	$180,000	$170	1055	//1	1956	6,098 SF	
		APN: 60 031 08 0243 000 Document #: 2026202948 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 243 Subdivision: CHAMPAIGN HEIGHTS SUBDIVISION NO 2 MapRef: LB 79 PG 19 Abbreviated Description: Lot:243 Subdivision:CHAMPAIGN HEIGHTS SUBDIVISION NO 2 Map Ref:LB 79 PG 19City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR								
4	.17Mi.	**8723 CLIPPERT ST** **TAYLOR, MI 48180-2831**	06/05/2026	$70,000	$66	1055	//1	1956	7,405 SF	
		APN: 60 031 08 0237 000 Document #: 2026198454 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 237 Subdivision: CHAMPAIGN HEIGHTS SUB NO 2 MapRef: LB 79 PG 19 Abbreviated Description: Lot:237 Subdivision:CHAMPAIGN HEIGHTS SUB NO 2 Map Ref:LB 79 PG 19City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR								
5	.35Mi.	**9480 WILLIAM ST** **TAYLOR, MI 48180-3727**	06/02/2026	$260,000	$164	1582	//1	1960	7,841 SF	
		APN: 60 034 02 0062 005 Document #: 2026194396 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Subdivision: KINYONS SUBDIVISION MapRef: LB 41 PG 66 Abbreviated Description: Subdivision:KINYONS SUBDIVISION Map Ref:LB 41 PG 66Abbreviated Description:PORTION LOT62 City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR								
6	.1Mi.	**8818 CLIPPERT ST** **TAYLOR, MI 48180-2829**	05/12/2026	$191,000	$152	1249	//1	1951	4,356 SF	
		APN: 60 031 01 0149 000 Document #: 2026179751 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 149&150 Subdivision: SLPANS MONROE BOULEVARD PARK SUBDIVISION MapRef: LB 61 PG 61 Abbreviated Description: Lot:149&150 Subdivision:SLPANS MONROE BOULEVARD PARK SUBDIVISION Map Ref:LB 61 PG 61City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR								
7	.17Mi.	**9247 WILLIAM ST** **TAYLOR, MI 48180-3735**	05/08/2026	$266,000	$135	1960	//1	1964	9,148 SF	
		APN: 60 034 02 0068 004 Document #: 2026176982 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Subdivision: KINYONS SUBDIVISION MapRef: LB 41 PG 66 Abbreviated Description: Subdivision:KINYONS SUBDIVISION Map Ref:LB 41 PG 66Abbreviated Description:PORTION LOT68 City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR								
8	.29Mi.	**21545 WOHLFEIL ST** **TAYLOR, MI 48180-2818**	04/27/2026	$165,000	$127	1299	//1	1956	6,970 SF	
		APN: 60 031 07 0104 000 Document #: 2026165725 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 104 Subdivision: CHAMPAIGN HEIGHTS SUB MapRef: LB 78 PG 44 Abbreviated Description: Lot:104 Subdivision:CHAMPAIGN HEIGHTS SUB Map Ref:LB 78 PG 44City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR								
9	.32Mi.	**8411 MONROE BLVD** **TAYLOR, MI 48180-2715**	04/06/2026	$200,000	$195	1024	//1	1957	8,276 SF	
		APN: 60 031 07 0050 000 Document #: 2026149535								

ICE SiteX Report

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: CHAMPAIGN HEIGHTS SUB MapRef: LB 78 PG 44&45 Abbreviated Description: Lot:50 Subdivision:CHAMPAIGN HEIGHTS SUB Map Ref:LB 78 PG 44&45City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR

10	.3Mi.	**9223 ROOSEVELT ST** **TAYLOR, MI 48180-3658**	03/03/2026	$219,900	$185	1188	//1	1965	7,841 SF

APN: 60 037 06 0029 000 Document #: 2026076289
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: MONROE MANOR SUBDIVISION MapRef: LB 87 PG 91 Abbreviated Description: Lot:29 Subdivision:MONROE MANOR SUBDIVISION Map Ref:LB 87 PG 91City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR

11	.25Mi.	**21044 WICK RD** **TAYLOR, MI 48180-3705**	02/20/2026	$158,000	$152	1036	//1	1957	5,663 SF

APN: 60 031 06 0006 000 Document #: 2026051530
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: MORTENVIEW VILLAS SUBDIVISION MapRef: LB 76 PG 34&35 Abbreviated Description: Lot:6 Subdivision:MORTENVIEW VILLAS SUBDIVISION Map Ref:LB 76 PG 34&35City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR

12	.18Mi.	**8910 MASON ST** **TAYLOR, MI 48180-2987**	02/04/2026	$145,000	$137	1053	/3/1	1955	5,663 SF

APN: 60 031 06 0052 000 Document #: 2026041115
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: MORTENVIEW VILLAS SUBDIVISION MapRef: LB 76 PG 34 Abbreviated Description: Lot:52 Subdivision:MORTENVIEW VILLAS SUBDIVISION Map Ref:LB 76 PG 34City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR

13	.25Mi.	**21059 WICK RD** **TAYLOR, MI 48180-3704**	01/23/2026	$189,900	$158	1201	//1	1951	11,326 SF

APN: 60 034 01 0323 000 Document #: 2026033571
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 323 Subdivision: SUPERVISORS TAYLOR PLAT NO 6 MapRef: LB 66 PG 10 Abbreviated Description: Lot:323 Subdivision:SUPERVISORS TAYLOR PLAT NO 6 Map Ref:LB 66 PG 10City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR

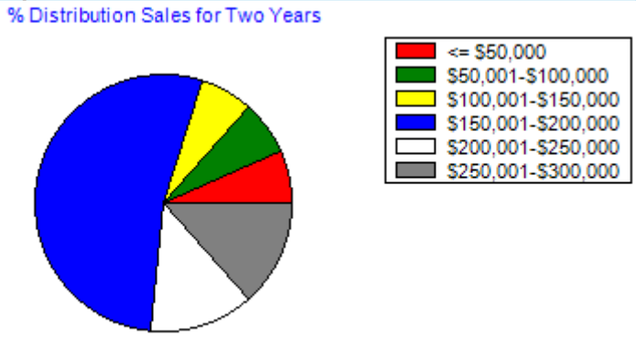
14	.12Mi.	**21330 WICK RD** **TAYLOR, MI 48180-3710**	01/06/2026	$45,000	$42	1054	//1	1949	5,663 SF

APN: 60 031 01 0095 002 Document #: 2026023836
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 95-97 Subdivision: SLOANS MONROEBOUIEVARD PARK SUBDIVISION MapRef: LB 61 PG 61 Abbreviated Description: Lot:95-97 Subdivision:SLOANS MONROEBOUIEVARD PARK SUBDIVISION Map Ref:LB 61 PG 61Abbreviated Description:PORTION LOT95 City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR

15	.23Mi.	**21056 WICK RD** **TAYLOR, MI 48180-3705**	12/19/2025	$155,000	$149	1036	//1	1957	5,663 SF

APN: 60 031 06 0004 000 Document #: 2026012829
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MORTENVIEW VILLAS SUBDIVISION MapRef: LB 76 PG 34 Abbreviated Description: Lot:4 Subdivision:MORTENVIEW VILLAS SUBDIVISION Map Ref:LB 76 PG 34City/Muni/Twp:TAYLOR City/Muni/Twp: TAYLOR

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.

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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.	**8953 WILLIAM ST**	**08/07/2024**	$147,000	$73,500	884	//1	1960	8,276 SF	
.01Mi.	**8945 WILLIAM ST**	**09/20/2022**	$109,000	$54,500	709	//1	1951	5,663 SF	
.02Mi.	**8937 WILLIAM ST**	**02/11/2011**	$104,400	$52,200	648	//1	1948	11,326 SF	
.02Mi.	**9017 WILLIAM ST**	**03/23/2002**	$118,800	$59,400	744	//1	1956	6,970 SF	
.03Mi.	**8914 CLIPPERT ST**	**10/28/2013**	$96,200	$48,100	709	//1	1951	4,356 SF	
.03Mi.	**8906 CLIPPERT ST**	**05/21/2012**	$107,800	$53,900	709	/2/1	1951	4,356 SF	
.03Mi.	**9029 WILLIAM ST**	**06/21/2004**	$102,400	$51,200	727	4//1	1951	5,663 SF	
.03Mi.	**8898 CLIPPERT ST**	**12/22/2023**	$125,400	$62,700	849	//1	1951	4,356 SF	
.03Mi.	**9014 CLIPPERT ST**	**01/10/2005**	$138,200	$69,100	929	4/2/1	1951	4,792 SF	
.04Mi.	**8903 WILLIAM ST**	**01/22/2020**	$92,600	$46,300	672	//1	1948	11,326 SF	
.04Mi.	**8952 WILLIAM ST**		$195,400	$97,700	1,092	//1	1972	6,970 SF	
.04Mi.	**9041 WILLIAM ST**	**03/24/1999**	$115,000	$57,500	839	//1	1951	5,663 SF	
.04Mi.	**8944 WILLIAM ST**	**12/13/2021**	$224,800	$112,400	1,468	6//1	1927	6,534 SF	
.04Mi.	**8890 CLIPPERT ST**	**05/07/2024**	$96,200	$48,100	709	//1	1951	4,356 SF	
.04Mi.	**9026 CLIPPERT ST**	**06/20/2023**	$96,200	$48,100	709	//1	1951	4,356 SF	
.04Mi.	**8936 WILLIAM ST**		$262,000	$131,000	1,872	//2	1973	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	38.3 years old	Households:	25,206
Median Household Income:	$61,053	Households w/Family:	63%
Household Income Per Capita:	$31,535	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Taylor School District	Students:	5,404
Number of Schools:	12	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.49Mi.	**Blair Moody Elementary School** Number of Students: 317 Student-Teacher Ratio: 16.09	B-	Public	KG - 5
0.84Mi.	**West Middle School** Number of Students: 641 Student-Teacher Ratio: 17.09	C-	Public	6 - 8
2.46Mi.	**Taylor High School** Number of Students: 1,371 Student-Teacher Ratio: 18.53	C-	Public	9 - 12

Flood Report

The Subject Property of **8953 WILLIAM ST, TAYLOR, MI 48180-2824** 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	132%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	111%	HIGHER
OVERALL	84%	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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