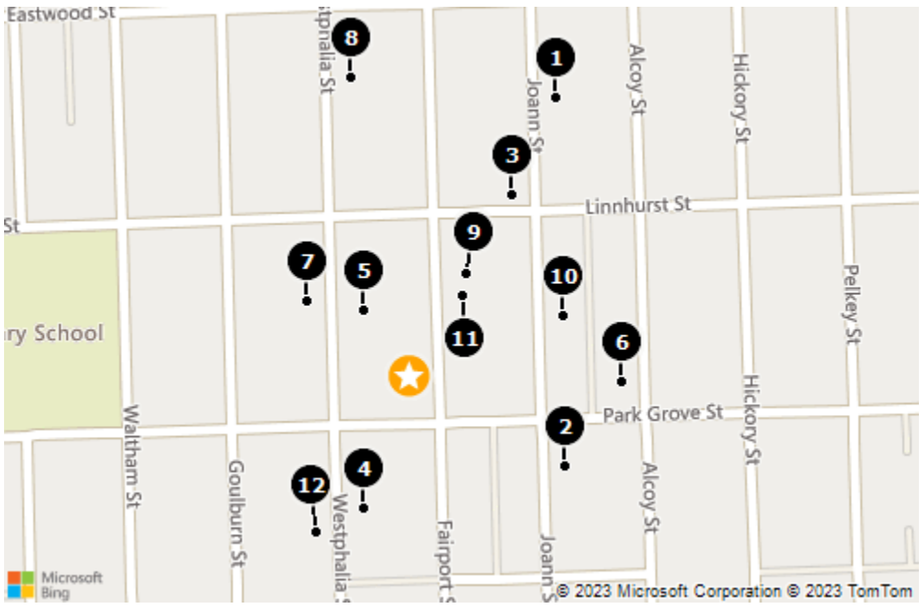
BLACK KNIGHT™

SiteX™ Report

OrderID: 88509553

SiteX Property Information Report



Subject Property Location

18425 FAIRPORT ST, DETROIT, MI 48205-2632

County:	**WAYNE MI**	Census Tract:	261635035.002019
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	21031446.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$63,000**	FSD:	40
Value Range:	$37,800 - $88,200	Confidence Score:	60

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	82010
Assd Land Value:		Market Land Value:		Tax Year:	2022
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$390
Total Assessed Value:	$11,300	Total Assessor Market Value:	$22,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 307 District: 01 Subdivision: GRATIOT MEADOWS SUB Map Ref: LB 92031
Abbreviated Description: W FAIRPORT 378 GRATIOT MEADOWS SUB L46 P57 PLATS, W C R 21/687 35 X 126
City/Muni/Twp: DETROIT CITY

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:		Pool:	
Building Area:	1266 SF	Baths:	1	Fireplace:	
Year Built:	1928	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2001	Sales Price:	$53,800
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/29/2001		
Document Type:	Deed		

Legal Description:
Abbreviated Description: GRATIOT MEADOWS (PLATS) LOT(S)DETROIT SD

Prior Transfer

Recording Date:	01/01/2001	Sales Price:	$53,800
Document #:	BK-PG 92031 -50820	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 307 District: 01 Subdivision: GRATIOT MEADOWS SUB Map Ref: LB 92031
Abbreviated Description: W FAIRPORT 378 GRATIOT MEADOWS SUB L46 P57 PLATS, W C R 21/687 35 X 126
City/Muni/Twp: DETROIT CITY

Prior Transfer

Recording Date:	08/28/1998	Sales Price:	$36,500
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/10/1998		
Document Type:	Deed		

Legal Description:
Abbreviated Description: GRATIOT MEADOWS SUB LOT 378 DETROIT SD

SiteX™ Report

OrderID: 88509553

Prior Transfer

Recording Date:	07/01/1998	Sales Price:	$36,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$603,500	Median # of Bedrooms	
Median Lot Size	4,356 SF	Median # of Baths	1
Median Living Area	1,152 SF	Median Year Built	1933
Price Range - 2 Yrs	$7,500 to $100,000	Age Range	63 years to 97 years
Median Value	$50,250	Median Age	90 years

Comparable Sales Data

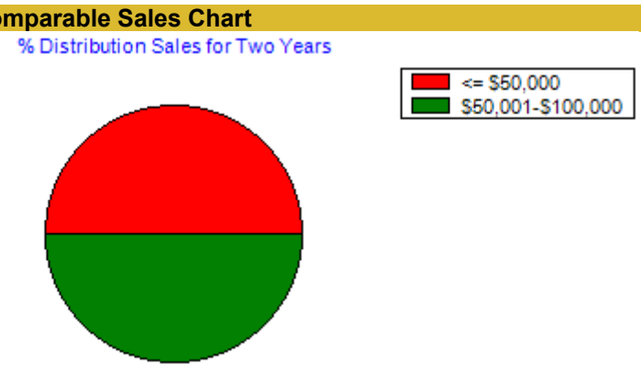
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**18664 JOANN ST** **DETROIT, MI 48205-2748**	03/01/2023	$17,500	$10	1624	//1	1928	4,356 SF	
		APN: 21030634. Document #: 2023039749 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 91 Subdivision: LINDENWOOD FARMS SUBDIVISION MapRef: LB 66 PG 53 Abbreviated Description: Lot:91 Subdivision:LINDENWOOD FARMS SUBDIVISION Map Ref:LB 66 PG 53City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
2	.11Mi.	**18096 JOANN ST** **DETROIT, MI 48205-2744**	02/28/2023	$25,000	$21	1162	//1	1926	4,792 SF	
		APN: 21030604. Document #: 2023039533 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: GROTTO PARK SUBDIVISION MapRef: LB 45 PG 39 Abbreviated Description: Lot:24 Subdivision:GROTTO PARK SUBDIVISION Map Ref:LB 45 PG 39City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
3	.12Mi.	**18603 JOANN ST** **DETROIT, MI 48205-2747**	09/22/2022	$68,000	$56	1205	//1	1957	4,792 SF	
		APN: 21030869. Document #: 2022290362 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 535 Subdivision: GRATIOT MEADOWS SUBDIVISION MapRef: LB 46 PG 57 Abbreviated Description: Lot:535 Subdivision:GRATIOT MEADOWS SUBDIVISION Map Ref:LB 46 PG 57City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
4	.08Mi.	**18072 WESTPHALIA ST** **DETROIT, MI 48205-2641**	07/22/2022	$89,000	$86	1030	//1	1950	4,356 SF	
		APN: 21031592. Document #: 2022245889 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 344 Subdivision: GRATIOT MEADOWS SUBDIVISION MapRef: LB 46 PG 57 Abbreviated Description: Lot:344 Subdivision:GRATIOT MEADOWS SUBDIVISION Map Ref:LB 46 PG 57City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
5	.05Mi.	**18466 WESTPHALIA ST** **DETROIT, MI 48205-2643**	07/18/2022	$63,000	$59	1060	//1	1937	4,356 SF	
		APN: 21031608. Document #: 2022240508 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 328 Subdivision: GRATIOT MEADOWS SUBDIVISION MapRef: LB 46 PG 57 Abbreviated Description: Lot:328 Subdivision:GRATIOT MEADOWS SUBDIVISION Map Ref:LB 46 PG 57City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
6	.12Mi.	**18417 ALCOY ST** **DETROIT, MI 48205-2737**	04/14/2022	$20,000	$25	793	//1	1938	4,356 SF	
		APN: 21015820. Document #: 2022153552 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: GROTTO PARK SUBDIVISION MapRef: LB 45 PG 39 Abbreviated Description: Lot:65 Subdivision:GROTTO PARK SUBDIVISION Map Ref:LB 45 PG 39City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
7	.08Mi.	**18473 WESTPHALIA ST** **DETROIT, MI 48205-2642**	03/03/2022	$70,000	$56	1232	//1	1929	4,356 SF	
		APN: 21031917. Document #: 2022055426 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 242 Subdivision: GRATIOT MEADOWS MapRef: LB 46 PG 57 Abbreviated Description: Lot:242 Subdivision:GRATIOT MEADOWS Map Ref:LB 46 PG 57City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
8	.18Mi.	**18680 WESTPHALIA ST** **DETROIT, MI 48205-2667**	02/14/2022	$90,000	$72	1247	//1	1929	4,356 SF	
		APN: 21031627. Document #: 2022039405 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 309 Subdivision: GRATIOT MEADOWS SUBDIVISION MapRef: LB 46 PG 57 Abbreviated Description: Lot:309 Subdivision:GRATIOT MEADOWS SUBDIVISION Map Ref:LB 46 PG 57City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
9	.07Mi.	**18488 FAIRPORT ST** **DETROIT, MI 48205-2633**	02/08/2022	$100,000	$93	1066	//1	1928	4,356 SF	
		APN: 21031132. Document #: 2022034345 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 467 Subdivision: GRATIOT MEADOWS SUBDIVISION MapRef: LB 46 PG 57 Abbreviated Description: Lot:467 Subdivision:GRATIOT MEADOWS SUBDIVISION Map Ref:LB 46 PG 57City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
10	.1Mi.	**18460 JOANN ST** **DETROIT, MI 48205-2746**	01/20/2022	$37,500	$32	1152	//1	1940	4,356 SF	
		APN: 21030616. Document #: 2022018742 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: GROTTO PARK SUBDIVISION MapRef: LB 45 PG 39 Abbreviated Description: Lot:36 Subdivision:GROTTO PARK SUBDIVISION Map Ref:LB 45 PG 39City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
11	.06Mi.	**18472 FAIRPORT ST** **DETROIT, MI 48205-2633**	01/13/2022	$7,500	$7	974	//1	1960	4,356 SF	
		APN: 21031130. Document #: 2022012987 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 469 Subdivision: GRATIOT MEADOWS SUBDIVISION MapRef: LB 46 PG 57 Abbreviated Description: Lot:469 Subdivision:GRATIOT MEADOWS SUBDIVISION Map Ref:LB 46 PG 57City/Muni/Twp:DETROIT City/Muni/Twp: DETROIT								
12	.11Mi.	**18059 WESTPHALIA ST**	11/17/2021	$16,000	$13	1152	//1	1926	4,356 SF	

SiteX™ Report

OrderID: 88509553

DETROIT, MI 48205-2640
APN: 21031936. Document #: 2021408648
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 223 Subdivision: GRATIOT MEADOWS SUBDIVISION MapRef: LB 46 PG 57 Abbreviated Description: Lot:223 Subdivision:GRATIOT MEADOWS SUBDIVISION Map Ref:LB 46 PG 57City/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.

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.	**18425 FAIRPORT ST**	**01/01/2001**	$22,600	$11,300	1,266	//1	1928	4,356 SF	
.01Mi.	**18419 FAIRPORT ST**	**05/31/2017**	$22,600	$11,300	1,440	//1	1927	4,356 SF	
.01Mi.	**18411 FAIRPORT ST**	**10/07/2014**			1,440	//1	1927	4,356 SF	
.01Mi.	**18439 FAIRPORT ST**	**09/18/2019**	$20,000	$10,000	1,191	//1	1926	4,356 SF	
.02Mi.	**18445 FAIRPORT ST**	**04/01/1984**			1,235	//1	1927	4,356 SF	
.02Mi.	**18403 FAIRPORT ST**	**07/01/1978**	$22,400	$11,200	1,163	//1	1927	5,227 SF	
.03Mi.	**18453 FAIRPORT ST**	**05/19/2012**	$20,400	$10,200	1,360	//1	1927	4,356 SF	
.03Mi.	**18424 WESTPHALIA ST**	**02/01/1981**	$23,400	$11,700	1,074	//1	1950	4,356 SF	
.03Mi.	**18430 WESTPHALIA ST**	**11/21/2001**			1,004	//1	1925	4,356 SF	
.03Mi.	**18418 WESTPHALIA ST**	**01/16/2003**			1,351	//1	1926	4,356 SF	
.03Mi.	**18410 WESTPHALIA ST**	**05/07/2015**	$23,000	$11,500	976	//1	1950	4,356 SF	
.03Mi.	**18444 WESTPHALIA ST**	**03/01/1986**			1,421	//1	1930	4,356 SF	
.03Mi.	**18402 WESTPHALIA ST**	**07/31/2008**	$29,400	$14,700	1,467	//1	1939	5,227 SF	
.04Mi.	**18424 FAIRPORT ST**	**09/01/1988**	$25,800	$12,900	1,505	//1	1929	4,356 SF	
.04Mi.	**18418 FAIRPORT ST**	**12/08/2011**			1,281	//1	1926	4,356 SF	
.04Mi.	**18430 FAIRPORT ST**		$22,000	$11,000	1,236	//1	1927	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	32.70 years old	People In This Area Who Are Married:	4,037
Median Household Income:	$39,367	Households with Children:	3,923
Average Full-Time Individual Income:	$14,842	Most Common Education Level:	High School Graduate

School District

School District Zone:	DETROIT PUBLIC SCHOOLS COMMUNITY DISTRICT	Students Enrolled:	51,605
Number of Schools:	109	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Grade
0.65Mi.	**BRENDA SCOTT ACADEMY FOR THEATRE ARTS**	NA	PRESCHOOL-8
Overall Test Rating: NA Number of Students: 800 Student-Teacher Ratio: Not Reported			
0.74Mi.	**OSBORN ACADEMY OF MATHEMATICS**	NA	9-12
Overall Test Rating: NA Number of Students: 450 Student-Teacher Ratio: 12			

SiteX™ Report

OrderID: 88509553

Flood Report

The Subject Property of **18425 FAIRPORT ST, DETROIT, MI 48205-2632** 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%)
BURGLARY	168%	NOTABLY HIGHER
ASSULT	265%	SIGNIFICANTLY HIGHER
ROBBERY	276%	SIGNIFICANTLY HIGHER
RAPE	234%	SIGNIFICANTLY HIGHER
MURDER	370%	SIGNIFICANTLY HIGHER
CAR THEFT	399%	SIGNIFICANTLY HIGHER
OVERALL	221%	SIGNIFICANTLY HIGHER

Disaster Alerts

6/25/2021 - Severe Tornados, Flooding

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