

Single Family Residence **RESIDENTIAL**

# 35 FLORENCE ST

RIVER ROUGE, MI 48218

**\$87,834** TopHap Estimate · \$131 / ft² · confidence 80 · as of Jul 14, 2026



**1**

BATHS

**672 ft²**

LIVING AREA

**1,742 ft²**

LOT SIZE

**1927**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$88K**

\$70K low

\$105K high

Last Sale

**\$90,000 · Apr 9, 2024**

Est. Owner Equity

**\$3,334**

Loan-to-Value

**103%**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$976 (2023)</b> |
| Assessed Value        | <b>\$26,100</b>     |
| Previous Assessed     | <b>\$26,100</b>     |
| Assessor Market Value | <b>\$52,200</b>     |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Ranch</b>                   |
| County        | <b>Wayne</b>                   |
| Lot (acres)   | <b>0.04</b>                    |
| Heating       | <b>Forced Air</b>              |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|---------------------|-------------------|---------------------|----------|--------------------|-------|
| <b>Apr 1, 2024</b>  | Resale            | Warranty Deed       | \$90,000 | \$134              | \$85K |
| <b>Oct 19, 2018</b> | Quitclaim         | Quit Claim Transfer | \$2,657  | \$4                |       |
| <b>Aug 10, 2018</b> | Quitclaim         | Quit Claim Transfer | \$2,657  | \$4                |       |
| <b>Dec 31, 2014</b> | Resale            | Warranty Deed       | \$16,000 | \$24               |       |
| <b>Jul 10, 2013</b> | Resale            | Grant Deed          | \$7,010  | \$10               |       |
| <b>Oct 5, 2012</b>  | Recorded document | Warranty Deed       |          |                    |       |
| <b>Jun 14, 2012</b> | Non-arms-length   | Trustees Deed       | \$57,587 | \$86               |       |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| <b>Ann Visger Elementary School</b>      | Elementary | PK–5   | 0.2 mi   |
| <b>Clarence B. Sabbath Middle School</b> | Middle     | 6–8    | 0.7 mi   |
| <b>River Rouge High School</b>           | High       | 9–12   | 0.9 mi   |

District: River Rouge School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 48218

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>165</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>7,223</b><br>POPULATION | <b>\$34K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>53%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|