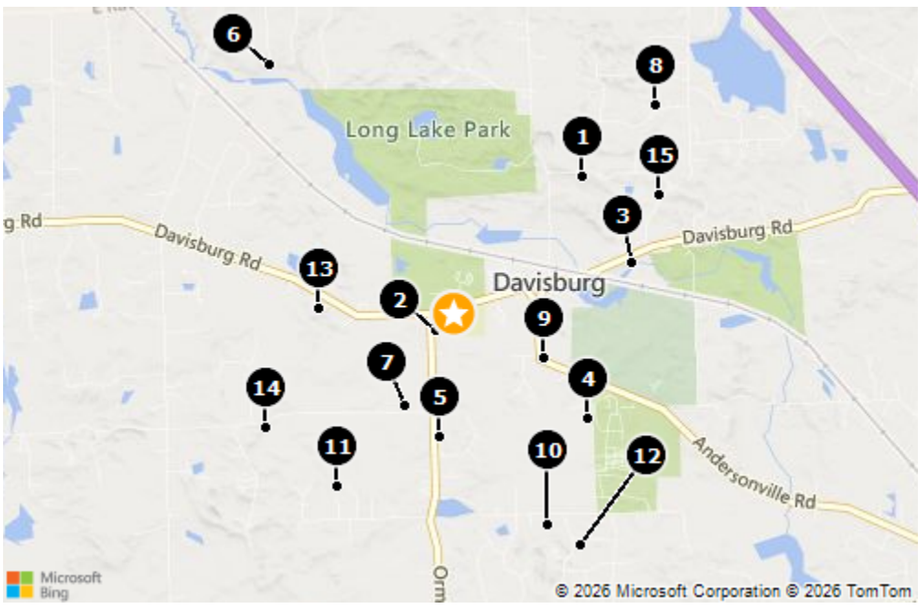
ICE SiteX Report

OrderID: 98714808

SiteX Property Information Report



Subject Property Location

13055 DAVISBURG RD, DAVISBURG, MI 48350-2411

County:	**OAKLAND MI**	Census Tract:	261251265.002001
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	U -07-18-427-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$324,000**	FSD:	14	Common Confidence Score:	58
Value Range:	$278,640 - $369,360	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,121
Total Assessed Value:	$115,460	Total Assessor Market Value:	$230,920	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1-2 District: U Subdivision: RUNDELL CREST SUBDIVISION Sec/Twnship/Range: SEC 18 TWN 04N RNG 08E
Abbreviated Description: T4N, R8E, SEC 18 RUNDELL CREST LOTS 1 & 2 1-19-00 FR 001 & 002
City/Muni/Twp: SPRINGFIELD TWP

Property Characteristics

Lot Size:	30,492 SF	Bedrooms:	3	Pool:	
Building Area:	1140 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/28/2023	Loan Amount:	N/A
Document #:	47441 BK-PG 58572-694	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: RUNDELL CREST
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	01/26/2023	Sales Price:	N/A
Document #:	9439 BK-PG 58393-879	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/06/2023		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: RUNDELL CREST Map Ref: LB 62 PG 44
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	07/20/2020	Sales Price:	$170,000
			Multiple Parcels Involved in this transaction
Document #:	140402 BK-PG 54523-102	Type of Sale:	Full Amount on Deed
Contract Date:	06/29/2020		
Document Type:			

ICE SiteX Report

OrderID: 98714808

Legal Description:
Lot: 1&2 Subdivision: RUNDELL CREST Map Ref: LB 62 PG 44
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	07/20/2020	Sales Price:	N/A
Document #:	140401 BK-PG 54523-100	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/29/2020		
Document Type:			

Legal Description:
Lot: 2 Subdivision: RUNDELL CREST Map Ref: LB 62 PG 44
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	07/17/2020	Loan Amount:	N/A
Document #:	139430 BK-PG 54515-864	Loan Type:	FHA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 1-2 Subdivision: RUNDELL CREST
City/Muni/Twp: SPRINGFIELD TOWNSHIP

Prior Transfer

Recording Date:	06/07/2018	Sales Price:	$56,000
Document #:	096221 BK-PG 45449-00246	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/04/2013	Loan Amount:	N/A
Document #:	059865 BK-PG 45449-246	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/06/2023	Type Finance:	VAR

Legal Description:
Lot: 1&2 Subdivision: RUNDELL CREST SUBDIVISION
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-2 District: U Subdivision: RUNDELL CREST SUBDIVISION Sec/Twnship/Range: SEC 18 TWN 04N RNG 08E
Abbreviated Description: T4N, R8E, SEC 18 RUNDELL CREST LOTS 1 & 2 1-19-00 FR 001 & 002
City/Muni/Twp: SPRINGFIELD TWP

Area Sales Analysis

Total Area Sales	$6,275,900	Median # of Bedrooms	3
Median Lot Size	96,704 SF	Median # of Baths	2
Median Living Area	1,786 SF	Median Year Built	1978
Price Range - 2 Yrs	$130,000 to $875,000	Age Range	22 years to 156 years
Median Value	$400,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.86Mi.	**8484 EATON RD** **DAVISBURG, MI 48350-1502**	10/21/2026	$510,000	$251	2028	4/3/3	1968	362,856 SF	
		APN: U -07-08-376-007 Document #: 20260154674 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4SW4 S08T04NR08E Abbreviated Description: Sec/Twnship/Range:SE4SW4 S08T04NR08E City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
2	.11Mi.	**7870 ORMOND RD** **DAVISBURG, MI 48350-2433**	10/16/2026	$357,500	$238	1500	6/3/2	2004	16,117 SF	
		APN: U -07-18-426-021 Document #: 20260152770 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: RUNDELL CREST SUBDIVISION MapRef: LB 62 PG 44 Abbreviated Description: Lot:8 Subdivision:RUNDELL CREST SUBDIVISION Map Ref:LB 62 PG 44City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
3	.89Mi.	**281 BROADWAY** **DAVISBURG, MI 48350-2515**	09/22/2026	$196,500	$155	1265	5/3/1	1880	13,504 SF	
		APN: U -07-17-252-012 Document #: 20260139765 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: MAJOR HICKEYS ADDITION TO DAVISBURG MapRef: LB 3 PG 15 Abbreviated Description: Lot:11 Subdivision:MAJOR HICKEYS ADDITION TO DAVISBURG Map Ref:LB 3 PG 15City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
4	.8Mi.	**7255 HALL RD** **DAVISBURG, MI 48350-2535**	09/09/2026	$425,000	$195	2176	5/3/1	1987	54,015 SF	
		APN: U -07-20-100-017 Document #: 20260133636 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S20T04NR08E Abbreviated Description: Sec/Twnship/Range:NW4 S20T04NR08E City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
5	.58Mi.	**7286 ORMOND RD** **DAVISBURG, MI 48350-2419**	08/14/2026	$339,900	$165	2058	9/4/2	1900	44,867 SF	
		APN: U -07-19-226-003 Document #: 20260122075 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S19T04NR08E Abbreviated Description: Sec/Twnship/Range:NE4 S19T04NR08E City/Muni/Twp:SPRINGFIELD TOWNSHIP City/Muni/Twp: SPRINGFIELD TOWNSHIP								
6	1.55Mi.	**13955 RATTALEE LAKE RD**	08/11/2026	$875,000	$361	2422	4/4/2	1978	1,074,629 SF	Yes

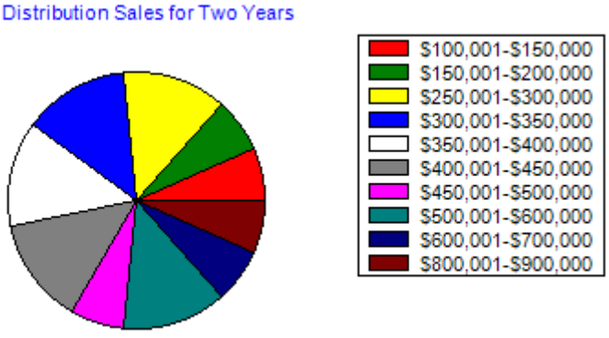
ICE SiteX Report

OrderID: 98714808

		DAVISBURG, MI 48350-1245								
	APN: U -07-07-100-027 Document #: 20260119416 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2 S07T04NR08E Abbreviated Description: Sec/Twnship/Range:W2 S07T04NR08E City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD									
7	.48Mi.	**4121 PARKER RD** **DAVISBURG, MI 48350-2323**	07/23/2026	$400,000	$256	1561	6/3/2	1990	137,215 SF	
	APN: U -07-18-451-019 Document #: 20260110448 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S18T04NR08E Abbreviated Description: Sec/Twnship/Range:SE4 S18T04NR08E City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD									
8	1.39Mi.	**12168 CARRIAGE TRAIL CIR** **DAVISBURG, MI 48350-1688**	07/22/2026	$415,000	$279	1484	6/3/2	1976	96,704 SF	
	APN: U -07-08-426-003 Document #: 20260110239 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: CARRIAGE TRAIL ESTATES NO 1 SUBDIVISION MapRef: LB 144 PG 3 Abbreviated Description: Lot:5 Subdivision:CARRIAGE TRAIL ESTATES NO 1 SUBDIVISION Map Ref:LB 144 PG 3City/Muni/Twp:DAVISBURG City/Muni/Twp: DAVISBURG									
9	.48Mi.	**12680 ANDERSONVILLE RD** **DAVISBURG, MI 48350-2547**	06/25/2026	$287,500	$160	1786	5/2/1	1979	28,314 SF	
	APN: U -07-17-376-004 Document #: 20260090798 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: JAMES HARVEY DAVIS 2ND DIVISION SUBDIVISION MapRef: LB 3 PG 36 Abbreviated Description: Lot:3 Block:7 Subdivision:JAMES HARVEY DAVIS 2ND DIVISION SUBDIVISION Map Ref:LB 3 PG 36City/Muni/Twp:SPRINGFLELD City/Muni/Twp: SPRINGFLELD									
10	1.11Mi.	**12687 SCOTT RD** **DAVISBURG, MI 48350-2926**	06/08/2026	$645,000	$171	3758	8/4/3	1994	104,544 SF	Spa Only
	APN: U -07-20-326-001 Document #: 20260081061 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S20T4NR8E Abbreviated Description: Sec/Twnship/Range:SW4 S20T4NR8E City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD									
11	1.01Mi.	**13660 FRENCH LN** **DAVISBURG, MI 48350-2831**	03/04/2026	$599,000	$367	1631	6/2/2	1998	439,087 SF	
	APN: U -07-19-100-011 Document #: 20260026732 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2NW4 S19T04NR08E Abbreviated Description: Sec/Twnship/Range:S2NW4 S19T04NR08E City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD									
12	1.25Mi.	**12567 BLUEBERRY LN** **DAVISBURG, MI 48350-2945**	01/26/2026	$475,500	$199	2380	7/3/3	1995	65,776 SF	
	APN: U -07-20-328-001 Document #: 20260010911 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: FIELDSTONE HEIGHTS NO 1 MapRef: LB 233 PG 27-29 Abbreviated Description: Lot:12 Subdivision:FIELDSTONE HEIGHTS NO 1 Map Ref:LB 233 PG 27-29City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD									
13	.64Mi.	**13705 DAVISBURG RD** **DAVISBURG, MI 48350-2313**	01/14/2026	$325,000	$145	2236	7/3/2	1870	265,281 SF	
	APN: U -07-18-151-007 Document #: 20260005832 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SW4 S18T04NR08E Abbreviated Description: Sec/Twnship/Range:W2SW4 S18T04NR08E City/Muni/Twp:SPRINGFIELD TOWNSHIP City/Muni/Twp: SPRINGFIELD TOWNSHIP									
14	1.04Mi.	**3550 PARKER RD** **DAVISBURG, MI 48350-2236**	12/29/2025	$130,000	$95	1359	4/3/1	1972	43,560 SF	
	APN: R -06-24-200-004 Document #: 20250163753 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NE4 S24T04NE07W Abbreviated Description: Sec/Twnship/Range:E2NE4 S24T04NE07W City/Muni/Twp:ROSE City/Muni/Twp: ROSE									
15	1.12Mi.	**8381 TINDALL RD** **DAVISBURG, MI 48350-1683**	12/15/2025	$295,000	$212	1391	5/2/1	1945	107,158 SF	
	APN: U -07-08-476-012 Document #: 20250157348 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: SUPERVISORS PLAT NO 3 Sec/Twnship/Range: SE4 S078&NE4 S17T04NR08E Abbreviated Description: Lot:4 Subdivision:SUPERVISORS PLAT NO 3 Sec/Twnship/Range:SE4 S078&NE4 S17T04NR08E City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD									

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.

ICE SiteX Report

OrderID: 98714808

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.	**13055 DAVISBURG RD**		$230,920	$115,460	1,140	5/3/2	1972	30,492 SF	
.05Mi.	**13175 DAVISBURG RD**		$213,520	$106,760	1,132	5/3/2	1960	30,056 SF	
.07Mi.	**13115 DAVISBURG RD**		$415,240	$207,620	1,391	5/3/2	2003	5 SF	
.08Mi.	**7900 ORMOND RD**		$228,680	$114,340	1,148	5/3/1	1952	26,136 SF	
.09Mi.	**7880 ORMOND RD**		$221,080	$110,540	1,408	6/3/1	1951	28,314 SF	
.11Mi.	**7870 ORMOND RD**		$307,960	$153,980	1,500	6/3/2	2004	16,117 SF	
.12Mi.	**7860 ORMOND RD**		$213,060	$106,530	1,392	6/3/1	1958	23,958 SF	
.14Mi.	**13211 DAVISBURG RD**		$273,540	$136,770	1,472	6/2/2	1974	2 SF	
.15Mi.	**7840 ORMOND RD**		$210,040	$105,020	1,425	5/3/1	1959	23,958 SF	
.15Mi.	**7865 ORMOND RD**		$303,320	$151,660	2,090	7/3/2	1970	1 SF	
.17Mi.	**7845 ORMOND RD**		$314,600	$157,300	1,215	5/3/3	1987	1 SF	
.18Mi.	**7800 ORMOND RD**		$427,260	$213,630	2,202	6/3/2	2000	5 SF	
.18Mi.	**7830 ORMOND RD**		$218,280	$109,140	1,204	5/3/2	1961	31,799 SF	
.18Mi.	**990 BROADWAY**		$237,880	$118,940	1,310	6/3/2	1973	18,295 SF	
.19Mi.	**13225 DAVISBURG RD**		$306,740	$153,370	2,164	8/4/2	1972	2 SF	
.2Mi.	**7825 ORMOND RD**		$441,520	$220,760	1,655	6/3/2	1990	1 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	43.9 years old	Households:	2,912
Median Household Income:	$107,258	Households w/Family:	71%
Household Income Per Capita:	$47,857	Households w/Family Married:	57%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Holly Area School District	Students:	3,157
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.10Mi.	**Holly Middle School** Number of Students: 743 Student-Teacher Ratio: 18.79	C+	Public	6 - 8
0.05Mi.	**Davisburg Elementary School** Number of Students: 391 Student-Teacher Ratio: 14.92	B	Public	PK - 5
4.54Mi.	**Holly Elementary School** Number of Students: 307 Student-Teacher Ratio: 14.76	C	Public	PK - 5
3.49Mi.	**Holly High School** Number of Students: 1,001 Student-Teacher Ratio: 19.44 Advanced Placement: Yes	B	Public	8 - 12
4.24Mi.	**Rose Pioneer Elementary School** Number of Students: 270 Student-Teacher Ratio: 12.33	B	Public	PK - 5
6.04Mi.	**Patterson Elementary School** Number of Students: 408 Student-Teacher Ratio: 13.51	C+	Public	PK - 5

Flood Report

The Subject Property of **13055 DAVISBURG RD, DAVISBURG, MI 48350-2411** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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.

ICE SiteX Report

OrderID: 98714808

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	48%	SIGNIFICANTLY LOWER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	43%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	35%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	87%	LOWER
OVERALL	78%	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.