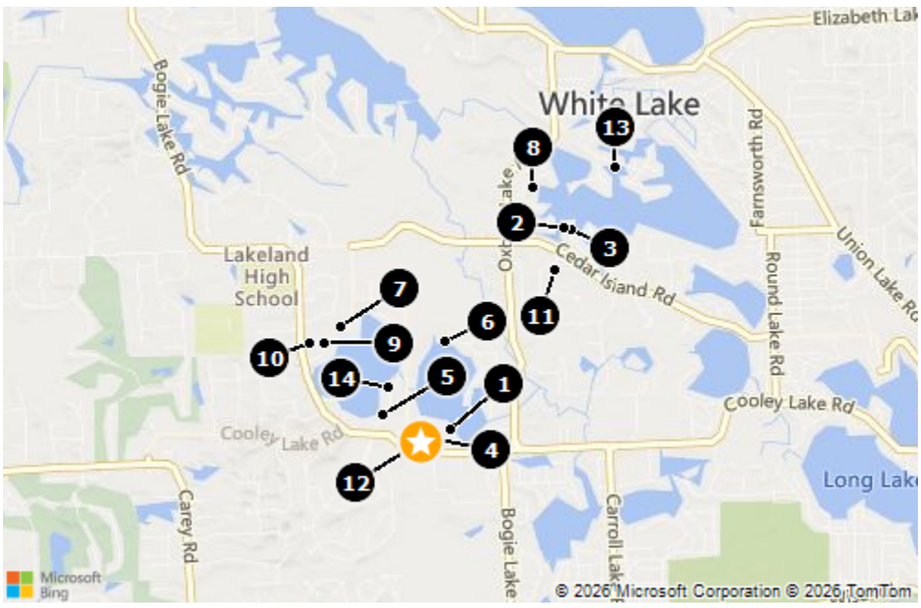
ICE SiteX Report

OrderID: 96978061

SiteX Property Information Report



Subject Property Location

1452 LANGFIELD AVE, WHITE LAKE, MI 48386-3755

County:	**OAKLAND MI**	Census Tract:	261251305.002017
Property Use:	Single Family Residential	Zoning:	R1D
Parcel Number:	Y -12-34-353-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$342,000**	FSD:	14	Common Confidence Score:	62
Value Range:	$294,120 - $389,880	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:	$4,687
Total Assessed Value:	$130,640	Total Assessor Market Value:	$261,280	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8,67-68 District: Y Sec/Twnship/Range: SEC 34 TWN 03N RNG 08E
Abbreviated Description: T3N, R8E, SEC 34 OAK RIDGE PARK LOTS 67 & 68 8-25-14 FR 009 & 010
City/Muni/Twp: WHITE LAKE TWP

Property Characteristics

Lot Size:	15,507 SF	Bedrooms:	3	Pool:	
Building Area:	1666 SF	Baths:	2	Fireplace:	
Year Built:	1928	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/16/2024	Sales Price:	N/A
Document #:	102860 BK-PG 59093-412	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/04/2024	Loan Amount:	N/A
Document #:	98719 BK-PG 59613-847	Loan Type:	FHA
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:
Lot: 67&68 Subdivision: OAK RIDGE PARK
City/Muni/Twp: WHITE LAKE

Prior Transfer

Recording Date:	03/04/2024	Sales Price:	N/A
Document #:	20992 BK-PG 59197-461	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/22/2023		
Document Type:			

Legal Description:
Lot: 67&68 Subdivision: OAK RIDGE PARK Map Ref: LB 22 PG 10
City/Muni/Twp: WHITE LAKE

ICE SiteX Report

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Prior Transfer

Recording Date:	02/23/2024	Sales Price:	N/A
Document #:	304 BK-PG 47251-41	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/18/2018	Sales Price:	N/A
Document #:	009019 BK-PG 47251-00041	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2014	Loan Amount:	N/A
Document #:	141646 BK-PG 47251-00041	Loan Type:	FHA
TD Due Date:	08/01/2044	Type Finance:	

Legal Description:
Lot: 68 Subdivision: OAK RIDGE PARK
City/Muni/Twp: WHITE LAKE

Mortgage Record

Recording Date:	06/12/2012	Loan Amount:	N/A
Document #:	127718 BK-PG 44289-099	Loan Type:	FHA
TD Due Date:	05/01/2042	Type Finance:	

Legal Description:
Lot: 68 Subdivision: OAK RIDGE PARK SUBDIVISION
City/Muni/Twp: WHITE LAKE

Prior Transfer

Recording Date:	05/14/2012	Sales Price:	$113,700 Multiple Parcels Involved in this transaction
Document #:	104905 BK-PG 44180-182	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2012		
Document Type:			

Legal Description:
Lot: 68 Subdivision: OAK RIDGE PARK Map Ref: LB22 PG10
City/Muni/Twp: WHITE LAKE

Prior Transfer

Recording Date:	06/07/2011	Sales Price:	$113,355 Multiple Parcels Involved in this transaction
Document #:	108919 BK-PG 43116-056	Type of Sale:	Full Amount on Deed
Contract Date:	05/31/2011		
Document Type:			

Legal Description:
Lot: 68 Subdivision: OAK RIDGE PARK Map Ref: LB22 PG10
City/Muni/Twp: WHITE LAKE

Prior Transfer

Recording Date:	09/25/1998	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/23/1997		
Document Type:			

Legal Description:
Abbreviated Description: T3N, R8E, SEC 34 OAK RIDGE PARHURON VALLEY SCHOOLS

Prior Transfer

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

Legal Description:
Lot: 8,67-68 District: Y Sec/Twnship/Range: SEC 34 TWN 03N RNG 08E
Abbreviated Description: T3N, R8E, SEC 34 OAK RIDGE PARK LOTS 67 & 68 8-25-14 FR 009 & 010
City/Muni/Twp: WHITE LAKE TWP

Area Sales Analysis

Total Area Sales	$7,262,802	Median # of Bedrooms	3
Median Lot Size	17,207 SF	Median # of Baths	2
Median Living Area	1,925 SF	Median Year Built	1968
Price Range - 2 Yrs	$210,000 to $1,115,000	Age Range	3 years to 74 years
Median Value	$474,889	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**10834 HILLWAY DR** **WHITE LAKE, MI 48386-3747**	01/21/2026	$525,000	$360	1455	4/3/2	1963	12,720 SF	
		APN: Y -12-34-352-012 Document #: 20260009127 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: OAK RIDGE PARK MapRef: LB 22 PG 10 Abbreviated Description: Lot:28 Subdivision:OAK RIDGE PARK Map Ref:LB 22 PG 10City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE								
2	1.22Mi.	**722 RACHELLE ST** **WHITE LAKE, MI 48386-2959**	10/16/2025	$549,900	$329	1667	5/3/1	1970	18,382 SF	
		APN: Y -12-27-477-003 Document #: 132179 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 44 Subdivision: GOLDEN SHORES SUBDIVISION NO 1 MapRef: LB 92 PG 36&37 Abbreviated Description: Lot:44 Subdivision:GOLDEN SHORES SUBDIVISION NO 1 Map Ref:LB 92 PG 36&37City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

3	1.24Mi.	**739 RACHELLE ST** **WHITE LAKE, MI 48386-2979**	09/29/2025	$764,600	$320	2382	8/3/2	1969	17,685 SF

APN: Y -12-27-478-004 Document #: 122432
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: GOLDEN SHORES SUBDIVISION NO 1 MapRef: LB 92 PG 36&37 Abbreviated Description: Lot:38 Subdivision:GOLDEN SHORES SUBDIVISION NO 1 Map Ref:LB 92 PG 36&37City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

4	.03Mi.	**1444 LANGFIELD AVE** **WHITE LAKE, MI 48386-3755**	07/29/2025	$210,000	$213	984	3/3/2	1966	8,538 SF

APN: Y -12-34-353-005 Document #: 92631
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: OAK RIDGE PARK MapRef: LB 22 PG 10 Abbreviated Description: Lot:69 Subdivision:OAK RIDGE PARK Map Ref:LB 22 PG 10City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

5	.23Mi.	**11228 WINDHURST DR** **WHITE LAKE, MI 48386-3682**	07/25/2025	$475,000	$247	1920	5/3/2	1958	15,464 SF

APN: Y -12-33-476-020 Document #: 90860
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: HIAWATHA SHORES MapRef: LB 57 PG 56 Abbreviated Description: Lot:20 Subdivision:HIAWATHA SHORES Map Ref:LB 57 PG 56

6	.49Mi.	**10667 CASTLEWOOD DR** **WHITE LAKE, MI 48386-3724**	07/23/2025	$1,115,000	$328	3399	7/4/3	2001	11,282 SF

APN: Y -12-34-151-008 Document #: 89162
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2NW4 S34T03NR08E Abbreviated Description: Sec/Twnship/Range:W2NW4 S34T03NR08E City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

7	.67Mi.	**1188 PINECREST DR** **WHITE LAKE, MI 48386-3651**	06/18/2025	$350,000	$258	1356	5/3/2	1986	17,337 SF

APN: Y -12-33-251-013 Document #: 74357
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: PINECREST SHORES MapRef: LB 62 PG 23 Abbreviated Description: Lot:27 Subdivision:PINECREST SHORES Map Ref:LB 62 PG 23City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

8	1.33Mi.	**535 WASHINGTON BLVD** **WHITE LAKE, MI 48386-2964**	06/09/2025	$353,900	$235	1500	5/3/2	1953	17,076 SF

APN: Y -12-27-405-016 Document #: 69866
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: CEDAR ISLE PROJECT SUBDIVISION MapRef: LB 58 PG 16 Abbreviated Description: Lot:28 Subdivision:CEDAR ISLE PROJECT SUBDIVISION Map Ref:LB 58 PG 16City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

9	.66Mi.	**1236 PINECREST DR** **WHITE LAKE, MI 48386-3652**	06/05/2025	$347,000	$158	2194	6/3/1	1967	14,898 SF

APN: Y -12-33-252-003 Document #: 68207
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: PINECREST SHORES NO 2 MapRef: LB 86 PG 2 Abbreviated Description: Lot:65 Subdivision:PINECREST SHORES NO 2 Map Ref:LB 86 PG 2City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

10	.71Mi.	**2495 BOGIE LAKE RD** **WHITE LAKE, MI 48386-3623**	06/04/2025	$714,000	$233	3058	13/4/3	2023	47,001 SF

APN: Y -12-33-252-013 Document #: 67138
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S33T03NR08E Abbreviated Description: Sec/Twnship/Range:S33T03NR08E City/Muni/Twp:WHITE LAKEQ City/Muni/Twp: WHITE LAKEQ

11	1.04Mi.	**841 GOLDEN DR** **WHITE LAKE, MI 48386-3828**	05/14/2025	$474,777	$245	1930	7/3/2	1987	123,929 SF

APN: Y -12-34-206-001 Document #: 58603
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: GOLDEN ESTATES NO 3 MapRef: LB 158 PG 5-7 Abbreviated Description: Lot:61 Subdivision:GOLDEN ESTATES NO 3 Map Ref:LB 158 PG 5-7City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

12	.04Mi.	**1469 SUGDEN LAKE RD** **WHITE LAKE, MI 48386-3775**	05/06/2025	$450,000	$137	3263	8/4/2	1999	31,494 SF

APN: Y -12-34-353-008 Document #: 54151
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79-82 Subdivision: OAK RIDGE PARK MapRef: LB 22 PG 10 Abbreviated Description: Lot:79-82 Subdivision:OAK RIDGE PARK Map Ref:LB 22 PG 10City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

13	1.6Mi.	**10023 CEDAR SHRS** **WHITE LAKE, MI 48386-2823**	04/01/2025	$248,625	$144	1718	6/3/1	1956	18,252 SF

APN: Y -12-26-304-003 Document #: 34368
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: CEDAR SHORES NO 1 MapRef: LB 69 PG 12 Abbreviated Description: Lot:40 Subdivision:CEDAR SHORES NO 1 Map Ref:LB 69 PG 12City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

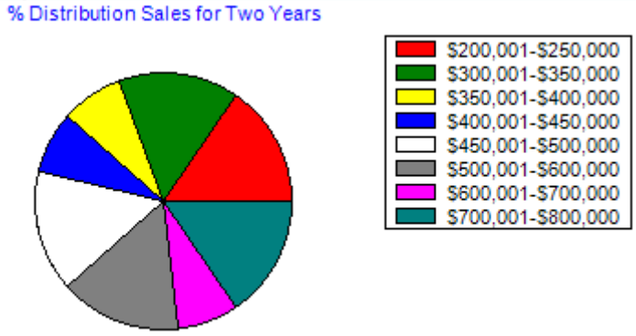
14	.3Mi.	**11092 WINDHURST DR** **WHITE LAKE, MI 48386-3678**	03/28/2025	$685,000	$279	2450	3/3/2	1952	11,326 SF

APN: Y -12-33-476-008 Document #: 33474
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: HIAWATHA SHORES MapRef: LB 57 PG 56 Abbreviated Description: Lot:8 Subdivision:HIAWATHA SHORES Map Ref:LB 57 PG 56City/Muni/Twp:WHITE LAKE City/Muni/Twp: WHITE LAKE

ICE SiteX Report

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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.	**1452 LANGFIELD AVE**		$261,280	$130,640	1,666	6/3/2	1928	15,507 SF	
.02Mi.	**1468 LANGFIELD AVE**		$127,640	$63,820	850	3/2/1	1928	9,235 SF	
.03Mi.	**1444 LANGFIELD AVE**		$197,820	$98,910	984	3/3/2	1966	8,538 SF	
.03Mi.	**10945 HILLWAY DR**		$285,980	$142,990	2,537	6/2/2	1918	10,367 SF	
.03Mi.	**1453 SUGDEN LAKE RD**		$239,700	$119,850	2,010	5/3/2	1958	30,013 SF	
.03Mi.	**10953 HILLWAY DR**	**03/28/2014**	$206,280	$103,140	1,335	5/3/1	1938	13,199 SF	
.03Mi.	**10911 HILLWAY DR**		$295,040	$147,520	2,454	9/4/3	1932	13,896 SF	
.04Mi.	**1490 LANGFIELD AVE**	**04/15/2003**	$287,300	$143,650	1,033	3/2/1	1992	27,312 SF	
.04Mi.	**1465 LANGFIELD AVE**		$141,140	$70,570	858	3/2/1	1927	8,451 SF	
.04Mi.	**1469 SUGDEN LAKE RD**		$502,860	$251,430	3,263	8/4/2	1999	31,494 SF	
.04Mi.	**1475 LANGFIELD AVE**		$185,600	$92,800	1,008	4/2/1	1985	8,451 SF	
.05Mi.	**10959 HILLWAY DR**	**05/12/2004**	$196,900	$98,450	1,232	6/3/1	1954	7,536 SF	
.05Mi.	**10897 HILLWAY DR**		$262,800	$131,400	1,587	6/3/2	1942	14,941 SF	
.05Mi.	**1421 SUGDEN LAKE RD**	**09/11/2012**	$233,660	$116,830	1,848	6/4/2	1989	10,062 SF	
.05Mi.	**1485 LANGFIELD AVE**		$190,600	$95,300	1,008	4/3/1	1983	8,407 SF	
.06Mi.	**1495 LANGFIELD AVE**		$206,120	$103,060	1,152	4/3/2	1985	8,407 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	47.5 years old	Households:	7,522
Median Household Income:	$89,620	Households w/Family:	69%
Household Income Per Capita:	$45,797	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Huron Valley Schools	Students:	7,687
Number of Schools:	16	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.11Mi.	**Lakewood Elementary School** Number of Students: 434 Student-Teacher Ratio: 16.89	B-	Public	KG - 5
1.28Mi.	**White Lake Middle School** Number of Students: 525 Student-Teacher Ratio: 18.36	B+	Public	6 - 8
1.10Mi.	**Lakeland High School** Number of Students: 1,012 Student-Teacher Ratio: 20.24 Advanced Placement: Yes	A-	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **1452 LANGFIELD AVE, WHITE LAKE, MI 48386-3755** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	85%	LOWER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	65%	NOTABLY LOWER
OVERALL	77%	NOTABLY 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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