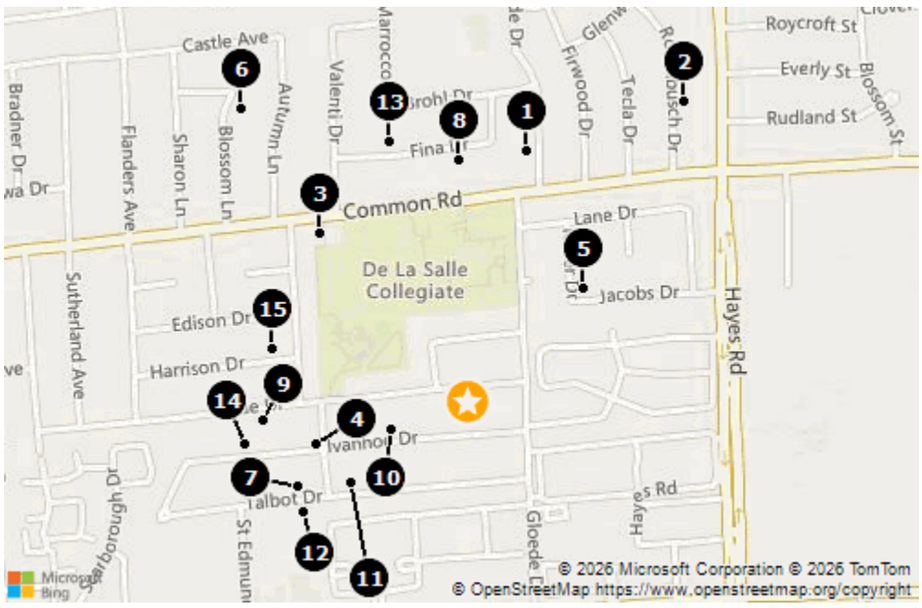
ICE SiteX Report

OrderID: 98387985

SiteX Property Information Report



Subject Property Location

14652 BADE DR, WARREN, MI 48088-3932

County:	**MACOMB MI**	Census Tract:	260992615.003001
Property Use:	Single Family Residential	Zoning:	R-1-C
Parcel Number:	12-13-12-404-015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$319,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$283,910 - $354,090	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$6,032
Total Assessed Value:	$149,250	Total Assessor Market Value:	$298,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 71-72 District: 12 Subdivision: MARROCCO SUB
Abbreviated Description: MARROCCO SUB'N NO. 1 W 3.0 FT LOT 71 AND ALL OF LOT72 L.55 P.15
City/Muni/Twp: WARREN CITY

Property Characteristics

Lot Size:	7,928 SF	Bedrooms:	3	Pool:	
Building Area:	1706 SF	Baths:	2	Fireplace:	1
Year Built:	1966	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/21/2025	Loan Amount:	N/A
Document #:	202500035447 BK-PG 30059-303	Loan Type:	FHA
TD Due Date:	05/01/2025	Type Finance:	

Legal Description:
Lot: 71&72 Subdivision: MARROCCO SUBDIVISION NO 1
Abbreviated Description: WEST3FT LOT71
City/Muni/Twp: WARREN

Mortgage Record

Recording Date:	12/10/2021	Loan Amount:	N/A
Document #:	202102287031 BK-PG 28281-320	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 71&72 Subdivision: MARROCCO SUBDIVISION NO 1
Abbreviated Description: PORTION LOT71
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	12/12/2019	Sales Price:	$199,900
Document #:	9141715 BK-PG 26394-406	Type of Sale:	Full Amount on Deed
Contract Date:	12/11/2019		
Document Type:			

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Legal Description:
Lot: 71&72 Subdivision: MARROCCO SUBDIVISION Map Ref: LB 55 PG 15
Abbreviated Description: PORTION LOT71
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	12/11/2019	Sales Price:	$199,900
Document #:	BK-PG 26394 -406	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 71-72 District: 12 Subdivision: MARROCCO SUB
Abbreviated Description: MARROCCO SUB'N NO. 1 W 3.0 FT LOT 71 AND ALL OF LOT72 L.55 P.15
City/Muni/Twp: WARREN CITY

Prior Transfer

Recording Date:	04/08/2019	Sales Price:	N/A
Document #:	9039105 BK-PG 20393-333	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/29/2019	Sales Price:	N/A
Document #:	9031995 BK-PG 25876-916	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/22/2019		
Document Type:			

Legal Description:
Lot: 71&72 Subdivision: MARROCCO SUBDIVISION NO 1 Map Ref: LB 55 PG 15
Abbreviated Description: WEST3FT LOT71
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	09/02/2010	Sales Price:	$80,000
Document #:	0100165 BK-PG 20398-328	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/2010		
Document Type:			

Legal Description:
Lot: 71&72 Subdivision: MARROCCO SUBDIVISION #1 Map Ref: LB55 PG15
City/Muni/Twp: WARREN

Mortgage Record

Recording Date:	08/30/2010	Loan Amount:	N/A
Document #:	0098858 BK-PG 20393-333	Loan Type:	FHA
TD Due Date:	09/01/2040	Type Finance:	

Legal Description:
Lot: 71&72 Subdivision: MARROCCO SUBDIVISION #1
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	11/17/2009	Sales Price:	N/A
Document #:	9123212 BK-PG 20028-57	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/03/2009		
Document Type:			

Legal Description:
Lot: 72&71 Subdivision: MARROCCO SUBDIVISION #1 Map Ref: LB55 PG15
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	06/07/2006	Sales Price:	N/A
Document #:	6092685 BK-PG 14903-645	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/14/2004	Loan Amount:	N/A
Document #:	4014527 BK-PG 14903-645	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 71&72 Subdivision: MARROCCO SUB #1
Abbreviated Description: WEST3 FT LOT71

Area Sales Analysis

Total Area Sales	$4,280,000	Median # of Bedrooms	3
Median Lot Size	7,318 SF	Median # of Baths	1
Median Living Area	1,521 SF	Median Year Built	1965
Price Range - 2 Yrs	$205,000 to $360,000	Age Range	42 years to 63 years
Median Value	$289,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**30121 GLOEDE DR** **WARREN, MI 48088-5924**	09/03/2026	$289,000	$263	1095	/3/1	1965	7,057 SF	
		APN: 12-13-12-254-044 Document #: 202600084164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 374 Subdivision: FERGUSON ESTATES NO 3 MapRef: LB 53 PG 32 Abbreviated Description: Lot:374 Subdivision:FERGUSON ESTATES NO 3 Map Ref:LB 53 PG 32City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
2	.44Mi.	**30120 ROSENBUSCH DR**	08/19/2026	$205,000	$155	1320	/3/1	1965	7,013 SF	

ICE SiteX Report

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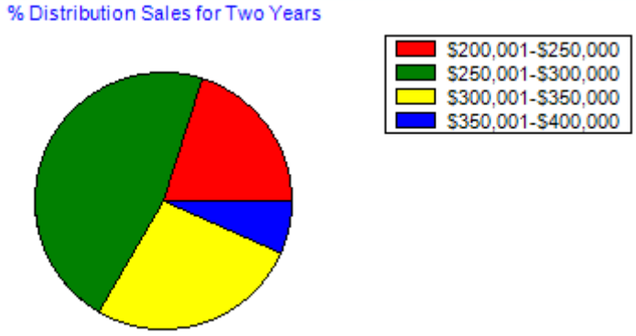
		WARREN, MI 48088-5950							
	APN: 12-13-12-279-018 Document #: 202600079126 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 286 Subdivision: FERGUSON ESTATES SUBDIVISION NO 3 MapRef: LB 53 PG 32-33 Abbreviated Description: Lot:286 Subdivision:FERGUSON ESTATES SUBDIVISION NO 3 Map Ref:LB 53 PG 32-33City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
3	.27Mi.	**14420 COMMON RD**	08/14/2026	$260,000	$128	2020	7//2	1970	10,498 SF
		WARREN, MI 48088-3335							
	APN: 12-13-12-401-001 Document #: 202600077554 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SE4 S12T01NR12E Abbreviated Description: Sec/Twnship/Range:NW4SE4 S12T01NR12E City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
4	.19Mi.	**14337 IVANHOE DR**	08/11/2026	$360,000	$233	1543	7/3/2	1967	9,017 SF
		WARREN, MI 48088-3893							
	APN: 12-13-12-376-043 Document #: 202600075968 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: MONTCLAIR HEIGHTS SUBDIVISION MapRef: LB 55 PG 24&25 Abbreviated Description: Lot:58 Subdivision:MONTCLAIR HEIGHTS SUBDIVISION Map Ref:LB 55 PG 24&25City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
5	.19Mi.	**14853 JACOBS DR**	05/26/2026	$345,000	$188	1828	/3/2	1984	11,413 SF
		WARREN, MI 48088-3916							
	APN: 12-13-12-429-022 Document #: 202600049703 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Subdivision: BELLA VISTA ESTATES SUBDIVISION MapRef: LB 76 PG 10 Abbreviated Description: Lot:39 Subdivision:BELLA VISTA ESTATES SUBDIVISION Map Ref:LB 76 PG 10City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
6	.44Mi.	**30214 BLOSSOM LN**	05/21/2026	$302,000	$199	1511	6/3/1	1963	9,670 SF
		WARREN, MI 48088-5813							
	APN: 12-13-12-178-019 Document #: 202600049099 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 Subdivision: CAROLE LANE SUBDIVISION MapRef: LB 51 PG 41 Abbreviated Description: Lot:89 Subdivision:CAROLE LANE SUBDIVISION Map Ref:LB 51 PG 41City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
7	.23Mi.	**14311 TALBOT DR**	05/15/2026	$238,000	$156	1518	6/3/1	1965	7,187 SF
		WARREN, MI 48088-7411							
	APN: 12-13-12-377-027 Document #: 202600046998 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Subdivision: MONTCLAIR HEIGHTS SUBDIVISION MapRef: LB 55 PG 24 Abbreviated Description: Lot:85 Subdivision:MONTCLAIR HEIGHTS SUBDIVISION Map Ref:LB 55 PG 24City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
8	.29Mi.	**14614 FINA DR**	04/21/2026	$288,000	$162	1775	7/4/1	1966	6,839 SF
		WARREN, MI 48088-3374							
	APN: 12-13-12-254-015 Document #: 202600038294 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: BLOSSOM LANE ESTATES MapRef: VOL 55 PG 17&18 Abbreviated Description: Lot:23 Subdivision:BLOSSOM LANE ESTATES Map Ref:VOL 55 PG 17&18City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
9	.25Mi.	**14146 BADE DR**	02/23/2026	$299,000	$228	1311	6/3/1	1965	7,187 SF
		WARREN, MI 48088-3738							
	APN: 12-13-12-376-015 Document #: 202600015502 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 102 Subdivision: BONNEVILLE SUBDIVISION NO 2 MapRef: LB 53 PG 46&47 Abbreviated Description: Lot:102 Subdivision:BONNEVILLE SUBDIVISION NO 2 Map Ref:LB 53 PG 46&47City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
10	.1Mi.	**14515 IVANHOE DR**	02/23/2026	$257,000	$168	1521	6/3/1	1966	7,318 SF
		WARREN, MI 48088-7403							
	APN: 12-13-12-404-027 Document #: 202600015292 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 132 Subdivision: MONTCLAIR HEIGHTS SUBDIVISION MapRef: LB 55 PG 24 Abbreviated Description: Lot:132 Subdivision:MONTCLAIR HEIGHTS SUBDIVISION Map Ref:LB 55 PG 24City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
11	.17Mi.	**14421 TALBOT DR**	02/02/2026	$308,000	$168	1832	7/4/2	1965	7,449 SF
		WARREN, MI 48088-7413							
	APN: 12-13-12-451-021 Document #: 202600009159 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 Subdivision: MONTCLAIR HEIGHTS SUBDIVISION MapRef: LB 55 PG 24&25 Abbreviated Description: Lot:89 Subdivision:MONTCLAIR HEIGHTS SUBDIVISION Map Ref:LB 55 PG 24&25City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
12	.24Mi.	**14310 TALBOT DR**	01/21/2026	$300,000	$159	1882	7/3/2	1966	8,233 SF
		WARREN, MI 48088-7410							
	APN: 12-13-12-379-006 Document #: 202600005646 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: MONTCLAIR HEIGHTS SUBN MapRef: LB 55 PG 24 Abbreviated Description: Lot:22 Subdivision:MONTCLAIR HEIGHTS SUBN Map Ref:LB 55 PG 24City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
13	.32Mi.	**14455 FINA DR**	01/14/2026	$320,000	$202	1579	/3/2	1965	7,187 SF
		WARREN, MI 48088-3340							
	APN: 12-13-12-253-034 Document #: 202600004038 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Subdivision: BLOSSOM LANE ESTATES MapRef: LB 55 PG 17&18 Abbreviated Description: Lot:87 Subdivision:BLOSSOM LANE ESTATES Map Ref:LB 55 PG 17&18City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
14	.27Mi.	**14159 IVANHOE DR**	01/07/2026	$272,000	$185	1463	//1	1967	7,449 SF
		WARREN, MI 48088-3889							
	APN: 12-13-12-376-036 Document #: 202600002023 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: MONTCLAIR HEIGHTS SUBDIVISION MapRef: LB 55 PG 24-25 Sec/Twnship/Range: S2 S12T01NR12E Abbreviated Description: Lot:51 Subdivision:MONTCLAIR HEIGHTS SUBDIVISION Map Ref:LB 55 PG 24-25Sec/Twnship/Range:S2 S12T01NR12E City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
15	.24Mi.	**14219 HARRISON DR**	12/09/2025	$237,000	$187	1263	6/3/1	1965	7,057 SF
		WARREN, MI 48088-5136							
	APN: 12-13-12-328-027 Document #: 202500110262 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98387985

Legal: Lot: 197 Subdivision: BONNEVILLE SUBDIVISION NO 2 MapRef: LB 53 PG 46&47 Abbreviated Description: Lot:197 Subdivision:BONNEVILLE SUBDIVISION NO 2 Map Ref:LB 53 PG 46&47City/Muni/Twp:WARREN City/Muni/Twp: WARREN

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.	**14652 BADE DR**	**12/11/2019**	$298,500	$149,250	1,706	6/3/2	1966	7,928 SF	
.01Mi.	**14700 BADE DR**	**06/21/2017**	$271,460	$135,730	1,565	/3/1	1966	7,187 SF	
.01Mi.	**14640 BADE DR**	**07/16/2019**	$267,460	$133,730	1,488	6/3/1	1966	7,579 SF	
.02Mi.	**14712 BADE DR**	**10/12/2009**	$276,740	$138,370	1,700	7/4/2	1966	7,187 SF	
.02Mi.	**14653 IVANHOE DR**		$273,220	$136,610	1,521	6/3/1	1966	7,492 SF	
.02Mi.	**14628 BADE DR**	**04/24/2012**	$277,480	$138,740	1,589	/3/2	1966	7,187 SF	
.02Mi.	**14707 IVANHOE DR**	**12/02/2024**	$266,980	$133,490	1,521	6/3/1	1966	7,492 SF	
.03Mi.	**14641 IVANHOE DR**	**10/24/2020**	$273,220	$136,610	1,521	/3/1	1966	7,492 SF	
.03Mi.	**14719 IVANHOE DR**	**07/31/2024**	$269,760	$134,880	1,514	6/3/2	1966	7,579 SF	
.03Mi.	**14649 BADE DR**	**01/14/2025**	$267,260	$133,630	1,492	/3/1	1966	7,187 SF	
.03Mi.	**14629 IVANHOE DR**	**11/30/2018**	$277,180	$138,590	1,521	/3/1	1966	7,449 SF	
.03Mi.	**14724 BADE DR**	**09/22/2008**	$265,600	$132,800	1,488	6/3/1	1966	7,187 SF	
.04Mi.	**14616 BADE DR**	**12/09/2022**	$271,160	$135,580	1,490	/3/1	1967	7,187 SF	
.04Mi.	**14637 BADE DR**	**06/11/2021**	$261,500	$130,750	1,490	6/3/1	1966	7,187 SF	
.04Mi.	**14705 BADE DR**	**12/06/2021**	$262,120	$131,060	1,486	/3/1	1966	7,187 SF	
.04Mi.	**14731 IVANHOE DR**	**10/20/2020**	$269,980	$134,990	1,514	6/3/2	1966	7,579 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	42.6 years old	Households:	9,392
Median Household Income:	$79,210	Households w/Family:	64%
Household Income Per Capita:	$39,671	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Warren Woods Public Schools	Students:	3,035
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.89Mi.	**Warren Woods Middle School** Number of Students: 741 Student-Teacher Ratio: 18.95	B-	Public	6 - 8
0.14Mi.	**Pinewood Elementary School** Number of Students: 353 Student-Teacher Ratio: 19.18	A-	Public	KG - 5
1.03Mi.	**Warren Woods Early Childhood Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	EE - PK
0.89Mi.	**Warren Woods Tower High School** Number of Students: 963 Student-Teacher Ratio: 17.61 Advanced Placement: Yes	B-	Public	9 - 12

ICE SiteX Report

OrderID: 98387985

Flood Report

The Subject Property of **14652 BADE DR, WARREN, MI 48088-3932** 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	86%	LOWER
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	81%	LOWER
OVERALL	72%	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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