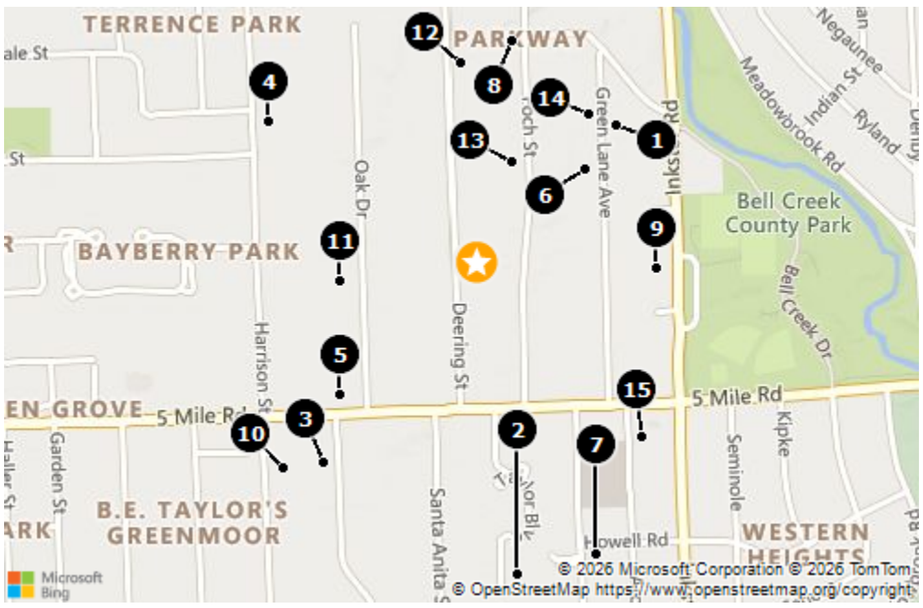
ICE SiteX Report

OrderID: 98110234

SiteX Property Information Report



Subject Property Location

15450 DEERING ST, LIVONIA, MI 48154-3479

County:	**WAYNE MI**	Census Tract:	261635571.002010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	46 052 02 0086 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	13	Common Confidence Score:	57
Value Range:	$212,280 - $275,720	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82095
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,463
Total Assessed Value:	$90,700	Total Assessor Market Value:	$181,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 86 Section: 02 District: 46 Subdivision: STRATHCONA GARDENS
Abbreviated Description: 13F86 STRATHCONA GARDENS T1S R9E L69 P31 WCR LOT 86
City/Muni/Twp: LIVONIA CITY

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	4	Pool:	
Building Area:	1080 SF	Baths:	1	Fireplace:	Yes
Year Built:	1947	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Asbestos
Number of Units:		Garage Type:	None	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/27/2019	Sales Price:	$122,735
Document #:	2019276244 BK-PG 54503-604	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/03/2018	Sales Price:	N/A
Document #:	2018287527 BK-PG 53832-0896	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/15/2018	Sales Price:	$125,000 Multiple Parcels Involved in this transaction
Document #:	2018245980 BK-PG 54563-0271	Type of Sale:	Full Amount on Deed
Contract Date:	06/29/2018		
Document Type:			

Legal Description:
Lot: 86 Subdivision: STRATHCONA GARDENS SUBDIVISION Map Ref: LB69 PG31 Sec/Twnship/Range: T01SR09E
City/Muni/Twp: LIVONIA

ICE SiteX Report

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Mortgage Record

Recording Date:	07/12/2018	Loan Amount:	N/A
Document #:	2018218958 BK-PG 54503-0604	Loan Type:	FHA
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Lot: 86 Subdivision: STRATHCONA GARDENS SUBDIVISION
City/Muni/Twp: LIVONIA

Prior Transfer

Recording Date:	06/29/2018	Sales Price:	$125,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 86 Section: 02 District: 46 Subdivision: STRATHCONA GARDENS
Abbreviated Description: 13F86 STRATHCONA GARDENS T1S R9E L69 P31 WCR LOT 86
City/Muni/Twp: LIVONIA CITY

Prior Transfer

Recording Date:	01/23/2018	Sales Price:	$71,800
Document #:	2018020069 BK-PG 53832-0896	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/17/2017	Loan Amount:	N/A
Document #:	2017252742 BK-PG 53832-0896	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 86 Subdivision: STRATHCONA GARDENS

Prior Transfer

Recording Date:	07/11/2017	Sales Price:	$12,000
Document #:	2017246138 BK-PG 53820-1160	Type of Sale:	Full Amount on Deed
Contract Date:	06/27/2017		
Document Type:			

Legal Description:
Lot: 86 Subdivision: STRATHCONA GARDENS Map Ref: LB69 PG31

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	$12,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2008	Sales Price:	N/A
Document #:	208310368 BK-PG 43746-1861	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/01/2008	Loan Amount:	N/A
Document #:	208302413 BK-PG 47395-1463	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/23/2033	Type Finance:	

Legal Description:
Lot: 86&87 Subdivision: LIVONIA STRATHCONA GARDENS Sec/Twnship/Range: PART SE4 S13T01SR09E
Abbreviated Description: N2 LOT87
City/Muni/Twp: LIVONIA

Mortgage Record

Recording Date:	11/14/2005	Loan Amount:	N/A
Document #:	205493063 BK-PG 43746-1861	Loan Type:	Unknown
TD Due Date:	10/21/2010	Type Finance:	

Legal Description:
Lot: 86&87 Subdivision: STRATHCONA GARDENS Sec/Twnship/Range: PART SE4 S13T01SR09E
Abbreviated Description: N2 LOT87
City/Muni/Twp: LIVONIA

Area Sales Analysis

Total Area Sales	$4,069,250	Median # of Bedrooms	
Median Lot Size	14,810 SF	Median # of Baths	1
Median Living Area	1,388 SF	Median Year Built	1960
Price Range - 2 Yrs	$121,750 to $466,500	Age Range	20 years to 89 years
Median Value	$260,000	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**15760 GREEN LANE AVE LIVONIA, MI 48154-3488**	05/22/2026	$350,000	$213	1643	5/3/1	1960	17,424 SF	
		APN: 46 052 99 0135 000 Document #: 2026188690 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S13T01SR09E Abbreviated Description: Sec/Twnship/Range:SE4 S13T01SR09E City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA								
2	.38Mi.	**14949 TAYLOR BLVD LIVONIA, MI 48154-4065**	04/29/2026	$465,000	$170	2727	/5/2	2006	10,019 SF	
		APN: 46 093 99 0011 003 Document #: 2026168551								

ICE SiteX Report

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S24T01SR09E Abbreviated Description: Sec/Twnship/Range:NE4 S24T01SR09E City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

3	.31Mi.	**15093 LYONS ST** **LIVONIA, MI 48154-3957**	04/07/2026	$240,000	$200	1197	5//1	1973	14,810 SF

APN: 46 093 02 0053 000 Document #: 2026150189
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: DUTCH MILL GARDENS SUBDIVISION MapRef: LB 68 PG 70 Abbreviated Description: Lot:53 Subdivision:DUTCH MILL GARDENS SUBDIVISION Map Ref:LB 68 PG 70City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

4	.29Mi.	**15924 HARRISON ST** **LIVONIA, MI 48154-3455**	04/02/2026	$466,500	$258	1806	//2	1994	30,056 SF

APN: 46 052 99 0031 000 Document #: 2026147738
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S13T01SR09E Abbreviated Description: Sec/Twnship/Range:SE4 S13T01SR09E City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

5	.22Mi.	**28282 5 MILE RD** **LIVONIA, MI 48154-3910**	04/01/2026	$200,000	$109	1822	8//1	1938	24,829 SF

APN: 46 052 99 0009 000 Document #: 2026144214
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S13T01SR09E Abbreviated Description: Sec/Twnship/Range:SE4 S13T01SR09E City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

6	.17Mi.	**15705 GREEN LANE AVE** **LIVONIA, MI 48154-3487**	11/24/2025	$260,000	$196	1320	6//1	1939	13,068 SF

APN: 46 052 99 0107 000 Document #: 2025316624
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2E2SE4 S13T01SR09E Abbreviated Description: Sec/Twnship/Range:E2E2SE4 S13T01SR09E City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

7	.38Mi.	**14988 CAVELL ST** **LIVONIA, MI 48154-3976**	09/03/2025	$310,000	$223	1388	5/3/1	1961	6,970 SF

APN: 46 093 01 0039 000 Document #: 2025253804
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: B E TAYLORS COMO LAKE SUBDIVISION MapRef: LB 60 PG 67 Abbreviated Description: Lot:39 Subdivision:B E TAYLORS COMO LAKE SUBDIVISION Map Ref:LB 60 PG 67City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

8	.26Mi.	**15935 FOCH ST** **LIVONIA, MI 48154-3485**	08/29/2025	$280,000	$213	1310	5//1	1956	13,939 SF

APN: 46 052 01 0005 000 Document #: 2025248476
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: PARKWAY SUBDIVISION MapRef: LB 68 PG 67 Sec/Twnship/Range: SE4 S13T01SR09E Abbreviated Description: Lot:5 Subdivision:PARKWAY SUBDIVISION Map Ref:LB 68 PG 67Sec/Twnship/Range:SE4 S13T01SR09E City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

9	.22Mi.	**15557 INKSTER RD** **LIVONIA, MI 48154-3490**	08/27/2025	$200,000	$86	2302	//2	1993	16,988 SF

APN: 46 052 99 0170 001 Document #: 2025246829
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

10	.33Mi.	**15230 HARRISON ST** **LIVONIA, MI 48154-3953**	08/06/2025	$121,750	$109	1108	5/2/1	1937	14,810 SF

APN: 46 093 02 0047 001 Document #: 2025230306
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: DUTCH MILL GARDENS SUBDIVISION MapRef: LB 68 PG 70 Abbreviated Description: Lot:47 Subdivision:DUTCH MILL GARDENS SUBDIVISION Map Ref:LB 68 PG 70City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

11	.17Mi.	**15471 OAK DR** **LIVONIA, MI 48154-3422**	08/05/2025	$170,000	$139	1215	5//1	1957	49,659 SF

APN: 46 052 99 0052 000 Document #: 2025230288
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: ACADEMY PARK SUBDIVISION Sec/Twnship/Range: SE4 S13T01SR09E Abbreviated Description: Lot:45 Subdivision:ACADEMY PARK SUBDIVISION Sec/Twnship/Range:SE4 S13T01SR09E City/Muni/Twp:LIVONIA TOWNSHIP City/Muni/Twp: LIVONIA TOWNSHIP

12	.24Mi.	**15914 DEERING ST** **LIVONIA, MI 48154-3469**	08/01/2025	$255,000	$178	1430	7//1	1958	12,197 SF

APN: 46 052 02 0061 000 Document #: 2025226247
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: STRATHEONA GARDENS SUBDIVISION MapRef: LB 69 PG 31 Abbreviated Description: Lot:61 Subdivision:STRATHEONA GARDENS SUBDIVISION Map Ref:LB 69 PG 31City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

13	.12Mi.	**15813 FOCH ST** **LIVONIA, MI 48154-3464**	06/20/2025	$310,000	$276	1120	//1	1977	14,375 SF

APN: 46 052 01 0017 000 Document #: 2025193671
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: PARKWAY SUBDIVISION MapRef: LB 68 PG 67 Abbreviated Description: Lot:17 Subdivision:PARKWAY SUBDIVISION Map Ref:LB 68 PG 67City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

14	.22Mi.	**15785 GREEN LANE AVE** **LIVONIA, MI 48154-3487**	06/02/2025	$260,000	$158	1640	6/3/1	1948	15,246 SF

APN: 46 052 99 0115 000 Document #: 2025180954
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2SE4 S13T01SR09E Abbreviated Description: Sec/Twnship/Range:E2SE4 S13T01SR09E City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

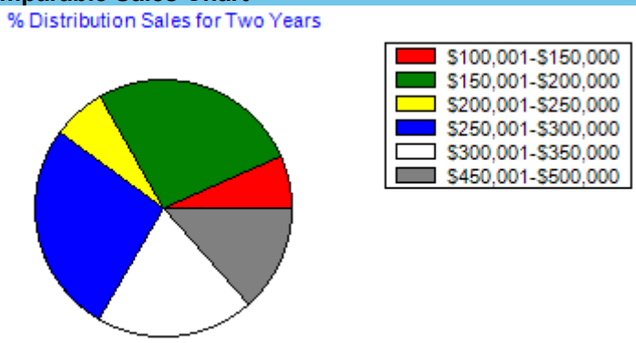
15	.29Mi.	**15136 ARCOLA ST** **LIVONIA, MI 48154-3928**	05/20/2025	$181,000	$176	1026	5/3/1	1962	7,841 SF

APN: 46 093 01 0103 000 Document #: 2025173325
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 103 Section: 01 Subdivision: R E TAYLORS COMO LAKE SUBDIVISION MapRef: LB 60 PG 67 Abbreviated Description: Lot:103 Section:01 Subdivision:R E TAYLORS COMO LAKE SUBDIVISION Map Ref:LB 60 PG 67City/Muni/Twp:LIVONIA City/Muni/Twp: LIVONIA

ICE SiteX Report

OrderID: 98110234

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.	**15450 DEERING ST**	**06/29/2018**	$181,400	$90,700	1,080	5/4/1	1947	10,890 SF	
.01Mi.	**15500 DEERING ST**		$232,200	$116,100	1,080	6/3/1	1966	10,890 SF	
.01Mi.	**15430 DEERING ST**	**09/22/1997**	$206,400	$103,200	1,254	6//1	1938	21,780 SF	
.02Mi.	**15524 DEERING ST**	**04/08/2015**	$223,200	$111,600	1,320	4//1	1947	21,780 SF	
.04Mi.	**15561 FOCH ST**		$280,600	$140,300	1,329	6/3/1	1954	11,761 SF	
.04Mi.	**15541 FOCH ST**	**03/06/1987**	$226,400	$113,200	1,104	5//1	1954	11,326 SF	
.04Mi.	**15410 DEERING ST**	**09/27/1993**	$276,400	$138,200	2,088	7/4/2	1937	38,333 SF	
.04Mi.	**15610 DEERING ST**	**10/30/2014**	$405,200	$202,600	2,890	7/5/3	1946	21,780 SF	
.04Mi.	**15591 FOCH ST**		$280,600	$140,300	1,498	7//1	1947	25,265 SF	
.04Mi.	**15521 FOCH ST**		$223,000	$111,500	1,249	4//1	1948	10,890 SF	
.05Mi.	**15451 DEERING ST**	**12/11/2001**	$232,200	$116,100	1,312	5//1	1958	10,890 SF	
.05Mi.	**15501 FOCH ST**	**11/05/2014**	$237,400	$118,700	1,356	5//1	1947	10,454 SF	
.05Mi.	**15501 DEERING ST**	**10/30/2024**	$235,800	$117,900	1,037	5/3/2	1974	10,890 SF	
.05Mi.	**15441 DEERING ST**	**08/07/1991**	$211,200	$105,600	1,027	5/3/2	1957	10,890 SF	
.06Mi.	**15625 FOCH ST**	**12/10/1999**	$321,800	$160,900	1,480	6//2	1966	20,473 SF	
.06Mi.	**15431 DEERING ST**	**10/15/2021**	$197,000	$98,500	1,027	5/3/1	1957	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	46.7 years old	Households:	14,682
Median Household Income:	$102,025	Households w/Family:	68%
Household Income Per Capita:	$47,077	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	22%

School District

School District Zone:	Livonia Public Schools	Students:	13,076
Number of Schools:	25	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.01Mi.	**Buchanan Elementary School** Number of Students: 483 Student-Teacher Ratio: 17.5	A+	Public	KG - 4
2.15Mi.	**Jackson Early Childhood Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	EE - PK
3.30Mi.	**Stevenson High School** Number of Students: 1,523 Student-Teacher Ratio: 21.57	A	Public	9 - 12
4.65Mi.	**Holmes Middle School** Number of Students: 670 Student-Teacher Ratio: 20.94	A-	Public	7 - 8
1.32Mi.	**Riley Upper Elementary School** Number of Students: 615 Student-Teacher Ratio: 19.04	B	Public	5 - 6

ICE SiteX Report

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Flood Report

The Subject Property of **15450 DEERING ST, LIVONIA, MI 48154-3479** 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	70%	NOTABLY LOWER
BURGLARY	29%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	58%	NOTABLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	128%	HIGHER
MURDER	63%	NOTABLY LOWER
OVERALL	31%	SIGNIFICANTLY 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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