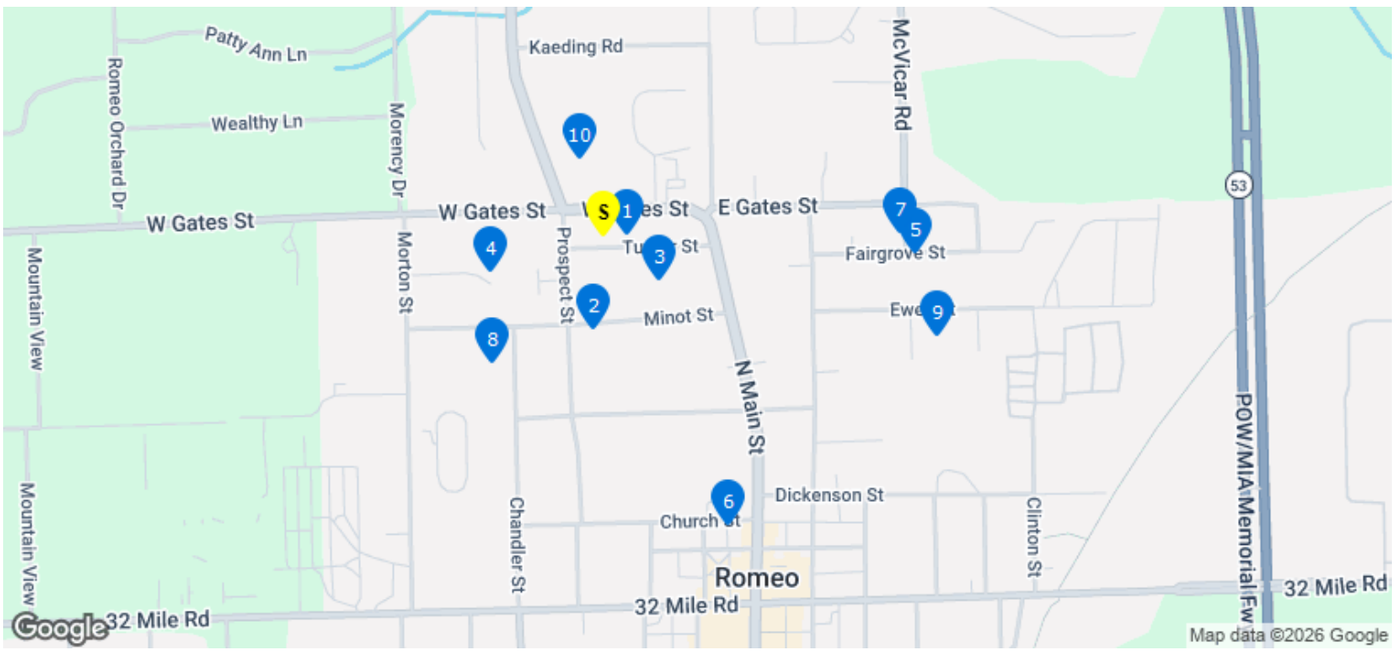
ICE SiteX Report

OrderID: 98745858

SiteX Property Information Report



Subject Property Location

179 W GATES ST, ROMEO, MI 48065-4407

County:	**MACOMB MI**	Census Tract:	2067.00
Property Use:	Single Family Residential	Zoning:	R-1 VLG CK
Parcel Number:	27-01-35-303-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$275,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$242,000 - $308,000	ICE Confidence Score:	88		

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:	$1,525
Total Assessed Value:	$121,500	Total Assessor Market Value:	$243,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1-2 District: 27 Subdivision: VILLAGE Sec/Twnship/Range: SEC 35 TWN 05N RNG 12E

Abbreviated Description:	T5N R12E SEC 35 ASSESSORS PLAT NO 3 E 10 FT OF LOT 1; & W 49 FT LOT 2 VILLAGE OF ROMEO MANATRON #: 043-503-002-00
City/Muni/Twp:	ROMEO VILLAGE

Property Characteristics

Lot Size:	5,358 SF	Bedrooms:	3	Pool:	
Building Area:	1370 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/27/2023	Sales Price:	N/A
Document #:	202300106334 BK-PG 22715-836	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/26/2023	Loan Amount:	N/A
Document #:	202300105782 BK-PG 29421-425	Loan Type:	Credit Line (Revolving)
Contract Date:	12/08/2023		
TD Due Date:	12/27/2063	Type Finance:	VAR

Legal Description:

Subdivision: ASSESSORS PLAT NO 3 Map Ref: 0
Abbreviated Description: PORTION LOT1
City/Muni/Twp: ROMEO

Prior Transfer

Recording Date:	03/19/2014	Sales Price:	N/A
Document #:	4029505 BK-PG 15460-264	Type of Sale:	
Document Type:	Release		

Legal Description:

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Mortgage Record

Recording Date:	03/12/2014	Loan Amount:	N/A
Document #:	4026694 BK-PG 22715-836	Loan Type:	Credit Line (Revolving)
Contract Date:	02/27/2014		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: ASSESSORS PLAT NO 3 Map Ref: 0
Abbreviated Description: E10FT LOT 1
City/Muni/Twp: ROMEO

Mortgage Record

Recording Date:	05/25/2004	Loan Amount:	N/A
Document #:	4122624 BK-PG 15460-264	Loan Type:	Credit Line (Revolving)
Contract Date:	05/06/2004		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: ASSESSORS PLAT #3 SUBDIVISION Map Ref: 0
Abbreviated Description: EAST10 FT LOT1 & LOT2 EXC E1 FT THEREOF
City/Muni/Twp: ROMEO

Prior Transfer

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

Legal Description:
Lot: MP District: 27 Subdivision: VILLAGE Sec/Twnship/Range: SEC 35 TWN 05N RNG 12E
Abbreviated Description: T5N R12E SEC 35 ASSESSORS PLAT NO 3 E 10 FT OF LOT 1; & W 49 FT LOT 2 VILLAGE OF ROMEO MANATRON #: 043-503-002-00
City/Muni/Twp: ROMEO VILLAGE

Area Sales Analysis

Total Area Sales	$2,690,500	Median # of Bedrooms	3
Median Lot Size	7,558 SF	Median # of Baths	1
Median Living Area	1,197 SF	Median Year Built	1938
Price Range - 2 Yrs	$195,000 to $330,000	Age Range	65 years to 156 years
Median Value	$278,000	Median Age	88 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**163 W GATES ST** **ROMEO, MI 48065-4407**	10/02/2026	$264,000	$169	1562	//2	1920	5,358 SF	
		APN: 27-01-35-303-005 Document #: 202600093033 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: TURNERS ADDITION MapRef: LB 45 PG 1 Abbreviated Description: Subdivision:TURNERS ADDITION Map Ref:LB 45 PG 1Abbreviated Description:WEST52.46FTE54.46FT LOT7 City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO								
2	.09Mi.	**147 TURNER ST** **ROMEO, MI 48065-4678**	04/29/2026	$290,000	$212	1371	//1	1940	11,195 SF	
		APN: 27-01-35-304-034 Document #: 202600041010 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19&20 Subdivision: TURNERS ADDITION MapRef: LB 45D PG 1 Abbreviated Description: Lot:19&20 Subdivision:TURNERS ADDITION Map Ref:LB 45D PG 1Abbreviated Description:WEST4FT LOT19 City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO								
3	.11Mi.	**156 E GATES ST** **ROMEO, MI 48065-**	05/18/2026	$550,000	$184	2989	//2	1865	226,512 SF	
		APN: 14-01-35-151-025 Document #: 202600047424 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Subdivision: SUPERVISORS PLAT NO 1 MapRef: LB 16 PG 41 Abbreviated Description: Lot:21 Subdivision:SUPERVISORS PLAT NO 1 Map Ref:LB 16 PG 41City/Muni/Twp:BRUCE City/Muni/Twp: BRUCE								
4	.22Mi.	**429 MINOT ST** **ROMEO, MI 48065-4632**	07/07/2026	$225,000	$188	1195	/3/1	1956	20,430 SF	
		APN: 27-01-34-476-003 Document #: 202600063568 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 20 Subdivision: ASSESSORS PLAT NO 1 MapRef: LB 16 PG 42 Abbreviated Description: Subdivision:ASSESSORS PLAT NO 1 Map Ref:LB 16 PG 42Abbreviated Description:PORTION LOT20 City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO								
5	.26Mi.	**11745 KAEDING RD** **BRUCE TWP, MI 48065-4411**	10/16/2026	$130,000	$93	1394	//1	1923	42,558 SF	
		APN: 14-01-35-101-013 Document #: 202600097438 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: SUPERVISORS PLAT NO 1 MapRef: LB 16 PG 41 Abbreviated Description: Lot:7 Subdivision:SUPERVISORS PLAT NO 1 Map Ref:LB 16 PG 41City/Muni/Twp:BRUCE City/Muni/Twp: BRUCE								
6	.26Mi.	**244 E GATES ST** **ROMEO, MI 48065-4403**	05/21/2026	$400,000	$218	1836	/3/2	1940	12,807 SF	
		APN: 27-01-35-326-019 Document #: 202600049028 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: ASSESSORS PLAT NO 4 MapRef: LB 17 PG 23 Sec/Twnship/Range: SW4 S35T05NR12E Abbreviated Description: Lot:27 Subdivision:ASSESSORS PLAT NO 4 Map Ref:LB 17 PG 23Sec/Twnship/Range:SW4 S35T05NR12E City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO								
7	.29Mi.	**319 CHANDLER ST** **ROMEO, MI 48065-4603**	04/13/2026	$587,500	$135	4346	/6/3	1890	23,522 SF	
		APN: 27-01-34-476-022 Document #: 202600035427 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Subdivision: ASSESSORS PLAT NO 1 MapRef: LB 16 PG 42 Abbreviated Description: Lot:22 Subdivision:ASSESSORS PLAT NO 1 Map Ref:LB 16 PG 42City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO								
8	.31Mi.	**342 N MAIN ST** **ROMEO, MI 48065-4622**	10/07/2026	$460,000	$174	2642	/4/2	1891	15,202 SF	
		APN: 27-01-35-326-014 Document #: 202600094687 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: ASSESSORS PLAT NO 4 MapRef: LB 17 PG 23 Abbreviated Description: Lot:6 Subdivision:ASSESSORS PLAT NO 4 Map Ref:LB 17 PG 23City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

9	.31Mi.	**276 E GATES ST** **ROMEO, MI 48065-4406**	06/26/2026	$235,000	$236	995	/2/1	1955	6,665 SF

APN: 27-01-35-327-001 Document #: 202600060945
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: ROMEO PARK ADDITION MapRef: LB 2 PG 113 Abbreviated Description: Lot:52 Subdivision:ROMEO PARK ADDITION Map Ref:LB 2 PG 113City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

10	.33Mi.	**282 E GATES ST** **ROMEO, MI 48065-4406**	08/14/2026	$400,000	$231	1728	/3/2	1987	8,407 SF

APN: 27-01-35-327-021 Document #: 202600077328
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 51 Block: 50 Subdivision: ROMEO PARK ADDITION SUBDIVISION MapRef: LB 2 PG 113 Abbreviated Description: Lot:51 Block:50 Subdivision:ROMEO PARK ADDITION SUBDIVISION Map Ref:LB 2 PG 113City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

11	.33Mi.	**400 N BAILEY ST** **ROMEO, MI 48065-4708**	05/29/2026	$110,000	$126	875	/2/1	1956	5,663 SF

APN: 27-01-35-328-006 Document #: 202600051202
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: GARDEN DALE MapRef: LB 24 PG 16 Abbreviated Description: Lot:3 Subdivision:GARDEN DALE Map Ref:LB 24 PG 16City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

12	.34Mi.	**280 PROSPECT ST** **ROMEO, MI 48065-4642**	10/09/2026	$481,000	$196	2452	//2	1870	12,153 SF

APN: 27-01-35-353-006 Document #: 202600095465
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: ASSESSORS PLAT NO 3 MapRef: LB 17 PG 47 Abbreviated Description: Lot:84 Subdivision:ASSESSORS PLAT NO 3 Map Ref:LB 17 PG 47City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

13	.34Mi.	**223 FAIRGROVE ST** **ROMEO, MI 48065-4740**	03/18/2026	$270,500	$303	894	//1	1958	7,013 SF

APN: 27-01-35-327-013 Document #: 202600022685
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: ROMEO PARK ADDITION MapRef: LB 2 PG 113 Abbreviated Description: Lot:59 Subdivision:ROMEO PARK ADDITION Map Ref:LB 2 PG 113City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

14	.36Mi.	**133 E HOLLISTER ST** **ROMEO, MI 48065-4615**	10/20/2026	$290,000	$104	2794	//1	1855	9,888 SF

APN: 27-01-35-326-039 Document #: 202600098440
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: ASSESSORS PLAT NO 4 MapRef: LB 17 PG 23 Abbreviated Description: Lot:10 Subdivision:ASSESSORS PLAT NO 4 Map Ref:LB 17 PG 23City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

15	.36Mi.	**218 EWELL ST** **ROMEO, MI 48065-4732**	07/27/2026	$325,000	$333	976	//1	1962	12,676 SF

APN: 27-01-35-329-005 Document #: 202600071111
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4&5 Subdivision: ASSESSORS PLAT NO 5 MapRef: LB 18 PG 1 Abbreviated Description: Lot:4&5 Subdivision:ASSESSORS PLAT NO 5 Map Ref:LB 18 PG 1City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

16	.4Mi.	**257 FAIRGROVE ST** **ROMEO, MI 48065-4740**	10/05/2026	$330,000	$290	1137	/3/1	1949	7,013 SF

APN: 27-01-35-327-020 Document #: 202600093840
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: ROMEO PARK MapRef: LB 2 PG 113 Abbreviated Description: Lot:66 Subdivision:ROMEO PARK Map Ref:LB 2 PG 113City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

17	.42Mi.	**70696 MELLEN RD** **BRUCE TWP, MI 48065-4470**	08/13/2026	$475,000	$214	2216	/4/2	1991	14,985 SF

APN: 14-01-35-126-013 Document #: 202600076879
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: SUPERVISORS PLAT NO 1 MapRef: LB 16 PG 41 Abbreviated Description: Subdivision:SUPERVISORS PLAT NO 1 Map Ref:LB 16 PG 41Abbreviated Description:PORTION LOT31 City/Muni/Twp:BRUCE City/Muni/Twp: BRUCE

18	.42Mi.	**261 CHURCH ST** **ROMEO, MI 48065-4610**	06/08/2026	$575,000	$150	3846	/4/3	1880	38,463 SF

APN: 27-01-35-352-001 Document #: 202600054620
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: ASSESSORS PLAT NO 2 MapRef: LB 17 PG 22 Abbreviated Description: Lot:20 Subdivision:ASSESSORS PLAT NO 2 Map Ref:LB 17 PG 22City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

19	.43Mi.	**139 CHURCH ST** **ROMEO, MI 48065-4607**	10/21/2026	$275,000	$115	2400	/4/2	1847	11,979 SF

APN: 27-01-35-355-004 Document #: 202600098857
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 2 Subdivision: ORIGINAL TOWN SUBDIVISION MapRef: LB C PG 167 Abbreviated Description: Lot:1&2 Block:2 Subdivision:ORIGINAL TOWN SUBDIVISION Map Ref:LB C PG 167City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

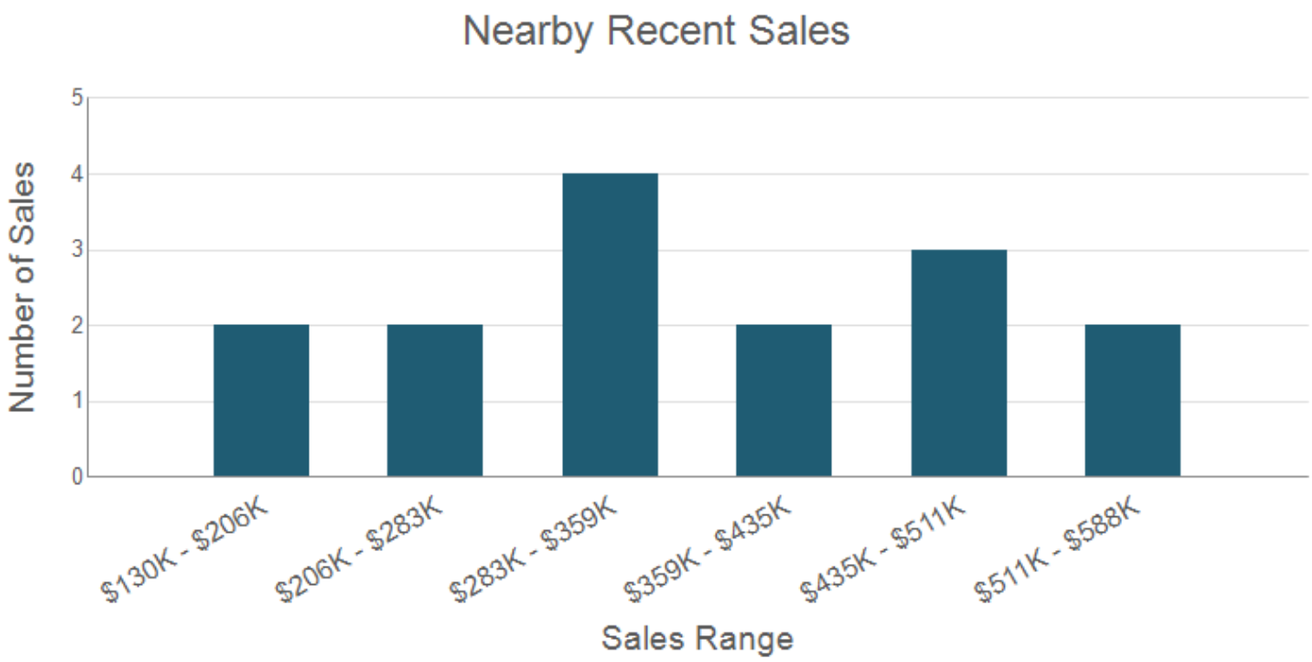
20	.43Mi.	**283 MORTON ST** **ROMEO, MI 48065-4634**	04/28/2026	$293,000	$301	975	/3/1	1924	19,036 SF

APN: 27-01-34-451-014 Document #: 202600040399
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ASSESSORS PLAT NO 1 MapRef: LB 16 PG 42 Abbreviated Description: Lot:5 Subdivision:ASSESSORS PLAT NO 1 Map Ref:LB 16 PG 42City/Muni/Twp:ROMEO City/Muni/Twp: ROMEO

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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.	**179 W GATES ST**		$243,000	$121,500	1,370	/3/1	1930	5,358 SF	
.01Mi.	**175 W GATES ST**	**07/30/2014**	$309,200	$154,600	1,789	/3/2	1930	5,445 SF	
.02Mi.	**169 W GATES ST**	**11/08/2024**	$197,800	$98,900	961	//1	1955	5,401 SF	
.02Mi.	**176 TURNER ST**	**04/10/2024**	$335,800	$167,900	1,638	/4/2	1922	10,585 SF	
.02Mi.	**188 TURNER ST**	**09/09/2021**	$210,400	$105,200	1,226	//1	1948	5,576 SF	
.03Mi.	**192 TURNER ST**	**10/23/2019**	$255,200	$127,600	1,243	//2	1959	5,968 SF	
.03Mi.	**172 TURNER ST**	**11/18/2020**	$232,200	$116,100	1,412	//1	1959	5,401 SF	
.03Mi.	**163 W GATES ST**	**09/08/2014**	$259,000	$129,500	1,562	//2	1920	5,358 SF	
.04Mi.	**168 TURNER ST**	**03/15/2016**	$208,000	$104,000	1,171	/3/1	1958	5,489 SF	
.05Mi.	**157 W GATES ST**	**09/06/2022**	$245,600	$122,800	882	//1	1920	11,108 SF	
.05Mi.	**158 TURNER ST**	**10/06/2020**	$339,400	$169,700	1,720	/3/1	1925	11,021 SF	
.05Mi.	**181 TURNER ST**	**02/02/2024**	$293,400	$146,700	1,140	//1	1935	7,971 SF	
.06Mi.	**177 TURNER ST**	**04/18/2022**	$559,000	$279,500	2,192	/3/2	2021	7,797 SF	
.06Mi.	**187 TURNER ST**	**03/28/2016**	$342,600	$171,300	1,715	/4/2	1935	15,899 SF	
.06Mi.	**147 W GATES ST**	**06/24/2011**	$197,400	$98,700	1,017	//1	1920	5,401 SF	
.06Mi.	**171 TURNER ST**	**10/03/2023**	$488,800	$244,400	1,666	/4/2	1938	10,977 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	46.6 years old	Households:	4,200
Median Household Income:	$100,009	Households w/Family:	67%
Household Income Per Capita:	$47,846	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Romeo Community Schools	Students:	5,355
Number of Schools:	7	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**Romeo Middle School**	A-	Public	6 - 8
Number of Students: 1,196				
Student-Teacher Ratio: 18.82				
0.54Mi.	**Amanda Moore Elementary School**	B-	Public	KG - 5
Number of Students: 457				
Student-Teacher Ratio: 16.44				

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3.83Mi.	**Romeo High School**	B+	Public	9 - 12

Number of Students: 1,817
Student-Teacher Ratio: 16.63
Advanced Placement: Yes

Flood Report

The Subject Property of **179 W GATES ST, ROMEO, MI 48065-4407** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	77%	NOTABLY LOWER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	88%	LOWER
OVERALL	85%	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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Data deemed reliable, but not guaranteed.
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