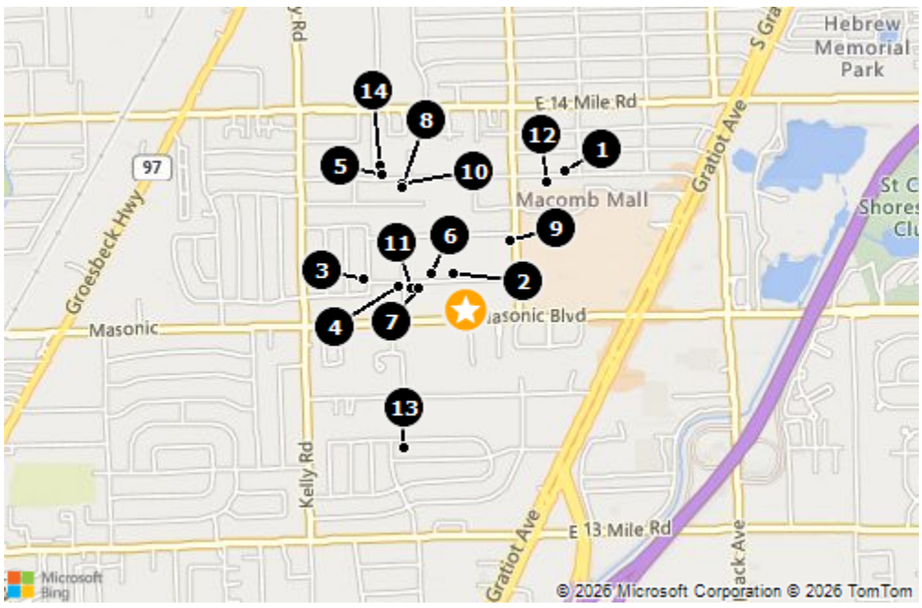
ICE SiteX Report

OrderID: 98678006

SiteX Property Information Report



Subject Property Location

19381 MASONIC BLVD, ROSEVILLE, MI 48066-1266

County:	**MACOMB MI**	Census Tract:	260992550.002009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-14-04-177-026	Thomas Bros Pg-Grid:	

Valuation

Value:	**$233,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$191,060 - $274,940	ICE Confidence Score:	82		

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:	$2,651
Total Assessed Value:	$105,600	Total Assessor Market Value:	$211,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 480 District: 08
Abbreviated Description: PIPER'S BROAD ACRES #2 LOT 480
City/Muni/Twp: ROSEVILLE CITY

Property Characteristics

Lot Size:	18,992 SF	Bedrooms:	2	Pool:	Yes
Building Area:	1475 SF	Baths:	1	Fireplace:	1
Year Built:	1946	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:	6	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/09/2017	Sales Price:	$92,100
Document #:	7017248 BK-PG 24382-550	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/02/2016	Sales Price:	$130,800
Document #:	6141001 BK-PG 14150-100	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/10/2016	Loan Amount:	N/A
Document #:	6133261 BK-PG 24382-550	Loan Type:	VA
TD Due Date:	12/01/2046	Type Finance:	

Legal Description:
Lot: 480 Subdivision: PIPERS BROAD ACRES SUBDIVISION NUMBER 2
City/Muni/Twp: ROSEVILLE

Prior Transfer

Recording Date:	05/21/2015	Sales Price:	$130,800
Document #:	5066090 BK-PG 14150-100	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98678006

Document Type:
Legal Description:

Mortgage Record

Recording Date:	09/03/2003	Loan Amount:	N/A
Document #:	3258074 BK-PG 14150-100	Loan Type:	VA
TD Due Date:	08/01/2033	Type Finance:	

Legal Description:
Lot: 480 Subdivision: PIPERS ACRES SUBDIVISION #2

Prior Transfer

Recording Date:	07/23/1999	Sales Price:	$124,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/1999		
Document Type:			

Legal Description:
Abbreviated Description: PIPER'S BROAD ACRES NO. 2 LOT ROSEVILLE COMMUNITY SCHOOLS

Prior Transfer

Recording Date:	06/14/1999	Sales Price:	$124,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 480 District: 08
Abbreviated Description: PIPER'S BROAD ACRES #2 LOT 480
City/Muni/Twp: ROSEVILLE CITY

Prior Transfer

Recording Date:	10/03/1995	Sales Price:	$93,200
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/25/1995		
Document Type:			

Legal Description:
Abbreviated Description: PIPER'S BROAD ACRES NO. 2 LOTROSEVILL SD

Prior Transfer

Recording Date:	09/25/1995	Sales Price:	$93,200
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,240,724	Median # of Bedrooms	3
Median Lot Size	7,187 SF	Median # of Baths	1
Median Living Area	1,040 SF	Median Year Built	1969
Price Range - 2 Yrs	$149,900 to $367,000	Age Range	2 years to 98 years
Median Value	$220,512	Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**19831 VOILAND ST** **ROSEVILLE, MI 48066-1106**	07/13/2026	$170,000	$181	936	/3/1	1969	4,661 SF	Yes
		APN: 08-14-04-203-033 Document #: 202600065946 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: M Subdivision: GRATIOT MASONIC PARK SUBDIVISION MapRef: LB 7 PG 97 Abbreviated Description: Lot:25 Block:M Subdivision:GRATIOT MASONIC PARK SUBDIVISION Map Ref:LB 7 PG 97City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
2	.1Mi.	**19375 BRANDT ST** **ROSEVILLE, MI 48066-1065**	07/06/2026	$226,024	$192	1175	/4/1	1971	14,985 SF	Yes
		APN: 08-14-04-176-023 Document #: 202600062999 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 455 Subdivision: PIPERS BROAD ACRES SUBDIVISION NO 2 MapRef: LB 4 PG 73 Abbreviated Description: Subdivision:PIPERS BROAD ACRES SUBDIVISION NO 2 Map Ref:LB 4 PG 73Abbreviated Description:WEST60FT LOT455 City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
3	.26Mi.	**32209 EASTWAY ST** **ROSEVILLE, MI 48066-1077**	06/09/2026	$211,000	$217	972	/3/1	1963	6,316 SF	Yes
		APN: 08-14-04-153-022 Document #: 202600055143 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 119 Subdivision: VENETIAN VILLAGE COURTS MapRef: LB 40 PG 38&39 Abbreviated Description: Lot:119 Subdivision:VENETIAN VILLAGE COURTS Map Ref:LB 40 PG 38&39City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
4	.17Mi.	**32081 SOLON ST** **ROSEVILLE, MI 48066-1052**	05/08/2026	$175,000	$117	1492	6/3/1	1928	8,756 SF	Yes
		APN: 08-14-04-155-033 Document #: 202600044778 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 463 Subdivision: PIPERS BROAD ACRES NO 2 MapRef: LB 4 PG 73 Abbreviated Description: Lot:463 Subdivision:PIPERS BROAD ACRES NO 2 Map Ref:LB 4 PG 73City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
5	.38Mi.	**32600 HAGGERTY DR** **ROSEVILLE, MI 48066-1025**	04/08/2026	$239,900	$183	1310	/2/2	1978	6,621 SF	Yes
		APN: 08-14-04-106-014 Document #: 202600033702 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: GERALD SOAVE ESTATES SUBDIVISION MapRef: LB 72 PG 15-17 Abbreviated Description: Lot:14 Subdivision:GERALD SOAVE ESTATES SUBDIVISION Map Ref:LB 72 PG 15-17City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
6	.13Mi.	**19295 BRANDT ST** **ROSEVILLE, MI 48066-1065**	04/02/2026	$195,000	$176	1107	5/3/1	1985	18,731 SF	Yes
		APN: 08-14-04-176-045 Document #: 202600032133 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98678006

Land Use: Single Family Residential
Legal: Lot: 457 Subdivision: PIPER S BROAD ACRES SUBDIVISION NO 2 MapRef: LB 4 PG 73 Abbreviated Description: Subdivision:PIPER S BROAD ACRES SUBDIVISION NO 2 Map Ref:LB 4 PG 73Abbreviated Description:WEST2 LOT457 City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

7	.12Mi.	**19232 BRANDT ST** **ROSEVILLE, MI 48066-1066**	02/23/2026	$149,900	$134	1111	/3/1	1930	12,502 SF	Yes

APN: 08-14-04-177-002 Document #: 202600015275
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 465 Subdivision: PIPERS BROAD ACRES NO 2 MapRef: LB 4 PG 73 Abbreviated Description: Lot:465 Subdivision:PIPERS BROAD ACRES NO 2 Map Ref:LB 4 PG 73City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

8	.33Mi.	**19158 VOILAND ST** **ROSEVILLE, MI 48066-6920**	02/13/2026	$367,000			//	2024	7,187 SF	

APN: 08-14-04-104-023 Document #: 202600013180
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: HARMON FARMS MapRef: LB 3 PG 161 Abbreviated Description: Subdivision:HARMON FARMS Map Ref:LB 3 PG 161Abbreviated Description:WEST2 LOT21 City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

9	.19Mi.	**32315 BEACONSFIELD ST** **ROSEVILLE, MI 48066-1141**	01/30/2026	$230,000			//	1954	13,504 SF	

APN: 08-14-04-176-052 Document #: 202600008657
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 447 Subdivision: PIPERS BROAD ACRES SUBDIVISION NO 2 MapRef: LB 4 PG 73 Abbreviated Description: Lot:447 Subdivision:PIPERS BROAD ACRES SUBDIVISION NO 2 Map Ref:LB 4 PG 73City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

10	.33Mi.	**19150 VOILAND ST** **ROSEVILLE, MI 48066-6920**	12/16/2025	$367,000			//	2024	7,187 SF	

APN: 08-14-04-104-024 Document #: 202500111996
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: HARMON FARMS MapRef: LB 3 PG 161 Abbreviated Description: Lot:21 Subdivision:HARMON FARMS Map Ref:LB 3 PG 161City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

11	.14Mi.	**32100 SOLON ST** **ROSEVILLE, MI 48066-1017**	12/03/2025	$230,000	$145	1578	/3/2	1960	15,420 SF	Yes

APN: 08-14-04-177-033 Document #: 202500108079
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 464 Subdivision: PIPERS BROAD ACRES NO 2 MapRef: LB 4 PG 73 Abbreviated Description: Lot:464 Subdivision:PIPERS BROAD ACRES NO 2 Map Ref:LB 4 PG 73City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

12	.36Mi.	**19732 VOILAND ST** **ROSEVILLE, MI 48066-1193**	11/10/2025	$185,000	$197	936	/3/2	1969	4,704 SF	Yes

APN: 08-14-04-204-007 Document #: 202500101184
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: GRATIOT MASONIC PARK SUBDIVISION MapRef: LB 7 PG 97 Abbreviated Description: Lot:10 Subdivision:GRATIOT MASONIC PARK SUBDIVISION Map Ref:LB 7 PG 97City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

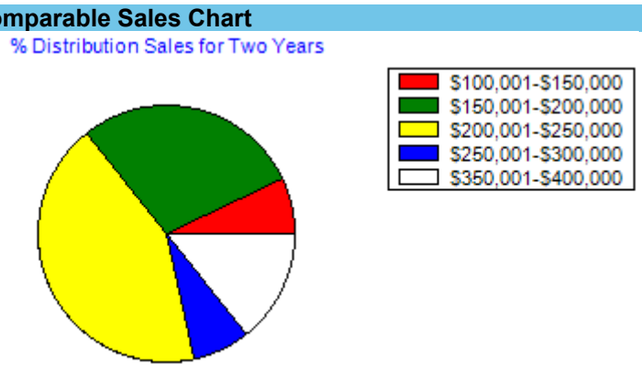
13	.36Mi.	**19232 CANDLELIGHT ST** **ROSEVILLE, MI 48066-1223**	09/24/2025	$279,900	$157	1777	/3/1	1965	6,970 SF	Yes

APN: 08-14-04-376-002 Document #: 202500085422
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: SHADOWOODS NO 2 MapRef: LB 45 PG 27&28 Abbreviated Description: Lot:72 Subdivision:SHADOWOODS NO 2 Map Ref:LB 45 PG 27&28City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

14	.4Mi.	**32660 HAGGERTY DR** **ROSEVILLE, MI 48066-1025**	09/12/2025	$215,000	$222	968	/3/2	1978	6,055 SF	Yes

APN: 08-14-04-106-012 Document #: 202500081603
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: GERALD SOAVE ESTATES MapRef: LB 22 PG 15 Abbreviated Description: Lot:12 Subdivision:GERALD SOAVE ESTATES Map Ref:LB 22 PG 15City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE

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.

ICE SiteX Report

OrderID: 98678006

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.	**19381 MASONIC BLVD**	**06/14/1999**	$211,200	$105,600	1,475	5/2/1	1946	18,992 SF	Yes
.02Mi.	**19365 MASONIC BLVD**	**09/02/2020**	$232,400	$116,200	1,092	/3/2	1990	18,992 SF	Yes
.02Mi.	**19451 MASONIC BLVD**	**07/25/2022**	$336,400	$168,200	2,306	/4/4	1987	18,992 SF	Yes
.04Mi.	**19351 MASONIC BLVD**	**09/27/2022**	$174,600	$87,300	1,645	5/3/1	1920	18,992 SF	Yes
.04Mi.	**19519 MASONIC BLVD**	**01/28/2011**	$162,000	$81,000	1,615	5/4/2	1940	18,992 SF	Yes
.04Mi.	**19392 BRANDT ST**	**08/15/2023**	$140,200	$70,100	1,309	5/2/1	1942	14,985 SF	Yes
.04Mi.	**19376 BRANDT ST**	**07/12/2018**	$206,600	$103,300	960	5/2/1	1966	25,003 SF	Yes
.05Mi.	**19462 BRANDT ST**	**12/07/2025**	$199,800	$99,900	1,120	/3/1	1971	13,765 SF	Yes
.05Mi.	**19358 BRANDT ST**	**11/10/2022**	$182,200	$91,100	1,352	/3/1	1969	17,511 SF	Yes
.05Mi.	**19486 BRANDT ST**	**08/21/2020**	$208,600	$104,300	1,120	5/3/2	1971	13,765 SF	Yes
.05Mi.	**19535 MASONIC BLVD**	**01/03/2007**	$182,400	$91,200	1,526	/3/1	1953	11,413 SF	Yes
.06Mi.	**19510 BRANDT ST**	**06/16/2023**	$200,000	$100,000	1,462	/3/2	1971	13,765 SF	Yes
.06Mi.	**19325 MASONIC BLVD**	**08/07/2023**	$200,800	$100,400	1,215	5/3/1	1954	18,992 SF	Yes
.06Mi.	**19346 BRANDT ST**	**02/19/1998**	$171,600	$85,800	1,040	5/3/1	1965	32,496 SF	Yes
.07Mi.	**19534 BRANDT ST**	**01/29/2014**	$280,800	$140,400	1,462	/3/2	1944	18,731 SF	Yes
.07Mi.	**19555 MASONIC BLVD**	**11/19/2024**	$180,800	$90,400	1,356	/3/1	1953	17,119 SF	Yes

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	40.2 years old	Households:	19,816
Median Household Income:	$60,350	Households w/Family:	56%
Household Income Per Capita:	$31,136	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Roseville Community Schools	Students:	4,133
Number of Schools:	10	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Lucile S. Patton Elementary School** Number of Students: 171 Student-Teacher Ratio: 17.27	D-	Public	KG - 5
1.20Mi.	**Roseville High School** Number of Students: 1,211 Student-Teacher Ratio: 19.6 Advanced Placement: Yes	D	Public	9 - 12
3.64Mi.	**Dort Elementary School** Number of Students: 215 Student-Teacher Ratio: 18.07	D	Public	PK - 5
0.94Mi.	**Eastland Middle School** Number of Students: 310 Student-Teacher Ratio: 18.45	D	Public	6 - 8
2.95Mi.	**Huron Park Elementary School** Number of Students: 440 Student-Teacher Ratio: 14.06	D-	Public	PK - 5

Flood Report

The Subject Property of **19381 MASONIC BLVD, ROSEVILLE, MI 48066-1266** 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	133%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	83%	LOWER
MURDER	121%	HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 98678006

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