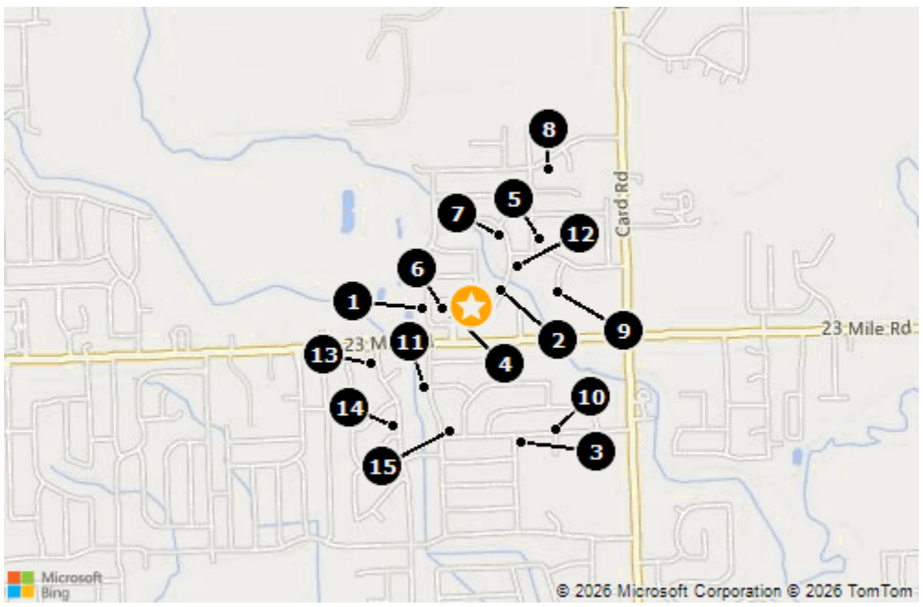
ICE SiteX Report

OrderID: 97741498

SiteX Property Information Report



Subject Property Location

21406 BUNKER DR, MACOMB, MI 48042-4324

County:	**MACOMB MI**	Census Tract:	260992239.012032
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	20-08-15-473-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$558,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$496,620 - $619,380	ICE Confidence Score:	89		

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:	$8,094
Total Assessed Value:	$241,600	Total Assessor Market Value:	$483,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 50 District: 20 Subdivision: THE FAIRWAYS OF MACOMB SUB
Abbreviated Description: THE FAIRWAYS OF MACOMB SUB LOT 50 LIBER: 152 PAGES: 86-92
City/Muni/Twp: MACOMB TWP

Property Characteristics

Lot Size:	10,280 SF	Bedrooms:	4	Pool:	
Building Area:	2709 SF	Baths:	1	Fireplace:	
Year Built:	2002	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	3	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/26/2024	Sales Price:	N/A
Document #:	202400035409 BK-PG 29566-730	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/18/2024		
Document Type:			

Legal Description:
Lot: 50 Subdivision: FAIRWAYS OF MACOMB SUBDIVISION Map Ref: LB 152 PG 86
City/Muni/Twp: TOWNSHIP OF MACOMB

Prior Transfer

Recording Date:	04/13/2023	Sales Price:	N/A
Document #:	202300033163 BK-PG 27210-483	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/03/2020	Sales Price:	$353,000
Document #:	2149110 BK-PG 27214-679	Type of Sale:	Full Amount on Deed
Contract Date:	11/06/2020		
Document Type:			

Legal Description:
Lot: 50 Subdivision: THE FAIRWAYS OF MACOMB SUBDIVISION Map Ref: LB 152 PG 86
City/Muni/Twp: MACOMB

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Mortgage Record

Recording Date:	12/02/2020	Loan Amount:	N/A
Document #:	2148245 BK-PG 27210-483	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 50 Subdivision: THE FAIRWAYS OF MACOMB

Prior Transfer

Recording Date:	11/06/2020	Sales Price:	$353,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 50 District: 20 Subdivision: THE FAIRWAYS OF MACOMB SUB
Abbreviated Description: THE FAIRWAYS OF MACOMB SUB LOT 50 LIBER: 152 PAGES: 86-92
City/Muni/Twp: MACOMB TWP

Prior Transfer

Recording Date:	09/24/2013	Sales Price:	$268,000
Document #:	3141415 BK-PG 22419-876	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2013		
Document Type:			

Legal Description:
Lot: 50 Subdivision: THE FAIRWAYS OF MACOMB SUBDIVISION Map Ref: LB152 PG86
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	08/05/2013	Sales Price:	$268,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/25/2009	Sales Price:	$173,600
Document #:	9072130 BK-PG 19501-450	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/06/2009	Loan Amount:	N/A
Document #:	9053265 BK-PG 19773-422	Loan Type:	Unknown
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:
Lot: 50 Subdivision: THE FAIRWAYS OF MACOMB SUBDIVISION

Prior Transfer

Recording Date:	09/25/2008	Sales Price:	$217,000
Document #:	8109674 BK-PG 19501-449	Type of Sale:	Full Amount on Deed
Contract Date:	08/14/2008		
Document Type:			

Legal Description:
Lot: 50 Subdivision: FAIRWAYS OF MACOMB SUBDIVISION Map Ref: LB152 PG86-92
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	12/18/2007	Sales Price:	$357,490
Document #:	7166221 BK-PG 19098-549	Type of Sale:	Full Amount on Deed
Contract Date:	12/07/2007		
Document Type:			

Legal Description:
Lot: 50 Subdivision: FAIRWAYS OF MACOMB SUBDIVISION Map Ref: LB152 PG86-92
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	11/07/2007	Sales Price:	N/A
Document #:	7151083 BK-PG 17581-065	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/08/2006	Loan Amount:	N/A
Document #:	6022989 BK-PG 17581-65	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	02/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 50 Subdivision: THE FAIRWAYS OF MACOMB SUBDIVISION
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	07/23/2003	Sales Price:	$289,900
Document #:	3214173 BK-PG 13894-709	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2003		
Document Type:			

Legal Description:
Lot: 50 Subdivision: THE FAIRWAYS OF MACOMB SUBDIVISION Map Ref: LB152 PG86-93
City/Muni/Twp: MACOMB

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$7,668,000	Median # of Bedrooms	
Median Lot Size	9,583 SF	Median # of Baths	2
Median Living Area	2,260 SF	Median Year Built	2003
Price Range - 2 Yrs	$402,500 to $637,500	Age Range	15 years to 26 years
Median Value	$492,000	Median Age	23 years

Comparable Sales Data

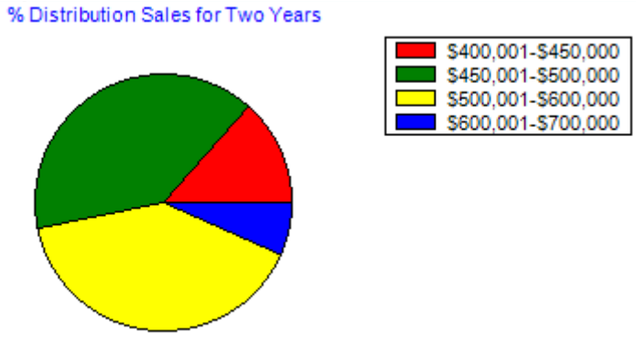
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**51077 ACE DR** **MACOMB, MI 48042-4322**	04/28/2026	$535,000	$167	3187	//2	2003	8,756 SF	
		APN: 20-08-15-474-008 Document #: 202600040594 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: THE FAIRWAYS OF MACOMB MapRef: LB 152 PG 86-92 Abbreviated Description: Lot:8 Subdivision:THE FAIRWAYS OF MACOMB Map Ref:LB 152 PG 86-92City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
2	.08Mi.	**51141 HOOK DR** **MACOMB, MI 48042-4321**	04/07/2026	$593,000	$216	2734	//2	2005	9,583 SF	
		APN: 20-08-15-407-015 Document #: 202600033274 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 177 Subdivision: THE FAIRWAYS OF MACOMB NO 2 MapRef: LB 154 PG 63-71 Abbreviated Description: Lot:177 Subdivision:THE FAIRWAYS OF MACOMB NO 2 Map Ref:LB 154 PG 63-71City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
3	.34Mi.	**21478 SABRINA DR** **MACOMB, MI 48044-1321**	01/27/2026	$550,000	$193	2841	/4/2	2001	10,803 SF	
		APN: 20-08-22-257-001 Document #: 202600007763 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 239 Subdivision: EDINBURGH ESTATES SUBDIVISION NO 2 MapRef: LB 141 PG 1-15 Abbreviated Description: Lot:239 Subdivision:EDINBURGH ESTATES SUBDIVISION NO 2 Map Ref:LB 141 PG 1-15City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
4	.05Mi.	**21349 COURSE DR** **MACOMB, MI 48042-4319**	01/23/2026	$540,000	$261	2065	//1	2002	8,407 SF	
		APN: 20-08-15-473-020 Document #: 202600006894 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Subdivision: THE FAIRWAYS OF MACOMB SUBDIVISION MapRef: LB 152 PG 86-92 Abbreviated Description: Lot:63 Subdivision:THE FAIRWAYS OF MACOMB SUBDIVISION Map Ref:LB 152 PG 86-92City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
5	.24Mi.	**51412 MAURO LN** **MACOMB, MI 48042-4352**	01/02/2026	$488,000	$181	2682	//1	2004	17,772 SF	
		APN: 20-08-15-444-032 Document #: 202600000209 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: CASTLE MAR SUBDIVISON MapRef: LB 154 PG 34-40 Abbreviated Description: Lot:51 Subdivision:CASTLE MAR SUBDIVISON Map Ref:LB 154 PG 34-40City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
6	.07Mi.	**21296 BUNKER DR** **MACOMB, MI 48042-4324**	10/20/2025	$425,000	$226	1874	//1	2003	8,407 SF	
		APN: 20-08-15-473-002 Document #: 202500093889 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: THE FAIRWAYS OF MACOMB SUBDIVISION MapRef: LB 152 PG 86-92 Abbreviated Description: Lot:45 Subdivision:THE FAIRWAYS OF MACOMB SUBDIVISION Map Ref:LB 152 PG 86-92City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
7	.18Mi.	**51317 HOOK DR** **MACOMB, MI 48042-4328**	10/17/2025	$545,000	$207	2626	//2	2004	17,772 SF	
		APN: 20-08-15-407-022 Document #: 202500093614 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 184 Subdivision: THE FAIRWAYS OF MACOMB NO 2 MapRef: LB 154 PG 63-71 Abbreviated Description: Lot:184 Subdivision:THE FAIRWAYS OF MACOMB NO 2 Map Ref:LB 154 PG 63-71City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
8	.37Mi.	**21592 PINE CONE DR** **MACOMB, MI 48042-4364**	09/15/2025	$550,000	$243	2260	/3/1	2011	17,032 SF	
		APN: 20-08-15-429-003 Document #: 202500082330 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: PORTOFINO VILLAS SUBDIVISION MapRef: LB 161 PG 80-84 Abbreviated Description: Lot:30 Subdivision:PORTOFINO VILLAS SUBDIVISION Map Ref:LB 161 PG 80-84City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
9	.2Mi.	**51251 CASTLE MAR CT** **MACOMB, MI 48042-4346**	08/18/2025	$637,500	$192	3315	//1	2003	16,553 SF	
		APN: 20-08-15-446-014 Document #: 202500073576 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CASTLE MAR SUBDIVISION MapRef: MB 154 PG 34-40 Abbreviated Description: Lot:14 Subdivision:CASTLE MAR SUBDIVISION Map Ref:MB 154 PG 34-40City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
10	.35Mi.	**21595 SABRINA DR** **MACOMB, MI 48044-1318**	07/17/2025	$480,000	$241	1987	//2	2000	9,322 SF	
		APN: 20-08-22-232-018 Document #: 202500063079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 269 Subdivision: EDINBURGH ESTATES SUBDIVISION NO 2 MapRef: LB 141 PG 1-15 Abbreviated Description: Lot:269 Subdivision:EDINBURGH ESTATES SUBDIVISION NO 2 Map Ref:LB 141 PG 1-15City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
11	.22Mi.	**50799 MURRAY DR** **MACOMB, MI 48044-1340**	06/10/2025	$402,500	$237	1692	//1	2000	8,407 SF	
		APN: 20-08-22-201-007 Document #: 202500051634 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 111 Subdivision: EDINBURGH ESTATES SUBDIVISION MapRef: LB 139 PG 9-18 Abbreviated Description: Lot:111 Subdivision:EDINBURGH ESTATES SUBDIVISION Map Ref:LB 139 PG 9-18City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
12	.14Mi.	**51218 HOOK DR** **MACOMB, MI 48042-4329**	05/19/2025	$482,000	$225	2133	//1	2004	9,583 SF	
		APN: 20-08-15-408-004 Document #: 202500044935 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 81 Subdivision: THE FAIRWAYS OF MACOMB SUBDIVISION NO 2 MapRef: LB 154 PG 63 Abbreviated Description: Lot:81 Subdivision:THE FAIRWAYS OF MACOMB SUBDIVISION NO 2 Map Ref:LB 154 PG 63City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB								
13	.28Mi.	**50973 SHENANDOAH DR**	05/06/2025	$480,000	$223	2146	//2	2000	9,670 SF	

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		MACOMB, MI 48044-1353								
	APN: 20-08-22-128-021 Document #: 202500041321 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 156 Subdivision: STAGSLEAP POINTE NO 2 MapRef: LB 141 PG 43-49 Abbreviated Description: Lot:156 Subdivision:STAGSLEAP POINTE NO 2 Map Ref:LB 141 PG 43-49									
14	.34Mi.	**50653 SHENANDOAH DR**	04/24/2025	$492,000	$234	2102	//2	2000	9,017 SF	
		MACOMB, MI 48044-1352								
	APN: 20-08-22-150-010 Document #: 202500036432 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 146 Subdivision: STAGSLEAP POINTE SUBDIVISION NO 2 MapRef: LB 141 PG 43-49 Abbreviated Description: Lot:146 Subdivision:STAGSLEAP POINTE SUBDIVISION NO 2 Map Ref:LB 141 PG 43-49City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB									
15	.3Mi.	**50592 MURRAY DR**	04/23/2025	$468,000	$202	2306	//2	2000	10,934 SF	
		MACOMB, MI 48044-1342								
	APN: 20-08-22-204-011 Document #: 202500036110 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 222 Subdivision: EDINBURGH ESTATES SUBDIVISION NO2 MapRef: LB 141 PG 1-15 Abbreviated Description: Lot:222 Subdivision:EDINBURGH ESTATES SUBDIVISION NO2 Map Ref:LB 141 PG 1-15City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB									

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.	**21406 BUNKER DR**	**11/06/2020**	$483,200	$241,600	2,709	/4/1	2002	10,280 SF	
.02Mi.	**21384 BUNKER DR**	**08/22/2013**	$403,600	$201,800	2,034	//2	2002	8,886 SF	
.02Mi.	**21428 BUNKER DR**		$379,200	$189,600	1,818	//1	2003	10,629 SF	
.02Mi.	**21415 COURSE DR**	**08/22/2012**	$431,600	$215,800	2,118	/3/1	2002	8,407 SF	
.02Mi.	**21437 COURSE DR**	**12/21/2023**	$432,400	$216,200	2,156	//1	2002	11,021 SF	
.03Mi.	**21393 COURSE DR**	**05/05/2023**	$548,000	$274,000	3,018	//2	2003	8,407 SF	
.03Mi.	**51031 HOOK DR**	**11/01/2024**	$464,400	$232,200	2,118	//2	2002	14,462 SF	
.03Mi.	**21362 BUNKER DR**	**07/08/2020**	$394,000	$197,000	1,910	//2	2002	8,407 SF	
.03Mi.	**21450 BUNKER DR**	**11/20/2024**	$458,600	$229,300	2,413	//1	2002	12,240 SF	
.03Mi.	**51053 HOOK DR**	**07/16/2018**	$415,200	$207,600	1,876	//1	2003	9,365 SF	
.04Mi.	**21417 BUNKER DR**	**08/27/2004**	$562,200	$281,100	3,071	//2	2004	14,549 SF	
.04Mi.	**21371 COURSE DR**	**12/22/2006**	$476,600	$238,300	2,855	//2	2002	8,407 SF	
.04Mi.	**51075 HOOK DR**	**07/17/2017**	$485,400	$242,700	2,865	//1	2002	8,407 SF	
.04Mi.	**21340 BUNKER DR**	**07/30/2020**	$413,600	$206,800	2,020	//1	2002	8,407 SF	
.05Mi.	**21373 BUNKER DR**	**07/18/2003**	$425,000	$212,500	2,366	//1	2002	8,407 SF	
.05Mi.	**21349 COURSE DR**	**09/11/2015**	$445,600	$222,800	2,065	//1	2002	8,407 SF	

Rent vs. Own

Households Occupied by Renters:	3%	Households Occupied by Owners:	95%

Demographics & Income

Median Age:	42.3 years old	Households:	12,300
Median Household Income:	$124,243	Households w/Family:	77%
Household Income Per Capita:	$47,992	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Chippewa Valley Schools	Students:	14,276
Number of Schools:	20	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

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3.49Mi. **Fox Elementary School** Number of Students: 471 Student-Teacher Ratio: 16.82		C-	Public	PK - 5
2.09Mi. **Seneca Middle School** Number of Students: 1,078 Student-Teacher Ratio: 22.46		B	Public	6 - 8
2.04Mi. **Dakota High School** Number of Students: 2,476 Student-Teacher Ratio: 21.64 Advanced Placement: Yes		B+	Public	9 - 12
6.32Mi. **Clinton Valley Elementary School** Number of Students: 322 Student-Teacher Ratio: 18.4		C+	Public	PK - 5
0.51Mi. **Shawnee Elementary School** Number of Students: 662 Student-Teacher Ratio: 18.81		B	Public	PK - 5
6.46Mi. **Huron Elementary School** Number of Students: 522 Student-Teacher Ratio: 19.24		B-	Public	PK - 5

Flood Report

The Subject Property of **21406 BUNKER DR, MACOMB, MI 48042-4324** 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	44%	SIGNIFICANTLY LOWER
BURGLARY	30%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	61%	NOTABLY LOWER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	27%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	29%	SIGNIFICANTLY LOWER
OVERALL	25%	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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