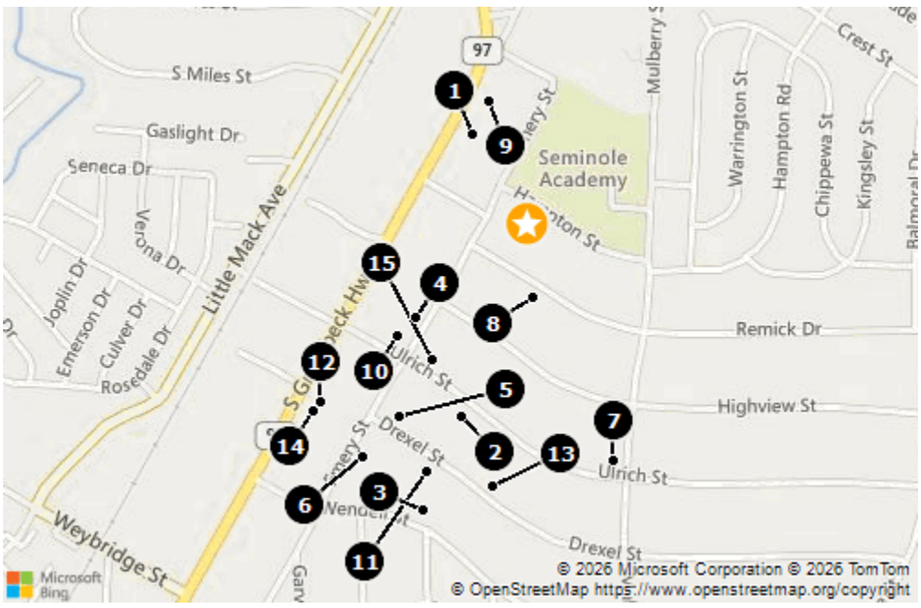
ICE SiteX Report

OrderID: 98117438

SiteX Property Information Report



Subject Property Location

21452 HAMPTON ST, CLINTON TOWNSHIP, MI 48036-2543

County:	**MACOMB MI**	Census Tract:	260992409.001007
Property Use:	Single Family Residential	Zoning:	R-3
Parcel Number:	16-11-22-252-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$206,000**	FSD:	10	Common Confidence Score:	60
Value Range:	$185,400 - $226,600	ICE Confidence Score:	90		

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:	$5,816
Total Assessed Value:	$131,300	Total Assessor Market Value:	$262,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 14 District: 16 Subdivision: SEMINOLE SCHOOL SUBDIVISION
Abbreviated Description: 50-11-22-252-001 D 14 G6O SEMINOLE SCHOOL SUBDIVISION LOT 14.
City/Muni/Twp: CLINTON TWP

Property Characteristics

Lot Size:	14,331 SF	Bedrooms:	3	Pool:	
Building Area:	1061 SF	Baths:	1	Fireplace:	
Year Built:	1956	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/09/2026	Sales Price:	$143,034
Document #:	202600065417 BK-PG 26265-400	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/14/2024	Loan Amount:	N/A
Document #:	202400066915 BK-PG 29711-619	Loan Type:	FHA
TD Due Date:	09/01/2064	Type Finance:	

Legal Description:
Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION
City/Muni/Twp: CLINTON

Mortgage Record

Recording Date:	05/26/2023	Loan Amount:	N/A
Document #:	202300046764 BK-PG 29144-24	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION
City/Muni/Twp: CLINTON

ICE SiteX Report

OrderID: 98117438

Mortgage Record

Recording Date:	03/02/2022	Loan Amount:	N/A
Document #:	202200028486 BK-PG 28463-407	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION
City/Muni/Twp: CLINTON

Mortgage Record

Recording Date:	08/30/2021	Loan Amount:	N/A
Document #:	202102228449 BK-PG 27955-684	Loan Type:	FHA
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION
City/Muni/Twp: CLINTON

Prior Transfer

Recording Date:	06/22/2020	Sales Price:	N/A
Document #:	2070891 BK-PG 22254-71	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2019	Sales Price:	N/A
Document #:	9120414 BK-PG 21292-413	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/16/2019	Sales Price:	$155,000
Document #:	9116636 BK-PG 26265-398	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2019		
Document Type:			

Legal Description:
Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION Map Ref: LB 32 PG 25
City/Muni/Twp: CLINTON

Prior Transfer

Recording Date:	09/27/2019	Sales Price:	$155,000
Document #:	BK-PG 26265 -398	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 District: 16 Subdivision: SEMINOLE SCHOOL SUBDIVISION
Abbreviated Description: 50-11-22-252-001 D 14 G6O SEMINOLE SCHOOL SUBDIVISION LOT 14.
City/Muni/Twp: CLINTON TWP

Prior Transfer

Recording Date:	07/14/2015	Sales Price:	N/A
Document #:	5089026 BK-PG 23513-863	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/01/2015		
Document Type:			

Legal Description:
Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION Map Ref: LB32 PG25
City/Muni/Twp: CLINTON

Prior Transfer

Recording Date:	06/02/2015	Sales Price:	N/A
Document #:	5069973 BK-PG 23438-706	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/01/2015		
Document Type:			

Legal Description:
Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION Map Ref: LB32 PG25
City/Muni/Twp: CLINTON

Mortgage Record

Recording Date:	07/11/2013	Loan Amount:	N/A
Document #:	3103423 BK-PG 22254-071	Loan Type:	New Conventional
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: 780 Subdivision: INGLESIDE FRAMS SUBDIVISION NO 5
City/Muni/Twp: CLINTON

Prior Transfer

Recording Date:	05/09/2012	Sales Price:	$155,092
Document #:	2069162 BK-PG 17023-470	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/04/2012	Loan Amount:	N/A
Document #:	2065245 BK-PG 21292-413	Loan Type:	FHA
TD Due Date:	05/01/2042	Type Finance:	

Legal Description:
Lot: 14 Subdivision: SEMINOLE SUBDIVISION
City/Muni/Twp: CLINTON

Prior Transfer

Recording Date:	08/30/2005	Sales Price:	N/A

ICE SiteX Report

OrderID: 98117438

Document #:	5158382 BK-PG 15724-525	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/15/2005	Loan Amount:	N/A
Document #:	5147724 BK-PG 17023-470	Loan Type:	FHA
TD Due Date:	08/01/2035	Type Finance:	
Legal Description:			

Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION

Prior Transfer

Recording Date:	10/04/2004	Sales Price:	$155,000
Document #:	4217499 BK-PG 15944-070	Type of Sale:	Full Amount on Deed
Contract Date:	07/02/2004		
Document Type:			
Legal Description:			

Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION Map Ref: LB32 PG25
City/Muni/Twp: CLINTON

Mortgage Record

Recording Date:	08/03/2004	Loan Amount:	N/A
Document #:	4174956 BK-PG 15724-525	Loan Type:	FHA
TD Due Date:	08/01/2034	Type Finance:	
Legal Description:			

Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION
City/Muni/Twp: CLINTON

Mortgage Record

Recording Date:	08/20/2003	Loan Amount:	N/A
Document #:	3242980 BK-PG 14069-101	Loan Type:	Balloon
TD Due Date:	09/01/2008	Type Finance:	
Legal Description:			

Lot: 14 Subdivision: SEMINOLE SCHOOL SUBDIVISION
City/Muni/Twp: CLINTON

Area Sales Analysis

Total Area Sales	$3,364,574	Median # of Bedrooms	3
Median Lot Size	14,898 SF	Median # of Baths	1
Median Living Area	1,450 SF	Median Year Built	1950
Price Range - 2 Yrs	$90,000 to $380,000	Age Range	55 years to 79 years
Median Value	$218,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**38176 S GROESBECK HWY** **CLINTON TOWNSHIP, MI 48036-1926**	07/29/2026	$224,000	$186	1200	/3/1	1971	15,987 SF	

APN: 16-11-22-127-006 Document #: 202600072096
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 552 Subdivision: INGLESIADE FARMS SUBDIVISION NO 3 MapRef: LB 24 PG 24 Abbreviated Description: Lot:552 Subdivision:INGLESIADE FARMS SUBDIVISION NO 3 Map Ref:LB 24 PG 24City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

2	.25Mi.	**21510 ULRICH ST** **CLINTON TOWNSHIP, MI 48036-3716**	07/27/2026	$203,350	$126	1612	//1	1952	14,331 SF	

APN: 16-11-22-327-006 Document #: 202600071223
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 991 Subdivision: INGLESIADE FARMS SUBDIVISION NO 6 MapRef: LB 25 PG 40 Abbreviated Description: Lot:991 Subdivision:INGLESIADE FARMS SUBDIVISION NO 6 Map Ref:LB 25 PG 40City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

3	.36Mi.	**21367 WENDELL ST** **CLINTON TOWNSHIP, MI 48036-3726**	07/27/2026	$295,000	$115	2560	/6/3	1950	15,246 SF	

APN: 16-11-22-328-025 Document #: 202600071072
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 978 Subdivision: INGLESIDE FARMS SUB NO 7 MapRef: LB 25 PG 50 Abbreviated Description: Lot:978 Subdivision:INGLESIDE FARMS SUB NO 7 Map Ref:LB 25 PG 50City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

4	.18Mi.	**37843 EMERY ST** **CLINTON TOWNSHIP, MI 48036-2519**	07/20/2026	$188,610	$149	1264	//1	1950	15,115 SF	

APN: 16-11-22-177-022 Document #: 202600068704
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 843 Subdivision: INGLESIDE FARMS SUBDIVISION NO 6 MapRef: LB 25 PG 40 Abbreviated Description: Lot:843 Subdivision:INGLESIDE FARMS SUBDIVISION NO 6 Map Ref:LB 25 PG 40City/Muni/Twp:CLINTON TOWNSHIP City/Muni/Twp: CLINTON TOWNSHIP

5	.27Mi.	**21325 DREXEL ST** **CLINTON TOWNSHIP, MI 48036-2509**	07/14/2026	$246,114	$132	1851	/3/1	1950	14,026 SF	

APN: 16-11-22-327-015 Document #: 202600067039
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 928 Subdivision: INGLESIADE FARMS SUBDIVISION-NO 7 MapRef: LB 25 PG 50 Abbreviated Description: Lot:928 Subdivision:INGLESIADE FARMS SUBDIVISION-NO 7 Map Ref:LB 25 PG 50City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

6	.34Mi.	**37584 EMERY ST** **CLINTON TOWNSHIP, MI 48036-2528**	05/14/2026	$200,000	$142	1402	//1	1950	13,460 SF	

APN: 16-11-22-328-003 Document #: 202600046629
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 970 Subdivision: INGLESIDE FARMS SUB NO 7 MapRef: LB 25 PG 50 Abbreviated Description: Lot:970 Subdivision:INGLESIDE FARMS SUB NO 7 Map Ref:LB 25 PG 50City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

7	.3Mi.	**21769 ULRICH ST** **CLINTON TOWNSHIP, MI 48036-3721**	03/18/2026	$250,000	$166	1500	//1	1950	17,816 SF	

APN: 16-11-22-402-015 Document #: 202600022500

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 897 Subdivision: INGLESIA FARMS SUBDIVISION NO 6 MapRef: LB 25 PG 40 Abbreviated Description: Lot:897 Subdivision:INGLESIA FARMS SUBDIVISION NO 6 Map Ref:LB 25 PG 40

8	.09Mi.	**21510 REMICK DR** **CLINTON TOWNSHIP, MI 48036-3707**	03/16/2026	$240,000	$165	1450	/3/1	1950	14,898 SF

APN: 16-11-22-253-001 Document #: 202600022052
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 833 Subdivision: INGLESIADE FARMS SUBDIVISION NO 5 MapRef: LB 25 PG 30 Abbreviated Description: Lot:833 Subdivision:INGLESIADE FARMS SUBDIVISION NO 5 Map Ref:LB 25 PG 30City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

9	.15Mi.	**38226 S GROESBECK HWY** **CLINTON TOWNSHIP, MI 48036-1928**	01/30/2026	$218,000	$192	1131	/2/1	1958	15,987 SF

APN: 16-11-22-127-003 Document #: 202600008821
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 549 Subdivision: INGLESIDE FARMS SUBDIVISION NO 3 MapRef: LB 24 PG 24 Abbreviated Description: Lot:549 Subdivision:INGLESIDE FARMS SUBDIVISION NO 3 Map Ref:LB 24 PG 24City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

10	.21Mi.	**21361 ULRICH ST** **CLINTON TOWNSHIP, MI 48036-3713**	12/16/2025	$246,000	$156	1575	/3/1	1950	14,810 SF

APN: 16-11-22-177-024 Document #: 202500111883
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 841 Subdivision: INGLESIDE FARMS SUB NO 6 MapRef: LB 25 PG 40 Abbreviated Description: Lot:841 Subdivision:INGLESIDE FARMS SUB NO 6 Map Ref:LB 25 PG 40City/Muni/Twp:CLINTON TOWNSHIP City/Muni/Twp: CLINTON TOWNSHIP

11	.32Mi.	**21404 DREXEL ST** **CLINTON TOWNSHIP, MI 48036-2500**	12/16/2025	$203,500	$195	1040	/3/1	1950	13,373 SF

APN: 16-11-22-328-010 Document #: 202500111946
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 964 Subdivision: INGLESIDE FARMS SUBDIVISION NO 7 MapRef: LB 25 PG 50 Abbreviated Description: Lot:964 Subdivision:INGLESIDE FARMS SUBDIVISION NO 7 Map Ref:LB 25 PG 50City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

12	.32Mi.	**37626 S GROESBECK HWY** **CLINTON TOWNSHIP, MI 48036-2337**	10/14/2025	$90,000	$86	1040	/3/1	1947	15,987 SF

APN: 16-11-22-302-002 Document #: 202500092273
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 574 Subdivision: INGLESIDE FARMS SUBDIVISION NO 3 MapRef: LB 24 PG 24 Abbreviated Description: Lot:574 Subdivision:INGLESIDE FARMS SUBDIVISION NO 3 Map Ref:LB 24 PG 24City/Muni/Twp:CLINTON TOWNSHIP City/Muni/Twp: CLINTON TOWNSHIP

13	.31Mi.	**21505 DREXEL ST** **CLINTON TOWNSHIP, MI 48036-2507**	10/08/2025	$200,000	$128	1560	/4/1	1950	12,327 SF

APN: 16-11-22-327-024 Document #: 202500090441
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 937 Subdivision: INGLESIDE FARMS SUB NO 7 MapRef: LB 25 PG 50 Abbreviated Description: Lot:937 Subdivision:INGLESIDE FARMS SUB NO 7 Map Ref:LB 25 PG 50City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

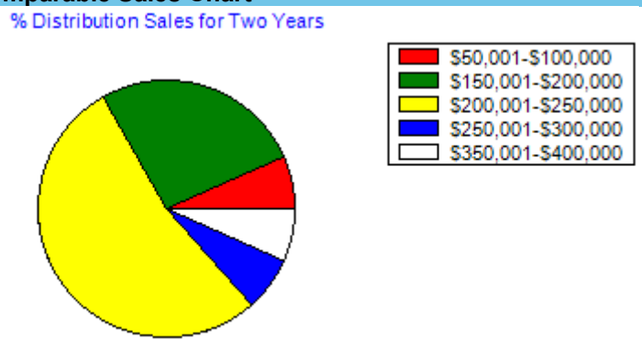
14	.34Mi.	**37610 S GROESBECK HWY** **CLINTON TOWNSHIP, MI 48036-2337**	09/26/2025	$180,000	$168	1066	/3/1	1950	15,987 SF

APN: 16-11-22-302-003 Document #: 202500086608
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 575 Subdivision: INGLESIDE FARMS SUB NO 3 MapRef: LB 24 PG 24 Abbreviated Description: Lot:575 Subdivision:INGLESIDE FARMS SUB NO 3 Map Ref:LB 24 PG 24City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

15	.19Mi.	**21425 ULRICH ST** **CLINTON TOWNSHIP, MI 48036-3715**	09/25/2025	$380,000	$138	2743	/5/2	1950	13,939 SF

APN: 16-11-22-181-010 Document #: 202500086012
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 881 Subdivision: INGLESIDE FARMS SUBDIVISION NO 6 MapRef: LB 25 PG 40 Abbreviated Description: Lot:881 Subdivision:INGLESIDE FARMS SUBDIVISION NO 6 Map Ref:LB 25 PG 40City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

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.

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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.	**21452 HAMPTON ST**	**09/27/2019**	$262,600	$131,300	1,061	/3/1	1956	14,331 SF	
.02Mi.	**21468 HAMPTON ST**	**12/19/2018**	$246,800	$123,400	1,061	/3/1	1956	14,201 SF	
.02Mi.	**21436 HAMPTON ST**	**07/18/2016**	$300,800	$150,400	1,576	//2	1956	14,331 SF	
.03Mi.	**21484 HAMPTON ST**		$253,000	$126,500	1,061	//1	1956	14,026 SF	
.03Mi.	**21420 HAMPTON ST**	**07/29/2025**	$239,800	$119,900	1,061	/3/1	1956	17,685 SF	
.03Mi.	**21445 REMICK DR**	**12/04/2019**	$198,600	$99,300	1,000	//1	1950	14,157 SF	
.04Mi.	**21465 REMICK DR**	**10/08/2008**	$224,400	$112,200	1,320	//1	1953	14,070 SF	
.04Mi.	**21429 REMICK DR**	**09/18/2019**	$185,000	$92,500	1,000	/3/1	1950	14,070 SF	
.04Mi.	**21485 REMICK DR**	**09/01/1993**	$228,600	$114,300	1,408	//1	1953	14,070 SF	
.05Mi.	**21500 HAMPTON ST**	**10/25/2010**	$271,800	$135,900	1,457	//1	1956	13,765 SF	
.05Mi.	**37980 EMERY ST**	**11/04/2019**	$177,400	$88,700	1,000	//1	1952	13,983 SF	
.05Mi.	**21505 REMICK DR**	**09/07/2018**	$200,200	$100,100	1,066	/3/1	1953	13,983 SF	
.06Mi.	**21516 HAMPTON ST**	**12/11/2018**	$293,400	$146,700	1,381	/3/1	1956	14,026 SF	
.07Mi.	**21525 REMICK DR**	**09/07/2018**	$186,400	$93,200	1,040	/3/1	1953	13,852 SF	
.07Mi.	**38109 EMERY ST**	**03/21/2019**	$246,600	$123,300	1,062	/3/2	1955	14,723 SF	
.07Mi.	**38125 EMERY ST**	**08/22/2011**	$250,600	$125,300	1,062	//1	1956	14,462 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	43.8 years old	Households:	9,939
Median Household Income:	$68,947	Households w/Family:	59%
Household Income Per Capita:	$34,774	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.06Mi.	**Shawnee Elementary School** Number of Students: 662 Student-Teacher Ratio: 18.81	B	Public	PK - 5
3.32Mi.	**Huron Elementary School** Number of Students: 522 Student-Teacher Ratio: 19.24	B-	Public	PK - 5
4.44Mi.	**Fox Elementary School** Number of Students: 471 Student-Teacher Ratio: 16.82	C+	Public	PK - 5
1.21Mi.	**Algonquin Middle School** Number of Students: 542 Student-Teacher Ratio: 19.85	B-	Public	6 - 8
2.93Mi.	**Chippewa Valley High School** Number of Students: 2,162 Student-Teacher Ratio: 21.79 Advanced Placement: Yes	B-	Public	9 - 12
0.25Mi.	**Clinton Valley Elementary School** Number of Students: 322 Student-Teacher Ratio: 18.4	C-	Public	PK - 5

Flood Report

The Subject Property of **21452 HAMPTON ST, CLINTON TOWNSHIP, MI 48036-2543** 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	116%	HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	106%	SIMILAR
OVERALL	109%	SIMILAR

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Disaster Alerts

No alerts noted

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