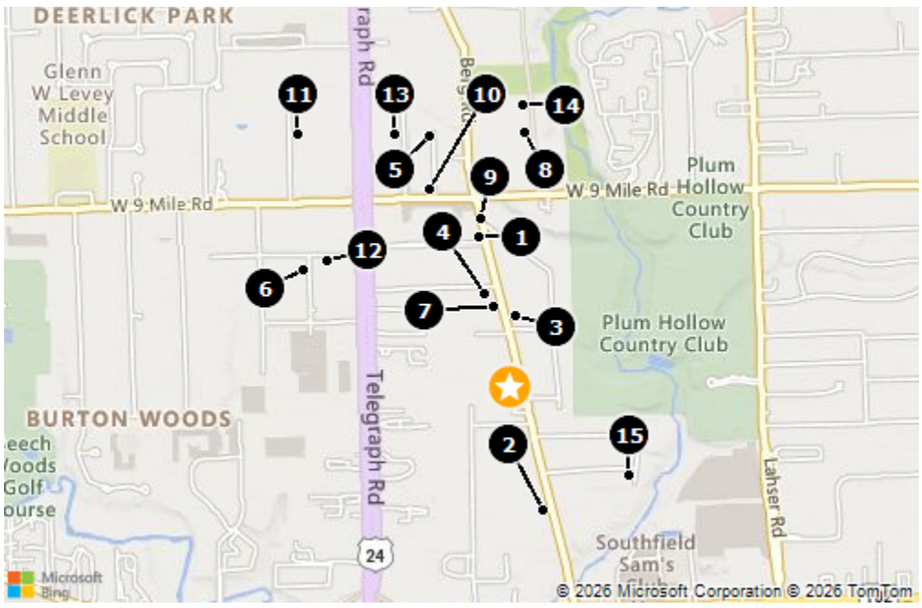
ICE SiteX Report

OrderID: 98730076

SiteX Property Information Report



Subject Property Location

21773 BERG RD, SOUTHFIELD, MI 48033-4344

County:	**OAKLAND MI**	Census Tract:	261251618.002008
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	76-24-33-151-046	Thomas Bros Pg-Grid:	

Valuation

Value:	**$235,000**	FSD:	19	Common Confidence Score:	38
Value Range:	$190,350 - $279,650	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$21,870	Market Land Value:	$43,740	Tax Year:	2024
Assd Improvement:	$102,350	Market Improvment Value:	$204,700	Total Taxable Value:	$8,798
Total Assessed Value:	$124,220	Total Assessor Market Value:	$248,440	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 33 District: 76 Sec/Twnship/Range: SEC 33 TWN 01N RNG 10E

Abbreviated Description: T1N, R10E, SEC 33 PART OF S 1/2 OF NW 1/4 BEG AT PT DIST W 1227.05 FT & S 12-15-40 E 2410.51 FT, FROM N 1/4 COR, TH S

City/Muni/Twp: SOUTHFIELD CITY

Property Characteristics

Lot Size:	23,740 SF	Bedrooms:	3	Pool:	
Building Area:	1163 SF	Baths:	2	Fireplace:	
Year Built:	1994	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/01/2025	Loan Amount:	N/A
Document #:	94964 BK-PG 60413-478	Loan Type:	FHA
TD Due Date:	08/01/2065	Type Finance:	

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	09/30/2024	Loan Amount:	N/A
Document #:	109002 BK-PG 59676-332	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	01/19/2024	Loan Amount:	N/A
Document #:	6377 BK-PG 59121-841	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

ICE SiteX Report

OrderID: 98730076

Mortgage Record

Recording Date:	07/27/2023	Loan Amount:	N/A
Document #:	81580 BK-PG 58764-569	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	06/27/2023	Sales Price:	N/A
Document #:	69149 BK-PG 55129-457	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/06/2020	Sales Price:	$185,000
Document #:	232694 BK-PG 55129-455	Type of Sale:	Full Amount on Deed
Contract Date:	08/31/2020		
Document Type:			

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	08/31/2020	Sales Price:	$185,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 33 District: 76 Sec/Twnship/Range: SEC 33 TWN 01N RNG 10E
Abbreviated Description: T1N, R10E, SEC 33 PART OF S 1/2 OF NW 1/4 BEG AT PT DIST W 1227.05 FT & S 12-15-40 E 2410.51 FT, FROM N 1/4 COR, TH S
City/Muni/Twp: SOUTHFIELD CITY

Prior Transfer

Recording Date:	07/19/2016	Sales Price:	$108,000
Document #:	136269 BK-PG 49594-00513	Type of Sale:	Full Amount on Deed
Contract Date:	07/08/2016		
Document Type:			

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	07/14/2016	Loan Amount:	N/A
Document #:	134099 BK-PG 49583-00487	Loan Type:	VA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	12/23/2015	Sales Price:	$5,000
Document #:	248178 BK-PG 48914-00125	Type of Sale:	Full Amount on Deed
Contract Date:	12/18/2015		
Document Type:			

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	10/20/2015	Sales Price:	$5,000
Document #:	207159 BK-PG 48713-00422	Type of Sale:	Full Amount on Deed
Contract Date:	10/16/2015		
Document Type:			

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	09/24/2015	Sales Price:	N/A
Document #:	191407 BK-PG 37859-801	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/01/2015	Sales Price:	$37,930
Document #:	176388 BK-PG 48556-00485	Type of Sale:	Full Amount on Deed
Contract Date:	07/28/2015		
Document Type:			

Legal Description:
Sec/Twnship/Range: S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	08/27/2013	Sales Price:	$136,000
Document #:	222360 BK-PG 37859-782	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98730076

Prior Transfer

Recording Date:	06/02/2011	Sales Price:	$136,000
Document #:	106574 BK-PG 37859-782	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/27/2009	Sales Price:	N/A
Document #:	098445 BK-PG 37859-782	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/19/2006	Loan Amount:	N/A
Document #:	180676 BK-PG 37859-801	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2036	Type Finance:	
Legal Description:			

Sec/Twnship/Range: PART S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	07/19/2006	Loan Amount:	N/A
Document #:	180675 BK-PG 37859-782	Loan Type:	Unknown
TD Due Date:	05/01/2036	Type Finance:	ADJ
Legal Description:			

Sec/Twnship/Range: PART S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	07/19/2006	Sales Price:	$170,000
Document #:	180665 BK-PG 37859-727	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2006		
Document Type:			
Legal Description:			

Sec/Twnship/Range: PART S2NW4 S33T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	03/06/2003	Sales Price:	N/A
Document #:	106567 BK-PG 28243-252	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/23/2002		
Document Type:			
Legal Description:			

Sec/Twnship/Range: PART S2NW4 S33T0NR10E
City/Muni/Twp: SOUTHFIELD

Area Sales Analysis

Total Area Sales	$3,212,849	Median # of Bedrooms	
Median Lot Size	24,394 SF	Median # of Baths	1
Median Living Area	1,274 SF	Median Year Built	1954
Price Range - 2 Yrs	$131,000 to $406,850	Age Range	25 years to 93 years
Median Value	$178,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**22517 BERG RD** **SOUTHFIELD, MI 48033-6630**	10/09/2026	$131,000	$186	704	//1	1946	10,019 SF	
2	.3Mi.	**21203 BERG RD** **SOUTHFIELD, MI 48033-6616**	09/08/2026	$249,000	$176	1408	//1	1952	47,916 SF	
3	.17Mi.	**22164 BERG RD** **SOUTHFIELD, MI 48033-4311**	08/19/2026	$180,000	$65	2761	/5/2	1954	24,394 SF	
4	.23Mi.	**23591 NORCREST DR** **SOUTHFIELD, MI 48033-4204**	08/18/2026	$178,000	$120	1476	/3/1	1955	9,888 SF	
5	.63Mi.	**23265 HELEN ST** **SOUTHFIELD, MI 48033-4113**	07/14/2026	$160,000	$170	936	/3/1	1963	7,667 SF	

APN: 76-24-33-101-027 Document #: 20260149964
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2S S33T01NR10E Abbreviated Description: Sec/Twnship/Range:N2S S33T01NR10E City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

APN: 76-24-33-376-041 Document #: 20260133154
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: HART BROTHERS BASELINE SUBDIVISION MapRef: LB 30 PG 18 Abbreviated Description: Lot:73 Subdivision:HART BROTHERS BASELINE SUBDIVISION Map Ref:LB 30 PG 18City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

APN: 76-24-33-127-016 Document #: 20260123855
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: GOLFVIEW ACRES SUBDIVISION MapRef: LB 13 PG 53 Abbreviated Description: Lot:1 Subdivision:GOLFVIEW ACRES SUBDIVISION Map Ref:LB 13 PG 53City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

APN: 76-24-33-151-021 Document #: 20260123143
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2NW4 S33T01NR10E Abbreviated Description: Sec/Twnship/Range:N2NW4 S33T01NR10E City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

APN: 76-24-28-352-017 Document #: 20260100967
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98730076

Legal: Lot: 2 Subdivision: DONALD D HANEY SUBDIVISION MapRef: LB 104 PG 40 Abbreviated Description: Lot:2 Subdivision:DONALD D HANEY SUBDIVISION Map Ref:LB 104 PG 40City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

6	.58Mi.	**22289 KEEFER ST** **SOUTHFIELD, MI 48033-6727**	04/28/2026	$175,000	$141	1235	//1	1935	25,570 SF

APN: 76-24-32-227-017 Document #: 20260056532
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: BURTONS TRIPLE HIGHWAY LITTLE FARMS SUBDIVISION MapRef: LB 44 PG 53 Abbreviated Description: Subdivision:BURTONS TRIPLE HIGHWAY LITTLE FARMS SUBDIVISION Map Ref:LB 44 PG 53Abbreviated Description:PORTION LOT30 City/Muni/Twp:SOUTHFIELD TOWNSHIP City/Muni/Twp: SOUTHFIELD TOWNSHIP

7	.2Mi.	**22183 BERG RD** **SOUTHFIELD, MI 48033-4343**	03/27/2026	$149,999	$174	861	//1	1954	19,820 SF

APN: 76-24-33-151-024 Document #: 20260036767
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: TELEGRAPH NINE MILE SUBURBAN ESTATES Abbreviated Description: Lot:22 Subdivision:TELEGRAPH NINE MILE SUBURBAN ESTATES City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

8	.61Mi.	**23245 HUNTERS LN** **SOUTHFIELD, MI 48033-3375**	02/02/2026	$210,000	$197	1065	/3/1	1952	39,204 SF

APN: 76-24-28-376-041 Document #: 20260013876
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10&12 Subdivision: SUPERVISORS DEERLICK PARK SUBDIVISION MapRef: LB 47 PG 15 Abbreviated Description: Lot:10&12 Subdivision:SUPERVISORS DEERLICK PARK SUBDIVISION Map Ref:LB 47 PG 15City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

9	.74Mi.	**23463 BERG RD** **SOUTHFIELD, MI 48033-4121**	01/28/2026	$195,000	$126	1547	//2	1957	81,893 SF

APN: 76-24-28-301-055 Document #: 20260012373
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S28T01NR10E Abbreviated Description: Sec/Twnship/Range:SW4 S28T01NR10E City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

10	.51Mi.	**23013 HELEN ST** **SOUTHFIELD, MI 48033-4113**	01/13/2026	$406,850	$168	2414	/4/2		13,460 SF

APN: 76-24-28-352-042 Document #: 20260005403
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1-6 Subdivision: NINE MILE ROAD MapRef: LB 47 PG 14 Abbreviated Description: Lot:1-6 Subdivision:NINE MILE ROAD Map Ref:LB 47 PG 14City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

11	.77Mi.	**23318 CHURCHES ST** **SOUTHFIELD, MI 48033-2905**	12/23/2025	$142,000	$111	1274	//1	1954	43,560 SF

APN: 76-24-29-476-005 Document #: 20250162220
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: CHURCHES ACRES SUBDIVISION MapRef: LB 5 PG 52 Abbreviated Description: Lot:36 Subdivision:CHURCHES ACRES SUBDIVISION Map Ref:LB 5 PG 52City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

12	.52Mi.	**24067 SARGENT AVE** **SOUTHFIELD, MI 48033-3929**	12/22/2025	$155,000	$147	1054	//1	1933	43,516 SF

APN: 76-24-32-228-008 Document #: 20250161563
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: BURTONS TRIPLE HIGHWAY LITTLE FARMS SUBDIVISION MapRef: LB 44 PG 53 Abbreviated Description: Lot:2 Subdivision:BURTONS TRIPLE HIGHWAY LITTLE FARMS SUBDIVISION Map Ref:LB 44 PG 53City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

13	.66Mi.	**23385 BUSH ST** **SOUTHFIELD, MI 48033-4112**	10/10/2025	$155,000	$127	1216	//1	1940	15,987 SF

APN: 76-24-28-351-017 Document #: 129008
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: SUPERVISORS PLAT NO 9 MapRef: LB 53 PG 57 Sec/Twnship/Range: SE4 S07T01NR10E Abbreviated Description: Lot:26 Subdivision:SUPERVISORS PLAT NO 9 Map Ref:LB 53 PG 57Sec/Twnship/Range:SE4 S07T01NR10E City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

14	.68Mi.	**23385 HUNTERS LN** **SOUTHFIELD, MI 48033-3376**	08/21/2025	$341,000	$222	1530	7/3/1	1956	34,412 SF

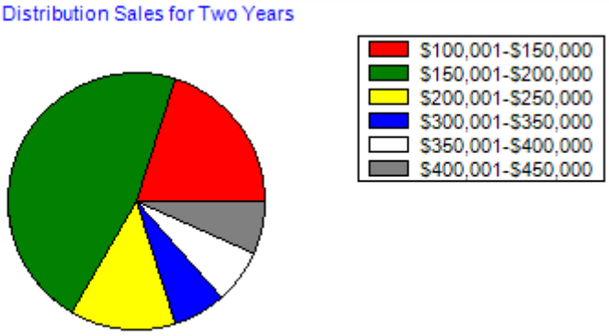
APN: 76-24-28-376-025 Document #: 103932
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SUPERVISORS DEERLICK PARK SUBDIVISION MapRef: MB 47 PG 15 Abbreviated Description: Subdivision:SUPERVISORS DEERLICK PARK SUBDIVISION Map Ref:MB 47 PG 15Abbreviated Description:PORTION LOT8 City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

15	.36Mi.	**22711 COTTAGE DR** **SOUTHFIELD, MI 48033-4312**	08/14/2025	$385,000	$186	2064	//2	2001	21,519 SF

APN: 76-24-33-403-007 Document #: 100653
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SUPERVISORS GOLF VIEW ESTATES MapRef: LB 6 PG 53 Abbreviated Description: Lot:10 Subdivision:SUPERVISORS GOLF VIEW ESTATES Map Ref:LB 6 PG 53City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 98730076

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.	**21773 BERG RD**	**08/31/2020**	$248,440	$124,220	1,163	/3/2	1994	23,740 SF	
.02Mi.	**21757 BERG RD**	**02/18/2000**	$203,040	$101,520	1,314	//1	1973	19,515 SF	
.05Mi.	**21903 BERG RD**	**12/07/2018**	$130,500	$65,250	775	/2/1	1947	1 SF	
.06Mi.	**21641 BERG RD**	**01/13/2011**	$134,820	$67,410	851	//2	1928	32,888 SF	
.06Mi.	**21910 BERG RD**	**04/01/1999**	$253,180	$126,590	1,517	//2	1977	19,820 SF	
.06Mi.	**21750 BERG RD**	**05/12/1994**	$195,080	$97,540	1,245	//1	1953	17,903 SF	
.07Mi.	**21925 BERG RD**	**10/07/1987**	$184,340	$92,170	1,470	//1	1938	1 SF	
.07Mi.	**21922 BERG RD**	**10/27/2021**	$227,640	$113,820	1,325	/3/1	1984	20,430 SF	
.08Mi.	**21660 SHERMAN AVE**	**07/01/1991**	$249,660	$124,830	1,446	/2/1	1955	40,075 SF	
.08Mi.	**23250 MILLARD ST**	**06/15/2021**	$253,200	$126,600	1,364	/3/2	1992	8,276 SF	
.08Mi.	**21686 BERG RD**	**12/30/2015**	$166,440	$83,220	1,131	//2	1940	21,562 SF	
.08Mi.	**23630 MILLARD ST**	**04/06/2018**	$263,420	$131,710	1,364	/3/2	1991	9,670 SF	
.08Mi.	**23240 MILLARD ST**	**04/25/2022**	$160,740	$80,370	1,176	/2/1	1934	4,095 SF	
.08Mi.	**21791 BERG RD**		$230,000	$115,000	1,312	//1	1937	2 SF	
.08Mi.	**21791 BERG RD**		$165,080	$82,540	1,312	//1	1937	40,946 SF	
.08Mi.	**21942 BERG RD**	**07/31/2012**	$171,400	$85,700	1,406	/3/2	1946	21,039 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	44.8 years old	Households:	8,863
Median Household Income:	$61,950	Households w/Family:	44%
Household Income Per Capita:	$38,410	Households w/Family Married:	27%
Most Common Education Level:	Some College	Households w/Family Children:	20%

School District

School District Zone:	Southfield Public School District	Students:	4,491
Number of Schools:	11	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.18Mi.	**Levey Middle School**	F	Public	6 - 8

Number of Students: 354
Student-Teacher Ratio: 14.16

Flood Report

The Subject Property of **21773 BERG RD, SOUTHFIELD, MI 48033-4344** 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	148%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	119%	HIGHER
OVERALL	133%	NOTABLY HIGHER

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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ICE SiteX Report

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