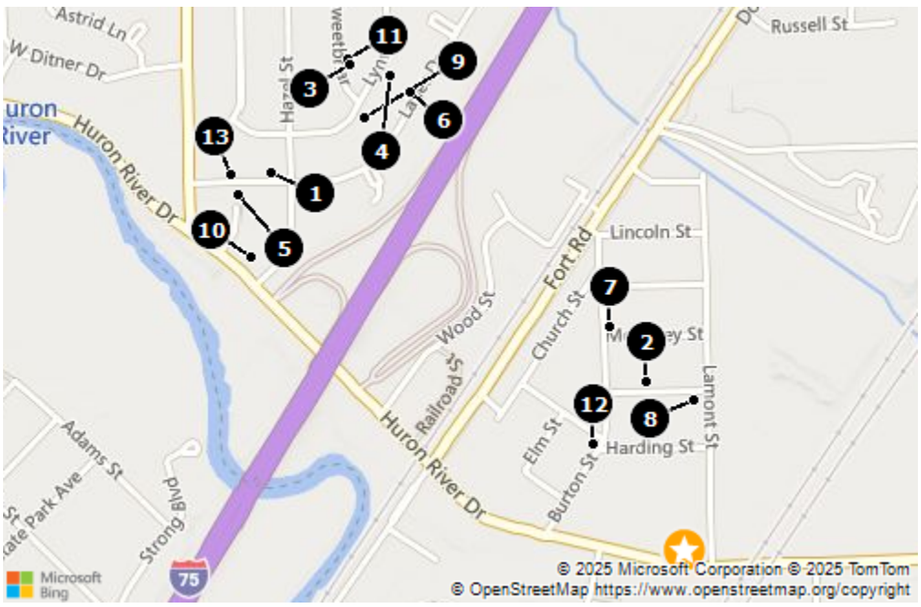
ICE SiteX Report

OrderID: 95053788

SiteX Property Information Report



Subject Property Location

21906 HURON RIVER DR, ROCKWOOD, MI 48173-1166

County:	**WAYNE MI**	Census Tract:	261635980.001019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	52 009 03 0015 008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$218,000**	FSD:	13
Value Range:	$189,660 - $246,340	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	82290
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,324
Total Assessed Value:	$70,000	Total Assessor Market Value:	$140,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15-16 Section: 03 District: 52 Subdivision: COOPER AND WAGAR FARMS SUB Sec/Twnship/Range: SEC 01 TWN 05S RNG 10E

Abbreviated Description: 10C15B T5S THAT PART OF LOT 15 DES AS BEG AT THE NORTHWEST CORNER OF LOT 16 AND PROCEEDING TH N 89D 35M 50SEC W 83.29 FT TO

City/Muni/Twp: ROCKWOOD CITY

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:		Pool:	
Building Area:	646 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	$166,920
Document #:	2024280042 BK-PG 57825-85	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	$44,000
Document #:	2022279367 BK-PG 52983-1447	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$170,000
Document #:	2022275528 BK-PG 57832-735	Type of Sale:	Full Amount on Deed
Contract Date:	08/19/2022		
Document Type:	Warranty Deed		

Legal Description:

Lot: 15 Subdivision: ASSESSORS ROCKWOOD PLAT NO 2 Map Ref: LB 65 PG 11

Abbreviated Description: PORTION LOT15

City/Muni/Twp: ROCKWOOD

ICE SiteX Report

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Prior Transfer

Recording Date:	05/19/2016	Sales Price:	$31,875
Document #:	2016226435 BK-PG 49266-0224	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/04/2016	Loan Amount:	N/A
Document #:	2016212017 BK-PG 52983-1447	Loan Type:	New Conventional
TD Due Date:	05/01/2031	Type Finance:	

Legal Description:
Lot: 15 Subdivision: ASSESSORS ROCKWOOD PLAT #2
City/Muni/Twp: ROCKWOOD

Prior Transfer

Recording Date:	07/11/2011	Sales Price:	$42,500
Document #:	2011282742 BK-PG 49272-0741	Type of Sale:	Full Amount on Deed
Contract Date:	06/27/2011		
Document Type:	Warranty Deed		

Legal Description:
Lot: 15 Subdivision: ASSESSORS ROCKWOOD PLAT #2 Map Ref: LB65 PG11
City/Muni/Twp: ROCKWOOD

Mortgage Record

Recording Date:	07/06/2011	Loan Amount:	N/A
Document #:	2011279359 BK-PG 49266-0224	Loan Type:	New Conventional
TD Due Date:	07/01/2026	Type Finance:	

Legal Description:
Lot: 15 Subdivision: ASSESSORS ROCKWOOD PLAT #2
City/Muni/Twp: ROCKWOOD

Prior Transfer

Recording Date:	06/27/2011	Sales Price:	$42,500
Document #:	2011282742 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15-16 Section: 03 District: 52 Subdivision: COOPER AND WAGAR FARMS SUB Sec/Twnship/Range: SEC 01 TWN 05S RNG 10E
Abbreviated Description: 10C15B T5S THAT PART OF LOT 15 DES AS BEG AT THE NORTHWEST CORNER OF LOT 16 AND PROCEEDING TH N 89D 35M 50SEC W 83.29 FT TO
City/Muni/Twp: ROCKWOOD CITY

Area Sales Analysis

Total Area Sales	$2,612,000	Median # of Bedrooms	
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,323 SF	Median Year Built	1960
Price Range - 2 Yrs	$81,000 to $250,000	Age Range	30 years to 98 years
Median Value	$210,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**31872 LAFLER DR** **ROCKWOOD, MI 48173-1027**	05/08/2025	$250,000	$182	1368	//1	1959	7,405 SF	
		APN: 52 003 03 0209 000 Document #: 2025160953 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 209 Subdivision: HURON RIVER GARDENS SUB NO 2 MapRef: LB 84 PG 42 Abbreviated Description: Lot:209 Subdivision:HURON RIVER GARDENS SUB NO 2 Map Ref:LB 84 PG 42City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD								
2	.21Mi.	**21934 ROOSEVELT ST** **ROCKWOOD, MI 48173-1133**	05/06/2025	$130,000	$191	680	//1	1947	6,970 SF	
		APN: 52 009 02 0072 000 Document #: 2025158356 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Subdivision: ROCKWOOD GARDENS SUBDIVISION MapRef: LB 44 PG 85 Abbreviated Description: Lot:72 Subdivision:ROCKWOOD GARDENS SUBDIVISION Map Ref:LB 44 PG 85City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD								
3	.7Mi.	**31723 SWEETBRIAR** **ROCKWOOD, MI 48173-1040**	05/01/2025	$184,000	$198	925	//1	1963	6,534 SF	
		APN: 52 003 04 0321 000 Document #: 2025156015 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 321 Subdivision: HURON RIVER GARDENS SUB NO 3 MapRef: LB 84 PG 88 Abbreviated Description: Lot:321 Subdivision:HURON RIVER GARDENS SUB NO 3 Map Ref:LB 84 PG 88City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD								
4	.67Mi.	**31715 LYNNE DR** **ROCKWOOD, MI 48173-1028**	04/29/2025	$210,000	$158	1323	//2	1961	7,405 SF	
		APN: 52 003 04 0386 000 Document #: 2025153473 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 386 Subdivision: RIVER GARDENS SUBDIVISION NO 3 MapRef: LB 84 PG 88 Sec/Twnship/Range: T05SR10E Abbreviated Description: Lot:386 Subdivision:RIVER GARDENS SUBDIVISION NO 3 Map Ref:LB 84 PG 88Sec/Twnship/Range:T05SR10E City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD								
5	.68Mi.	**31937 LAFLER DR** **ROCKWOOD, MI 48173-1074**	04/23/2025	$245,000	$166	1470	//2	1960	7,405 SF	
		APN: 52 003 03 0217 000 Document #: 2025149627 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 217 Subdivision: HURON RIVER GARDENS SUB NO 2 MapRef: LB 84 PG 42 Abbreviated Description: Lot:217 Subdivision:HURON RIVER GARDENS SUB NO 2 Map Ref:LB 84 PG 42City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD								
6	.65Mi.	**31722 LAFLER DR** **ROCKWOOD, MI 48173-1082**	04/04/2025	$210,000	$227	925	//1	1967	6,534 SF	
		APN: 52 003 04 0355 000 Document #: 2025127529 Document Type: Warranty Deed Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 355 Subdivision: RIVER GARDENS SUBDIVISION NO 3 MapRef: LB 84 PG 88&89 Abbreviated Description: Lot:355 Subdivision:RIVER GARDENS SUBDIVISION NO 3 Map Ref:LB 84 PG 88&89City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD

7	.28Mi.	**21858 MCKINLEY ST** **ROCKWOOD, MI 48173-1151**	03/26/2025	$150,000	$118	1269	//1	1952	6,970 SF

APN: 52 009 02 0100 000 Document #: 2025108066
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: ROCKWOOD GARDENS MapRef: LB 44 PG 85 Abbreviated Description: Lot:100 Subdivision:ROCKWOOD GARDENS Map Ref:LB 44 PG 85City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD

8	.17Mi.	**21703 ROOSEVELT ST** **ROCKWOOD, MI 48173-1132**	03/19/2025	$250,000	$187	1333	//2	1995	10,454 SF

APN: 52 009 02 0063 302 Document #: 2025096412
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 63&64 Subdivision: ROCKWOOD GARDENS SUB MapRef: LB 44 PG 85 Abbreviated Description: Lot:63&64 Subdivision:ROCKWOOD GARDENS SUB Map Ref:LB 44 PG 85Abbreviated Description:PORTION LOT63 City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD

9	.64Mi.	**31801 LYNNE DR** **ROCKWOOD, MI 48173-1030**	11/11/2024	$203,000	$219	925	//1	1963	6,534 SF

APN: 52 003 04 0380 000 Document #: 2024288522
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 380 Subdivision: HURON RIVER GARDENS SUBDIVISION NO 3 MapRef: LB 84 PG 88&89 Abbreviated Description: Lot:380 Subdivision:HURON RIVER GARDENS SUBDIVISION NO 3 Map Ref:LB 84 PG 88&89City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD

10	.63Mi.	**22860 HURON RIVER DR** **ROCKWOOD, MI 48173-1010**	10/25/2024	$230,000	$130	1764	//1	1927	11,326 SF

APN: 52 006 02 0011 000 Document #: 2024278780
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11&12 Subdivision: ALLEY CHAPMANS SUBDIVISION MapRef: LB 39 PG 53 Abbreviated Description: Lot:11&12 Subdivision:ALLEY CHAPMANS SUBDIVISION Map Ref:LB 39 PG 53City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD

11	.71Mi.	**31707 SWEETBRIAR** **ROCKWOOD, MI 48173-1040**	10/18/2024	$219,000	$165	1323	//2	1961	7,405 SF

APN: 52 003 04 0320 000 Document #: 2024273891
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 320 Subdivision: HURON RIVER GARDENS SUB NO 3 MapRef: LB 84 PG 88 Abbreviated Description: Lot:320 Subdivision:HURON RIVER GARDENS SUB NO 3 Map Ref:LB 84 PG 88City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD

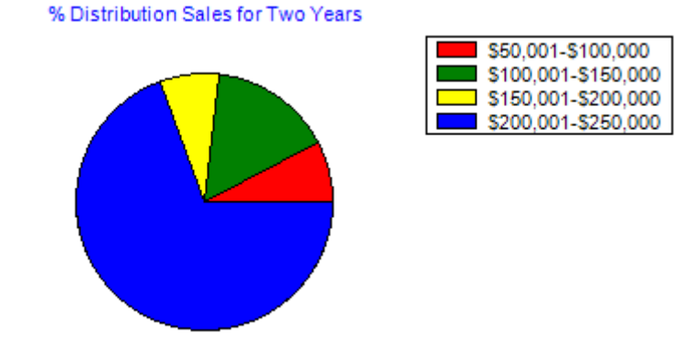
12	.17Mi.	**22109 SAINT STEPHENS ST** **ROCKWOOD, MI 48173-1134**	08/27/2024	$81,000	$63	1282	//3	1929	6,534 SF

APN: 52 006 08 0062 002 Document #: 2024235211
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: ASSESSORS ROCKWOOD PLAT NO 3 MapRef: LB 65 PG 12 Abbreviated Description: Lot:62 Subdivision:ASSESSORS ROCKWOOD PLAT NO 3 Map Ref:LB 65 PG 12City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD

13	.71Mi.	**31942 LAFLER DR** **ROCKWOOD, MI 48173-1027**	07/29/2024	$250,000	$182	1368	//1	1959	7,405 SF

APN: 52 003 03 0213 000 Document #: 2024212254
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 213 Subdivision: HURON RIVER GARDENS SUBDIVISION NO 2 MapRef: LB 84 PG 42&43 Abbreviated Description: Lot:213 Subdivision:HURON RIVER GARDENS SUBDIVISION NO 2 Map Ref:LB 84 PG 42&43City/Muni/Twp:ROCKWOOD City/Muni/Twp: ROCKWOOD

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.	**21906 HURON RIVER DR**	**06/27/2011**	$140,000	$70,000	646	//1	1900	12,632 SF	
.01Mi.	**21754 HURON RIVER DR**	**05/28/2004**	$158,200	$79,100	1,440	//1	1917	7,841 SF	
.02Mi.	**21744 HURON RIVER DR**	**07/27/1995**	$121,400	$60,700	1,142	//1	1900	6,970 SF	
.03Mi.	**32658 LAMONT ST**	**08/20/2014**	$265,800	$132,900	1,693	//2	1966	24,394 SF	
.04Mi.	**21942 HURON RIVER DR**	**09/10/2004**	$272,600	$136,300	2,092	//2	1978	14,375 SF	
.04Mi.	**21920 HURON RIVER DR**	**10/13/2012**	$123,200	$61,600	1,178	//1	1900	24,829 SF	
.04Mi.	**32652 LAMONT ST**	**01/13/2004**	$178,800	$89,400	1,620	//2	1956	12,632 SF	
.05Mi.	**21722 HURON RIVER DR**	**11/22/2011**	$167,000	$83,500	1,512	7/4/1	1916	8,712 SF	
.05Mi.	**21946 HURON RIVER DR**	**10/23/1997**	$58,400	$29,200	660	//1	1930	1 SF	
.06Mi.	**21930 HURON RIVER DR**	**12/19/2008**	$125,600	$62,800	907	//1	1956	5,227 SF	
.07Mi.	**21964 HURON RIVER DR**	**02/27/2003**	$159,000	$79,500	1,248	//1	1905	40,075 SF	
.07Mi.	**32604 LAMONT ST**	**11/18/2013**	$174,400	$87,200	816	//1	1955	13,939 SF	
.08Mi.	**21990 HURON RIVER DR**	**01/11/2008**	$98,200	$49,100	1,056	//1	1927	6,970 SF	
.08Mi.	**21983 HURON RIVER DR**	**05/08/2012**			2,299	//1	1918	7,405 SF	
.09Mi.	**21986 HURON RIVER DR**		$190,400	$95,200	1,456	//1	1926	38,333 SF	
.09Mi.	**22008 HURON RIVER DR**	**05/30/2002**	$139,800	$69,900	1,346	//2	1900	13,504 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	43.4 years old	Households:	5,405
Median Household Income:	$88,654	Households w/Family:	73%
Household Income Per Capita:	$40,071	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Gibraltar School District	Students:	3,583
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.14Mi.	**Shumate Middle School** Number of Students: 604 Student-Teacher Ratio: 18.3	C+	Public	6 - 8
2.07Mi.	**Carlson High School** Number of Students: 1,103 Student-Teacher Ratio: 25.07 Advanced Placement: Yes	B	Public	9 - 12
1.02Mi.	**Chapman Elementary School** Number of Students: 318 Student-Teacher Ratio: 14.84	B	Public	PK - 5

Flood Report

The Subject Property of **21906 HURON RIVER DR, ROCKWOOD, MI 48173-1166** 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	79%	LOWER
BURGLARY	61%	NOTABLY LOWER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	159%	NOTABLY HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	158%	NOTABLY HIGHER
MURDER	96%	SIMILAR
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

8/24/2023 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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