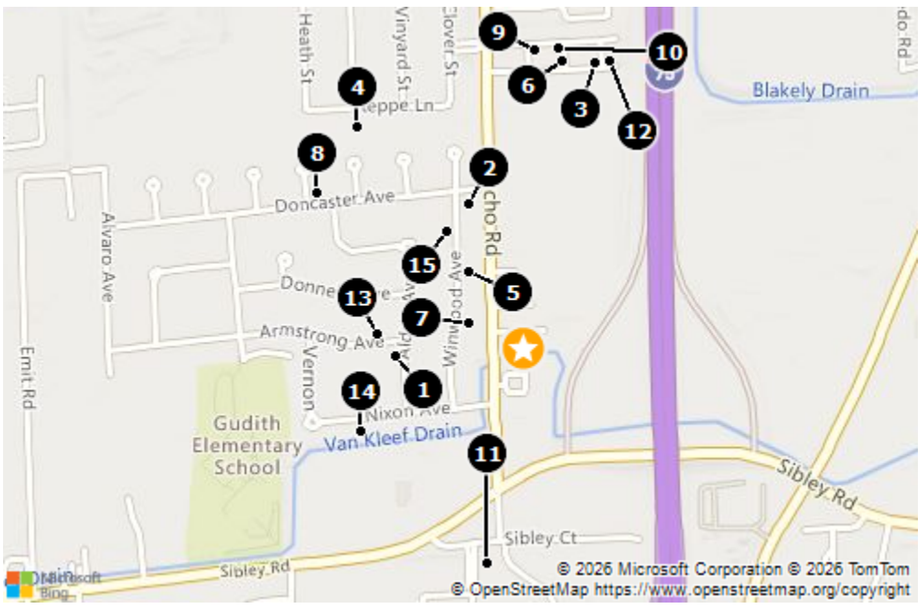
ICE SiteX Report

OrderID: 98738804

SiteX Property Information Report



Subject Property Location

21951 ZEESHAN RD, BROWNSTOWN, MI 48193-8203

County:	**WAYNE MI**	Census Tract:	261635915.012006
Property Use:	Single Family Residential	Zoning:	RM-1
Parcel Number:	70 005 01 0010 302	Thomas Bros Pg-Grid:	

Valuation

Value:	**$577,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$501,990 - $652,010	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82365
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$11,672
Total Assessed Value:	$278,200	Total Assessor Market Value:	$556,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Section: 01 District: 70 Subdivision: LIVERNOIS ACRES

Abbreviated Description:	03B 10B T4S R10E PART OF LOT 10 OF LIVERNOIS ACRES SUB DESC AS COMM FROM THE SW COR OF LOT 10 FROM THE EX 43 FT ROW LINE; TH
City/Muni/Twp:	BROWNSTOWN TWP

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	5	Pool:	
Building Area:	3246 SF	Baths:	3	Fireplace:	
Year Built:	2020	Partial Baths:		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:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/13/2025	Loan Amount:	N/A
Document #:	2025286601 BK-PG 59840-503	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 10 Subdivision: LIVERNOIS ACRES SUBDIVISION Sec/Twnship/Range: W2SW4 S03T04SR10E
Abbreviated Description: PORTION LOT10
City/Muni/Twp: BROWNSTOWN

Mortgage Record

Recording Date:	04/04/2025	Loan Amount:	N/A
Document #:	2025127766 BK-PG 59465-180	Loan Type:	FHA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 10 Section: 01 Subdivision: LIVERNOIS ACRES SUBDIVISION Sec/Twnship/Range: W2SW4 S03T04SR10E
Abbreviated Description: PORTION LOT10
City/Muni/Twp: BROWNSTOWN

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	N/A
Document #:	2023181957 BK-PG 56516-1166	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	06/24/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Section: 01 District: 70 Subdivision: LIVERNOIS ACRES
Abbreviated Description: 03B 10B T4S R10E PART OF LOT 10 OF LIVERNOIS ACRES SUB DESC AS COMM FROM THE SW COR OF LOT 10 FROM THE EX 43 FT ROW LINE; TH
City/Muni/Twp: BROWNSTOWN TWP

Prior Transfer

Recording Date:	03/17/2021	Sales Price:	$400,000
Document #:	2021095372 BK-PG 56521-855	Type of Sale:	Full Amount on Deed
Contract Date:	03/05/2021		
Document Type:			

Legal Description:
Lot: 10 Subdivision: LIVERNOIS ACRES SUBDIVISION Map Ref: LB 46 PG 85 Sec/Twnship/Range: W2SW4 S03T04SR10E
Abbreviated Description: PORTION LOT10
City/Muni/Twp: BROWNSTOWN

Mortgage Record

Recording Date:	03/16/2021	Loan Amount:	N/A
Document #:	2021093830 BK-PG 56516-1166	Loan Type:	FHA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 10 Subdivision: LIVERNOIS ACRES SUBDIVISION Sec/Twnship/Range: W2SW4 S03T04SR10E
City/Muni/Twp: BROWNSTOWN

Prior Transfer

Recording Date:	01/13/2012	Sales Price:	$1,681
Document #:	2012016737 BK-PG 49547-0500	Type of Sale:	
Contract Date:	01/13/2012		
Document Type:			

Legal Description:
Lot: 10 Subdivision: LIVERNOIS ACRES SUB
City/Muni/Twp: BROWNSTOWN

Area Sales Analysis

Total Area Sales	$3,864,000	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	1
Median Living Area	1,327 SF	Median Year Built	1976
Price Range - 2 Yrs	$205,000 to $450,000	Age Range	6 years to 55 years
Median Value	$225,000	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**18516 ALDRIN AVE** **BROWNSTOWN, MI 48193-8204**	06/01/2026	$225,000	$211	1066	/3/1	1972	8,712 SF	
		APN: 70 010 01 0120 000 Document #: 2026193890 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 120 Section: 01 Subdivision: SOUTHLAND VILLAGE ESTATES SUBDIVISION MapRef: LB 93 PG 5-7 Abbreviated Description: Lot:120 Section:01 Subdivision:SOUTHLAND VILLAGE ESTATES SUBDIVISION Map Ref:LB 93 PG 5-7City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN								
2	.19Mi.	**18209 WINWOOD AVE** **BROWNSTOWN, MI 48193-8243**	05/19/2026	$280,000	$210	1330	/3/1	1975	10,890 SF	
		APN: 70 010 01 0048 000 Document #: 2026186053 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Subdivision: SOUTHLAND VILLAGE ESTATES SUBDIVISION MapRef: LB 93 PG 5-7 Abbreviated Description: Lot:48 Subdivision:SOUTHLAND VILLAGE ESTATES SUBDIVISION Map Ref:LB 93 PG 5-7City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN								
3	.35Mi.	**17796 BOBWHITE CT** **BROWNSTOWN, MI 48193-8463**	04/14/2026	$210,000	$192	1092	/2/2	1996	SF	
		APN: 70 004 03 0032 000 Document #: 2026153743 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: QUAIL RIDGE CONDOMINIUM Legal Unit: 32 MapRef: LB 55375 PG 1085 Abbreviated Description: Subdivision:QUAIL RIDGE CONDOMINIUM Legal Unit:32 Map Ref:LB 55375 PG 1085City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN								
4	.33Mi.	**22337 STEPPE LN** **BROWNSTOWN, MI 48193-8810**	03/30/2026	$444,000	$179	2479	/4/2	2020	13,504 SF	
		APN: 70 007 01 0011 000 Document #: 2026142654 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: CHOUDHRY MEADOWS SUBDIVISION MapRef: LB 119 PG 54 Abbreviated Description: Lot:11 Subdivision:CHOUDHRY MEADOWS SUBDIVISION Map Ref:LB 119 PG 54City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN								
5	.11Mi.	**18295 WINWOOD AVE** **BROWNSTOWN, MI 48193-8243**	03/04/2026	$225,000	$143	1572	/3/1	1972	8,712 SF	
		APN: 70 010 01 0042 000 Document #: 2026077927 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Subdivision: SOUTHLAND VILLAGE ESTATES SUBDIVISION MapRef: LB 93 PG 5-7 Abbreviated Description: Lot:42 Subdivision:SOUTHLAND VILLAGE ESTATES SUBDIVISION Map Ref:LB 93 PG 5-7City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN								
6	.35Mi.	**21920 QUAIL RIDGE DR N** **BROWNSTOWN, MI 48193-8453**	02/26/2026	$235,000	$215	1092	/2/3	1997	SF	
		APN: 70 004 03 0061 000 Document #: 2026056729 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: QUAIL RIDGE CONDOMINIUMS Legal Unit: 61 MapRef: LB 55375 PG 1085 Abbreviated Description: Subdivision:QUAIL RIDGE CONDOMINIUMS Legal Unit:61 Map Ref:LB 55375 PG 1085Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 399 City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN								
7	.07Mi.	**18365 WINWOOD AVE**	02/06/2026	$250,000	$234	1066	/3/1	1972	9,148 SF	

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BROWNSTOWN, MI 48193-8269
APN: 70 010 01 0037 000 Document #: 2026042951
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: SOUTHLAND VILLAGE ESTATES SUBDIVISION MapRef: LB 93 PG 5-7 Abbreviated Description: Lot:37 Subdivision:SOUTHLAND VILLAGE ESTATES SUBDIVISION Map Ref:LB 93 PG 5-7City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

8	.31Mi.	**18175 WILSON CT**	11/24/2025	$265,000	$199	1327	/3/1	1976	10,454 SF

BROWNSTOWN, MI 48193-8241
APN: 70 010 03 0298 000 Document #: 2025316463
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 298 Subdivision: SOUTHLAND VILLAGE ESTATES SUBDIVISION NO 3 MapRef: LB 96 PG 20&21 Abbreviated Description: Lot:298 Subdivision:SOUTHLAND VILLAGE ESTATES SUBDIVISION NO 3 Map Ref:LB 96 PG 20&21City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

9	.35Mi.	**17761 FEATHER LN**	11/12/2025	$205,000	$187	1092	/2/2	1996	SF

BROWNSTOWN, MI 48193-8460
APN: 70 004 03 0017 000 Document #: 2025308679
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: QUAIL RIDGE CONDOMINIUMS Legal Unit: 17 MapRef: LB 30050 PG 4769 Abbreviated Description: Subdivision:QUAIL RIDGE CONDOMINIUMS Legal Unit:17 Map Ref:LB 30050 PG 4769City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

10	.35Mi.	**17763 COVEY CT**	11/04/2025	$210,000	$192	1092	/2/2	1996	SF

BROWNSTOWN, MI 48193-8462
APN: 70 004 03 0025 000 Document #: 2025301453
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: QUAIL RIDGE CONDOMINIUM Legal Unit: 25 MapRef: LB 30050 PG 4769-482 Abbreviated Description: Subdivision:QUAIL RIDGE CONDOMINIUM Legal Unit:25 Map Ref:LB 30050 PG 4769-482Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 399 City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

11	.25Mi.	**19017 RED OAK LN**	10/06/2025	$450,000	$184	2439	/5/3	1998	14,810 SF

BROWNSTOWN, MI 48193-8803
APN: 70 027 02 0040 000 Document #: 2025282146
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: OAKWOOD ESTATES SUBDIVISION MapRef: LB 114 PG 20&21 Abbreviated Description: Lot:40 Subdivision:OAKWOOD ESTATES SUBDIVISION Map Ref:LB 114 PG 20&21City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

12	.35Mi.	**17795 BOBWHITE CT**	07/21/2025	$205,000	$187	1092	/2/1	1996	SF

BROWNSTOWN, MI 48193-8464
APN: 70 004 03 0041 000 Document #: 2025215695
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: QUAIL RIDGE CONDOMINIUMS Legal Unit: 41 MapRef: LB 55375 PG 1085 Abbreviated Description: Subdivision:QUAIL RIDGE CONDOMINIUMS Legal Unit:41 Map Ref:LB 55375 PG 1085Abbreviated Description:CONOD NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 399 City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

13	.18Mi.	**22236 ARMSTRONG AVE**	07/02/2025	$210,000	$113	1856	/3/1	1973	7,841 SF

BROWNSTOWN, MI 48193-8209
APN: 70 010 01 0126 000 Document #: 2025202882
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 126 Subdivision: SOUTHLAND VILLAGE ESTATES SUBDIVISION MapRef: LB 93 PG 5-7 Abbreviated Description: Lot:126 Subdivision:SOUTHLAND VILLAGE ESTATES SUBDIVISION Map Ref:LB 93 PG 5-7City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

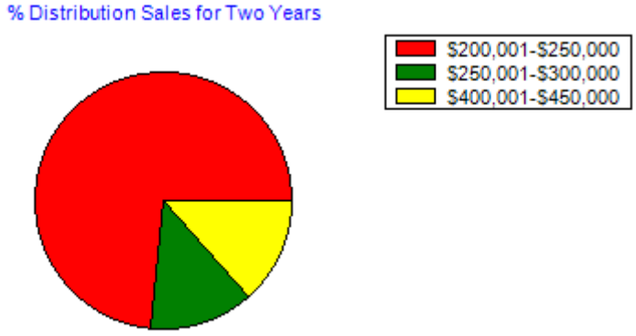
14	.22Mi.	**22307 NIXON AVE**	06/11/2025	$230,000	$146	1572	/3/1	1972	11,326 SF

BROWNSTOWN, MI 48193-8251
APN: 70 010 01 0018 000 Document #: 2025189027
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: SOUTHLAND VILLAGE ESTATES SUBDIVISION MapRef: LB 93 PG 5-7 Abbreviated Description: Lot:18 Subdivision:SOUTHLAND VILLAGE ESTATES SUBDIVISION Map Ref:LB 93 PG 5-7City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

15	.17Mi.	**18242 WINWOOD AVE**	06/11/2025	$220,000	$97	2263	/4/3	1971	8,276 SF

BROWNSTOWN, MI 48193-8244
APN: 70 010 01 0065 000 Document #: 2025189856
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 65 Section: 01 Subdivision: SOUTHLAND VILLAGE ESTATES SUBDIVISION Abbreviated Description: Lot:65 Section:01 Subdivision:SOUTHLAND VILLAGE ESTATES SUBDIVISION City/Muni/Twp:BROWNSTOWN City/Muni/Twp: BROWNSTOWN

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.	**21951 ZEESHAN RD**	**06/24/2021**	$556,400	$278,200	3,246	/5/3	2020	10,019 SF	
.02Mi.	**21943 ZEESHAN RD**	**02/24/2020**	$409,800	$204,900	2,450	/4/2	2019	10,019 SF	
.02Mi.	**21959 ZEESHAN RD**	**06/18/2003**	$466,800	$233,400	3,116	/4/3	2021	12,197 SF	
.03Mi.	**21952 ZEESHAN RD**	**02/06/2014**	$520,600	$260,300	3,194	/5/4	2006	10,019 SF	
.04Mi.	**21946 ZEESHAN RD**	**06/15/2005**	$385,200	$192,600	2,216	/4/2	2005	10,019 SF	
.04Mi.	**21960 ZEESHAN RD**	**02/19/2001**	$583,000	$291,500	3,074	/4/3	2006	11,761 SF	
.06Mi.	**18395 RACHO RD**		$385,800	$192,900	1,730	/3/2	1971	34,412 SF	
.06Mi.	**18393 WINWOOD AVE**	**07/01/2014**	$236,000	$118,000	1,362	/3/2	1972	10,019 SF	
.06Mi.	**18407 WINWOOD AVE**	**11/08/2019**	$234,600	$117,300	1,066	/3/1	1972	10,890 SF	
.06Mi.	**18379 WINWOOD AVE**	**04/26/2001**	$234,800	$117,400	1,572	/3/1	1972	9,583 SF	
.07Mi.	**18365 WINWOOD AVE**	**12/04/2025**	$215,800	$107,900	1,066	/3/1	1972	9,148 SF	
.07Mi.	**18421 WINWOOD AVE**	**08/29/2001**	$239,400	$119,700	1,572	/2/1	1972	11,326 SF	
.07Mi.	**18437 WINWOOD AVE**		$261,400	$130,700	1,516	/4/2	1972	10,890 SF	
.07Mi.	**18351 WINWOOD AVE**	**03/22/1995**	$204,600	$102,300	1,068	/3/1	1972	8,712 SF	
.08Mi.	**18451 WINWOOD AVE**	**12/17/2019**	$243,000	$121,500	1,066	/3/2	1972	11,761 SF	
.08Mi.	**18311 RACHO RD**	**08/16/2012**	$221,000	$110,500	1,332	/2/1	1953	1 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	41.3 years old	Households:	6,601
Median Household Income:	$74,129	Households w/Family:	63%
Household Income Per Capita:	$38,069	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Woodhaven-Brownstown School District	Students:	5,688
Number of Schools:	10	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.71Mi.	**Woodhaven High School** Number of Students: 1,629 Student-Teacher Ratio: 17.2 Advanced Placement: Yes	B-	Public	10 - 12
0.40Mi.	**Gudith Elementary School** Number of Students: 385 Student-Teacher Ratio: 13.4	B-	Public	KG - 5
3.16Mi.	**Patrick Henry Middle School** Number of Students: 811 Student-Teacher Ratio: 18.31 Advanced Placement: Yes	B-	Public	8 - 9
2.98Mi.	**Brownstown Middle School** Number of Students: 872 Student-Teacher Ratio: 18.17	B	Public	6 - 7

Flood Report

The Subject Property of **21951 ZEESHAN RD, BROWNSTOWN, MI 48193-8203** 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	88%	LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	81%	LOWER
OVERALL	56%	NOTABLY 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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