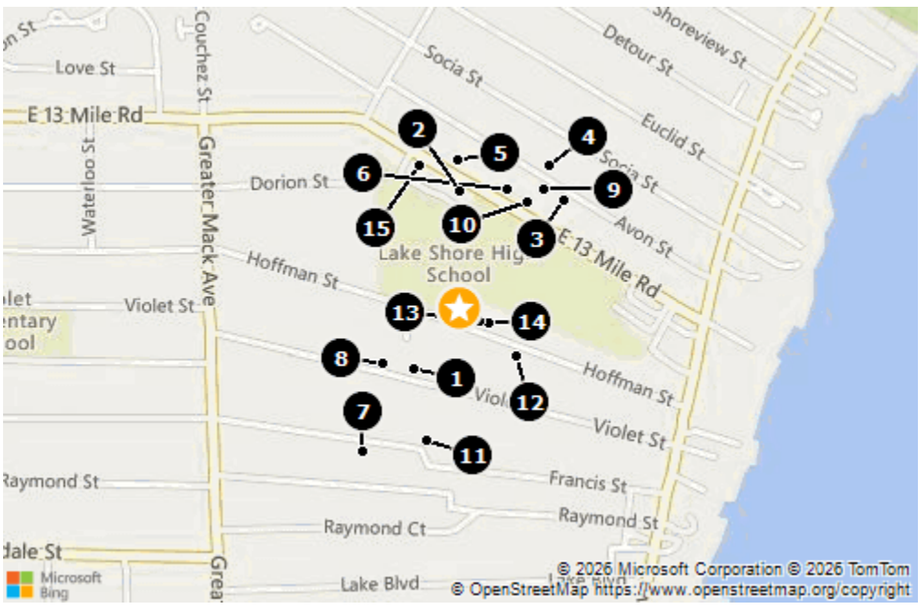
ICE SiteX Report

OrderID: 98714744

SiteX Property Information Report



Subject Property Location

22901 HOFFMAN ST, SAINT CLAIR SHORES, MI 48082-2710

County:	**MACOMB MI**	Census Tract:	260992506.001002
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	09-14-11-129-016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$168,000**	FSD:	21	Common Confidence Score:	35
Value Range:	$132,720 - $203,280	ICE Confidence Score:	79		

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:	$4,004
Total Assessed Value:	$75,600	Total Assessor Market Value:	$151,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 49 District: 09 Subdivision: NEAR-LAKE SUBDIVISION
Abbreviated Description: NEAR-LAKE SUBDIVISION (L5, P28) LOT 49
City/Muni/Twp: ST CLAIR SHORES CITY

Property Characteristics

Lot Size:	7,928 SF	Bedrooms:	2	Pool:	
Building Area:	684 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		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:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/09/2025	Sales Price:	N/A
Document #:	202500002705 BK-PG 29027-692	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/03/2023	Loan Amount:	N/A
Document #:	202300016983 BK-PG 29027-692	Loan Type:	New Conventional
TD Due Date:	03/01/2053	Type Finance:	

Legal Description:
Lot: 49 Subdivision: NEAR LAKE SUBDIVISION
City/Muni/Twp: ST CLAIR SHORES

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	$153,000
Document #:	202200127001 BK-PG 28899-29	Type of Sale:	Full Amount on Deed
Contract Date:	11/07/2022		
Document Type:			

Legal Description:
Lot: 49 Subdivision: NEAR LAKE SUBDIVISION Map Ref: LB 5 PG 28
City/Muni/Twp: ST CLAIR SHORES

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Prior Transfer

Recording Date:	11/07/2022	Sales Price:	$153,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 49 District: 09 Subdivision: NEAR-LAKE SUBDIVISION
Abbreviated Description: NEAR-LAKE SUBDIVISION (L5, P28) LOT 49
City/Muni/Twp: ST CLAIR SHORES CITY

Prior Transfer

Recording Date:	06/15/2022	Sales Price:	$73,000
Document #:	202200076062 BK-PG 28661-332	Type of Sale:	Full Amount on Deed
Contract Date:	06/09/2022		
Document Type:			

Legal Description:
Lot: 49 Subdivision: NEAR LAKE SUBDIVISION Map Ref: LB 5 PG 28
City/Muni/Twp: ST CLAIR SHORES

Prior Transfer

Recording Date:	06/09/2022	Sales Price:	$73,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	N/A
Document #:	9087419 BK-PG 26116-587	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/01/2019		
Document Type:			

Legal Description:
Lot: 49 Subdivision: NEAR LAKE SUBDIVISION Map Ref: LB 5 PG 28
City/Muni/Twp: ST CLAIR SHORES

Area Sales Analysis

Total Area Sales	$3,353,000	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,034 SF	Median Year Built	1955
Price Range - 2 Yrs	$125,000 to $380,000	Age Range	8 years to 99 years
Median Value	$215,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**22801 VIOLET ST** **SAINT CLAIR SHORES, MI 48082-2756**	10/21/2026	$230,000	$153	1494	/3/2	1953	10,367 SF	
		APN: 09-14-11-103-048 Document #: 202600099063 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: LAKE BEAUTIFUL SUBDIVISION MapRef: LB 4 PG 10 Abbreviated Description: Lot:32 Subdivision:LAKE BEAUTIFUL SUBDIVISION Map Ref:LB 4 PG 10City/Muni/Twp:SAINT CLAIR SHORES City/Muni/Twp: SAINT CLAIR SHORES								
2	.14Mi.	**22834 E 13 MILE RD** **SAINT CLAIR SHORES, MI 48082-1391**	10/09/2026	$258,000	$282	913	/3/1	1958	7,100 SF	
		APN: 09-14-11-129-008 Document #: 202600095440 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Subdivision: HUGO SCHERERS DORION GARDENS MapRef: LB 3 PG 7 Abbreviated Description: Lot:35 Subdivision:HUGO SCHERERS DORION GARDENS Map Ref:LB 3 PG 7City/Muni/Twp:ST CLAIR SHORES City/Muni/Twp: ST CLAIR SHORES								
3	.18Mi.	**23020 AVON ST** **SAINT CLAIR SHORES, MI 48082-1380**	08/11/2026	$187,000	$96	1941	/4/1	1954	5,140 SF	
		APN: 09-14-11-128-021 Document #: 202600075729 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 155 Subdivision: AVONDALE GARDENS SUBDIVISION MapRef: LB 4 PG 91 Abbreviated Description: Lot:155 Subdivision:AVONDALE GARDENS SUBDIVISION Map Ref:LB 4 PG 91City/Muni/Twp:ST CLAIR SHORES City/Muni/Twp: ST CLAIR SHORES								
4	.2Mi.	**23005 AVON ST** **SAINT CLAIR SHORES, MI 48082-1379**	07/07/2026	$250,000	$221	1130	/3/1	1958	5,445 SF	
		APN: 09-14-11-127-029 Document #: 202600063752 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: AVONDALE GARDENS SUBDIVISION MapRef: LB 4 PG 91 Abbreviated Description: Lot:27 Subdivision:AVONDALE GARDENS SUBDIVISION Map Ref:LB 4 PG 91City/Muni/Twp:SAINT CLAIR SHORES City/Muni/Twp: SAINT CLAIR SHORES								
5	.18Mi.	**22833 E 13 MILE RD** **SAINT CLAIR SHORES, MI 48082-3033**	06/01/2026	$215,000	$220	973	/3/1	1955	5,140 SF	
		APN: 09-14-11-128-040 Document #: 202600051467 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 205 Subdivision: AVONDALE GARDENS SUBDIVISION MapRef: LB 4 PG 91 Abbreviated Description: Lot:205 Subdivision:AVONDALE GARDENS SUBDIVISION Map Ref:LB 4 PG 91City/Muni/Twp:SAINT CLAIR SHORES City/Muni/Twp: SAINT CLAIR SHORES								
6	.15Mi.	**22915 E 13 MILE RD** **SAINT CLAIR SHORES, MI 48082-1355**	03/04/2026	$260,000	$158	1640	8/4/2	1927	10,803 SF	
		APN: 09-14-11-128-067 Document #: 202600018526 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 197-199 Subdivision: AVONDALE GARDENS MapRef: LB 4 PG 91 Abbreviated Description: Lot:197-199 Subdivision:AVONDALE GARDENS Map Ref:LB 4 PG 91City/Muni/Twp:ST CLAIR SHORES City/Muni/Twp: ST CLAIR SHORES								
7	.21Mi.	**22618 FRANCIS ST** **SAINT CLAIR SHORES, MI 48082-1790**	03/03/2026	$195,000	$204	954	/3/1	1953	5,750 SF	
		APN: 09-14-11-152-017 Document #: 202600018135 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Subdivision: LAKEWING PARK SUBDIVISION MapRef: LB 3 PG 49 Abbreviated Description: Lot:74 Subdivision:LAKEWING PARK SUBDIVISION Map Ref:LB 3 PG 49City/Muni/Twp:SAINT CLAIR SHORES City/Muni/Twp: SAINT CLAIR SHORES								

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8	.1Mi.	**22633 VIOLET ST** **SAINT CLAIR SHORES, MI 48082-2754**	01/26/2026	$200,000	$202	986	/3/1	1959	10,934 SF

APN: 09-14-11-103-045 Document #: 202600007463
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: LAKE BEAUTIFUL SUBDIVISION MapRef: LB 4 PG 10 Abbreviated Description: Lot:36 Subdivision:LAKE BEAUTIFUL SUBDIVISION Map Ref:LB 4 PG 10City/Muni/Twp:ST CLAIR SHORES City/Muni/Twp: ST CLAIR SHORES

9	.17Mi.	**23000 AVON ST** **SAINT CLAIR SHORES, MI 48082-1380**	12/01/2025	$232,000	$206	1123	/3/1	1958	5,140 SF

APN: 09-14-11-128-018 Document #: 202500106595
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 152 Subdivision: AVONDALE GARDENS SUBDIVISION MapRef: LB 4 PG 91 Abbreviated Description: Lot:152 Subdivision:AVONDALE GARDENS SUBDIVISION Map Ref:LB 4 PG 91City/Muni/Twp:ST CLAIR SHORES City/Muni/Twp: ST CLAIR SHORES

10	.15Mi.	**22929 E 13 MILE RD** **SAINT CLAIR SHORES, MI 48082-1355**	10/30/2025	$210,000	$211	993	/3/1	1960	5,140 SF

APN: 09-14-11-128-050 Document #: 202500097702
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 195 Subdivision: AVONDALE GARDENS MapRef: LB 4 PG 91 Abbreviated Description: Lot:195 Subdivision:AVONDALE GARDENS Map Ref:LB 4 PG 91City/Muni/Twp:SAINT CLAIR SHORES City/Muni/Twp: SAINT CLAIR SHORES

11	.16Mi.	**22717 FRANCIS ST** **SAINT CLAIR SHORES, MI 48082-1793**	10/14/2025	$235,000	$240	979	/3/1	1958	5,097 SF

APN: 09-14-11-177-027 Document #: 202500092057
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: LAKEWING PARK SUBDIVISION MapRef: LB 3 PG 49 Abbreviated Description: Lot:29 Subdivision:LAKEWING PARK SUBDIVISION Map Ref:LB 3 PG 49City/Muni/Twp:SAINT CLAIR SHORES City/Muni/Twp: SAINT CLAIR SHORES

12	.09Mi.	**22932 HOFFMAN ST** **SAINT CLAIR SHORES, MI 48082-2707**	09/17/2025	$200,000	$193	1034	/3/1	1927	6,970 SF

APN: 09-14-11-176-014 Document #: 202500083388
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: NEARLAKE SUBDIVISION MapRef: LB 5 PG 28 Abbreviated Description: Lot:22 Subdivision:NEARLAKE SUBDIVISION Map Ref:LB 5 PG 28City/Muni/Twp:SAINT CLAIR SHORES City/Muni/Twp: SAINT CLAIR SHORES

13	.03Mi.	**22915 HOFFMAN ST** **SAINT CLAIR SHORES, MI 48082-2710**	09/08/2025	$125,000	$166	752	/2/1	1940	7,623 SF

APN: 09-14-11-129-019 Document #: 202500079930
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: NEARLAKE SUBDIVISION MapRef: LB 5 PG 28 Abbreviated Description: Lot:52 Subdivision:NEARLAKE SUBDIVISION Map Ref:LB 5 PG 28City/Muni/Twp:ST CLAIR SHORES City/Muni/Twp: ST CLAIR SHORES

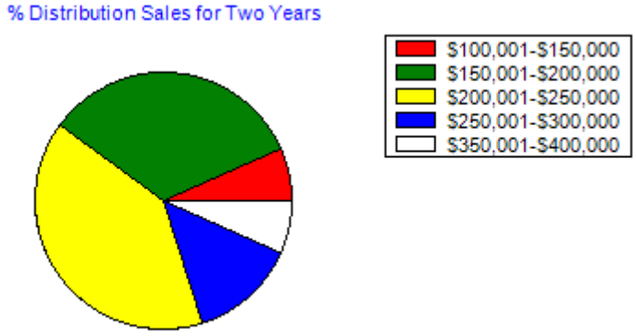
14	.04Mi.	**22921 HOFFMAN ST** **SAINT CLAIR SHORES, MI 48082-2710**	09/08/2025	$380,000	$246	1543	/3/2	2018	7,492 SF

APN: 09-14-11-129-020 Document #: 202500080189
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: NEARLAKE SUBDIVISION MapRef: LB 5 PG 28 Abbreviated Description: Lot:53 Subdivision:NEARLAKE SUBDIVISION Map Ref:LB 5 PG 28City/Muni/Twp:SAINT CLAIR SHORES City/Muni/Twp: SAINT CLAIR SHORES

15	.17Mi.	**22810 E 13 MILE RD** **SAINT CLAIR SHORES, MI 48082-1391**	07/07/2025	$176,000	$116	1514	/3/1	1940	14,244 SF

APN: 09-14-11-129-003 Document #: 202500059848
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40&41 Subdivision: HUGO SCHERERS DORION GARDENS SUBDIVISION Abbreviated Description: Lot:40&41 Subdivision:HUGO SCHERERS DORION GARDENS SUBDIVISION City/Muni/Twp:ST CLAIR SHORES City/Muni/Twp: ST CLAIR SHORES

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.	**22901 HOFFMAN ST**	**11/07/2022**	$151,200	$75,600	684	/2/1	1940	7,928 SF	
.01Mi.	**22905 HOFFMAN ST**	**10/14/2022**	$176,400	$88,200	991	/3/1	1940	7,841 SF	
.02Mi.	**22911 HOFFMAN ST**	**11/03/2021**	$144,000	$72,000	771	5/2/1	1940	7,710 SF	
.03Mi.	**22915 HOFFMAN ST**	**09/05/2025**	$140,200	$70,100	752	/2/1	1940	7,623 SF	
.04Mi.	**22921 HOFFMAN ST**	**09/02/2025**	$341,800	$170,900	1,543	/3/2	2018	7,492 SF	
.04Mi.	**22900 HOFFMAN ST**	**12/14/2020**	$209,200	$104,600	1,214	/3/1	1929	7,928 SF	
.04Mi.	**22904 HOFFMAN ST**	**10/16/2020**	$156,200	$78,100	977	/3/1	1964	7,841 SF	
.04Mi.	**22824 HOFFMAN ST**	**09/30/2013**	$249,800	$124,900	1,300	/3/1	1927	8,015 SF	
.04Mi.	**22908 HOFFMAN ST**	**08/25/2022**	$217,800	$108,900	1,007	/3/1	1965	7,710 SF	
.04Mi.	**22818 HOFFMAN ST**	**08/30/2024**	$110,400	$55,200	892	/2/1	1927	8,146 SF	
.05Mi.	**22925 HOFFMAN ST**		$232,600	$116,300	1,498	/5/1	1940	7,405 SF	
.05Mi.	**22914 HOFFMAN ST**		$175,400	$87,700	968	/2/1	1940	7,623 SF	
.05Mi.	**22810 HOFFMAN ST**	**03/01/2011**	$203,800	$101,900	999	/3/1	1966	8,233 SF	
.06Mi.	**22800 HOFFMAN ST**	**03/25/2004**	$250,200	$125,100	1,303	/3/1	1951	14,157 SF	
.06Mi.	**22929 HOFFMAN ST**	**10/05/2016**	$180,800	$90,400	1,046	/3/1	1946	7,275 SF	
.06Mi.	**22920 HOFFMAN ST**	**05/08/2017**	$268,000	$134,000	1,352	/2/2	1960	14,985 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	42.6 years old	Households:	7,368
Median Household Income:	$73,530	Households w/Family:	58%
Household Income Per Capita:	$42,890	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Lake Shore Public Schools	Students:	3,262
Number of Schools:	6	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**Kennedy Middle School** Number of Students: 710 Student-Teacher Ratio: 18.73	C+	Public	6 - 8
0.57Mi.	**Violet Elementary School** Number of Students: 471 Student-Teacher Ratio: 18.59	C-	Public	KG - 5
0.11Mi.	**Lake Shore High School** Number of Students: 914 Student-Teacher Ratio: 17.81 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **22901 HOFFMAN ST, SAINT CLAIR SHORES, MI 48082-2710** 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	101%	SIMILAR
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	44%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	49%	SIGNIFICANTLY LOWER
MURDER	98%	SIMILAR
OVERALL	92%	SIMILAR

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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