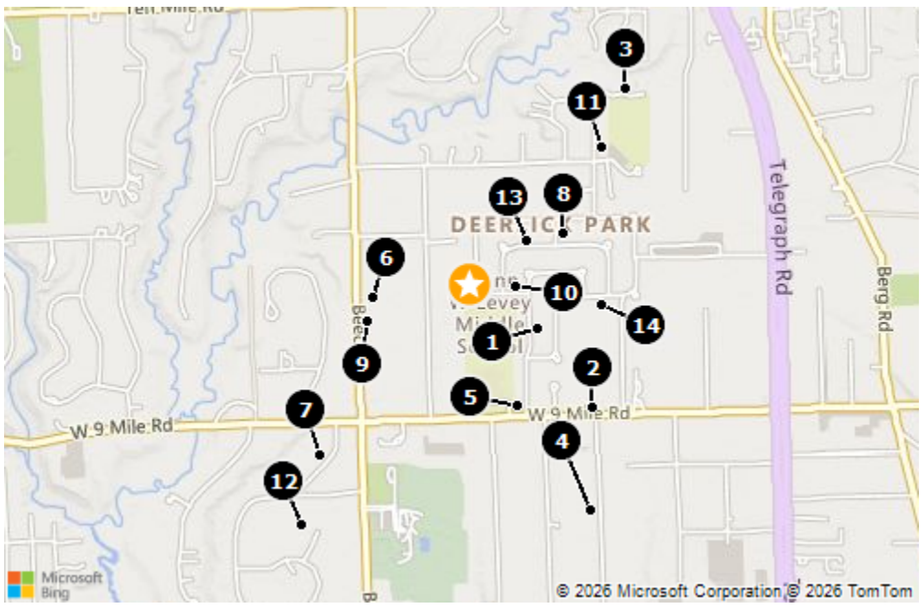
ICE SiteX Report

OrderID: 98730061

SiteX Property Information Report



Subject Property Location

23645 ROCKINGHAM ST, SOUTHFIELD, MI 48033-4821

County:	**OAKLAND MI**	Census Tract:	261251617.002007
Property Use:	Single Family Residential	Zoning:	R-E
Parcel Number:	76-24-29-327-014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$292,000**	FSD:	23	Common Confidence Score:	29
Value Range:	$224,840 - $359,160	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$26,880	Market Land Value:	$53,760	Tax Year:	2024
Assd Improvement:	$90,240	Market Improvment Value:	$180,480	Total Taxable Value:	$3,024
Total Assessed Value:	$117,120	Total Assessor Market Value:	$234,240	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 29 District: 76 Subdivision: SOUTHFIELD MEADOWS SUB
Abbreviated Description: T1N,R10E,SEC 29 12 SOUTHFIELD MEADOWS SUB NO. 2LOT 174
City/Muni/Twp: SOUTHFIELD CITY

Property Characteristics

Lot Size:	9,235 SF	Bedrooms:	3	Pool:	
Building Area:	1462 SF	Baths:	1	Fireplace:	1
Year Built:	1967	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:	Colonial	Basement:	Yes	Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/02/2026	Sales Price:	$292,124
Document #:	20260096310 BK-PG 59622-530	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/15/2025	Loan Amount:	N/A
Document #:	20250157325 BK-PG 60787-613	Loan Type:	
TD Due Date:	10/01/2054	Type Finance:	

Legal Description:
Lot: 174 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NO 2
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	09/09/2024	Sales Price:	$330,000
Document #:	100282 BK-PG 59623-145	Type of Sale:	Full Amount on Deed
Contract Date:	09/03/2024		
Document Type:			

Legal Description:
Lot: 174 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NO 2 Map Ref: LB 111 PG 13&14

ICE SiteX Report

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Prior Transfer

Recording Date:	09/03/2024	Sales Price:	$330,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 29 District: 76 Subdivision: SOUTHFIELD MEADOWS SUB
Abbreviated Description: T1N,R10E,SEC 29 12 SOUTHFIELD MEADOWS SUB NO. 2LOT 174
City/Muni/Twp: SOUTHFIELD CITY

Prior Transfer

Recording Date:	04/22/2024	Sales Price:	$226,000
Document #:	44570 BK-PG 59306-439	Type of Sale:	Full Amount on Deed
Contract Date:	04/18/2024		
Document Type:			

Legal Description:
Lot: 174 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NO 2 Map Ref: LB 111 PG 13&14
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	05/19/2023	Sales Price:	N/A
Document #:	55086 BK-PG 58614-403	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/04/2009		
Document Type:			

Legal Description:
Lot: 174 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NUMBER 2 Map Ref: LB 111 PG 13&14 Sec/Twnship/Range: S2 S29T01NR10E
City/Muni/Twp: SOUTHFIELD

Area Sales Analysis

Total Area Sales	$3,968,000	Median # of Bedrooms	3
Median Lot Size	17,903 SF	Median # of Baths	1
Median Living Area	1,771 SF	Median Year Built	1964
Price Range - 2 Yrs	$180,000 to $355,000	Age Range	49 years to 100 years
Median Value	$270,000	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**23370 BRANDYWYNNE ST** **SOUTHFIELD, MI 48033-4876**	10/12/2026	$255,000	$141	1802	//1	1966	8,973 SF	
		APN: 76-24-29-377-009 Document #: 20260150220 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NO 1 MapRef: LB 111 PG 10 Abbreviated Description: Lot:56 Subdivision:SOUTHFIELD MEADOWS SUBDIVISION NO 1 Map Ref:LB 111 PG 10City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
2	.38Mi.	**24850 W 9 MILE RD** **SOUTHFIELD, MI 48033-3954**	09/21/2026	$350,000	$352	994	//1	1926	157,993 SF	
		APN: 76-24-29-451-023 Document #: 20260139180 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2&3 Subdivision: SUPERVISORS PLAT NO 16 MapRef: LB 54 PG 36 Abbreviated Description: Lot:2&3 Subdivision:SUPERVISORS PLAT NO 16 Map Ref:LB 54 PG 36City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
3	.61Mi.	**24699 TIOGA ST** **SOUTHFIELD, MI 48033-4823**	09/15/2026	$237,000	$82	2879	/3/3	1963	138,521 SF	
		APN: 76-24-29-201-012 Document #: 20260136765 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: KINGSWOOD MANOR SUBDIVISION MapRef: LB 76 PG 21 Abbreviated Description: Subdivision:KINGSWOOD MANOR SUBDIVISION Map Ref:LB 76 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
4	.61Mi.	**22531 LEEWRIGHT AVE** **SOUTHFIELD, MI 48033-3942**	09/10/2026	$280,000	$151	1848	/3/1	1977	20,996 SF	
		APN: 76-24-32-201-014 Document #: 20260135055 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: LEEWRIGHTS SUBDIVISION MapRef: LB 55 PG 26 Abbreviated Description: Lot:12 Subdivision:LEEWRIGHTS SUBDIVISION Map Ref:LB 55 PG 26City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
5	.32Mi.	**23015 BRANDYWYNNE ST** **SOUTHFIELD, MI 48033-2916**	05/28/2026	$231,500	$150	1540	/4/3	1964	12,545 SF	
		APN: 76-24-29-376-030 Document #: 20260073675 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NO 1 MapRef: LB 111 PG 10-12 Abbreviated Description: Lot:1 Subdivision:SOUTHFIELD MEADOWS SUBDIVISION NO 1 Map Ref:LB 111 PG 10-12City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
6	.22Mi.	**23500 BEECH RD** **SOUTHFIELD, MI 48033-3460**	05/21/2026	$355,000	$143	2478	/4/2	1968	39,204 SF	
		APN: 76-24-29-351-051 Document #: 20260068763 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: LITTLE FARMS SUBDIVISION MapRef: LB 12 PG 56 Abbreviated Description: Lot:19 Subdivision:LITTLE FARMS SUBDIVISION Map Ref:LB 12 PG 56City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
7	.55Mi.	**22525 RIVERDALE DR** **SOUTHFIELD, MI 48033-5953**	05/05/2026	$330,000	$218	1512	/2/2	1953	44,867 SF	
		APN: 76-24-31-226-010 Document #: 20260060399 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SUPERVISORS PLAT OF RIVERDALE ACRES SUBDIVISION NO MapRef: LB 56 PG 10 Abbreviated Description: Lot:10 Subdivision:SUPERVISORS PLAT OF RIVERDALE ACRES SUBDIVISION NO Map Ref:LB 56 PG 10City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
8	.25Mi.	**24065 ROCKINGHAM ST** **SOUTHFIELD, MI 48033-7030**	04/24/2026	$352,000	$218	1612	/3/2	1964	9,278 SF	
		APN: 76-24-29-329-002 Document #: 20260055214 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 214&215 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NO 2 MapRef: LB 111 PG 13 Abbreviated Description: Lot:214&215 Subdivision:SOUTHFIELD MEADOWS SUBDIVISION NO 2 Map Ref:LB 111 PG 13Abbreviated Description:SOUTH4.5FT LOT214 City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

9	.23Mi.	**23424 BEECH RD** **SOUTHFIELD, MI 48033-3482**	04/15/2026	$245,000	$140	1739	/3/1	1956	43,560 SF

APN: 76-24-29-351-016 Document #: 20260050368
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: HARTS LITTLE FARMS SUBDIVISION MapRef: LB 12 PG 56 Abbreviated Description: Lot:17 Subdivision:HARTS LITTLE FARMS SUBDIVISION Map Ref:LB 12 PG 56City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

10	.11Mi.	**23520 ROCKINGHAM ST** **SOUTHFIELD, MI 48033-2924**	03/10/2026	$312,500	$168	1860	/4/1	1966	8,756 SF

APN: 76-24-29-330-018 Document #: 20260029315
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 263 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NO 2 MapRef: LB 111 PG 13&14 Abbreviated Description: Lot:263 Subdivision:SOUTHFIELD MEADOWS SUBDIVISION NO 2 Map Ref:LB 111 PG 13&14City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

11	.46Mi.	**24220 SUNNYPOINT DR** **SOUTHFIELD, MI 48033-2910**	03/04/2026	$180,000	$154	1167	/3/1	1955	14,810 SF

APN: 76-24-29-252-007 Document #: 20260026092
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: KINGSWOOD MANOR MapRef: LB 76 PG 21 Abbreviated Description: Lot:7 Subdivision:KINGSWOOD MANOR Map Ref:LB 76 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

12	.68Mi.	**22340 MAPLEWOOD DR** **SOUTHFIELD, MI 48033-3658**	02/26/2026	$355,000	$185	1910	/4/1	1946	87,992 SF

APN: 76-24-31-228-004 Document #: 20260023822
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22&23 Subdivision: RIVERDALE ACRES SUBDIVISION NO 1 MapRef: LB 56 PG 10 Abbreviated Description: Lot:22&23 Subdivision:RIVERDALE ACRES SUBDIVISION NO 1 Map Ref:LB 56 PG 10City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

13	.17Mi.	**25030 THORNDYKE ST** **SOUTHFIELD, MI 48033-7036**	01/26/2026	$225,000	$180	1250	//1	1965	8,973 SF

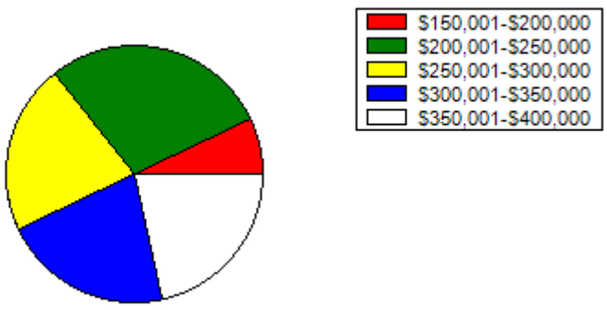
APN: 76-24-29-328-031 Document #: 20260010893
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 295 Subdivision: SOUTHFIELD MEADOWS SUBDVISION NO 2 MapRef: LB 111 PG 13&14 Abbreviated Description: Lot:295 Subdivision:SOUTHFIELD MEADOWS SUBDVISION NO 2 Map Ref:LB 111 PG 13&14City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

14	.32Mi.	**23630 EDINBURGH ST** **SOUTHFIELD, MI 48033-2973**	01/23/2026	$260,000	$138	1875	//1	1967	9,017 SF

APN: 76-24-29-405-006 Document #: 20260010274
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 132 Subdivision: SOUTHFIELD MEADOWS SUBDIVISION NO 1 MapRef: LB 111 PG 10-12 Abbreviated Description: Lot:132 Subdivision:SOUTHFIELD MEADOWS SUBDIVISION NO 1 Map Ref:LB 111 PG 10-12City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**23645 ROCKINGHAM ST**	**09/03/2024**	$234,240	$117,120	1,462	/3/1	1967	9,235 SF	
.01Mi.	**23625 ROCKINGHAM ST**	**12/15/2004**	$249,140	$124,570	1,374	/3/2	1964	8,973 SF	
.01Mi.	**23665 ROCKINGHAM ST**	**06/29/1995**	$268,860	$134,430	1,672	//1	1966	8,973 SF	
.02Mi.	**23685 ROCKINGHAM ST**	**04/24/2014**	$250,600	$125,300	1,672	/3/1	1965	8,973 SF	
.03Mi.	**23615 ROCKINGHAM ST**	**08/26/1988**	$234,560	$117,280	1,288	/3/1	1969	8,886 SF	
.04Mi.	**23705 ROCKINGHAM ST**	**04/16/2025**	$253,540	$126,770	1,690	/3/2	1966	8,973 SF	
.04Mi.	**23640 ROCKINGHAM ST**	**10/17/2014**	$261,280	$130,640	1,716	//1	1966	11,892 SF	
.04Mi.	**23660 ROCKINGHAM ST**	**11/30/2020**	$281,580	$140,790	1,960	/4/2	1966	8,973 SF	
.04Mi.	**23605 ROCKINGHAM ST**	**11/26/2024**	$279,480	$139,740	1,513	/2/2	1965	11,108 SF	
.04Mi.	**23680 ROCKINGHAM ST**	**04/30/2018**	$251,520	$125,760	1,647	/3/1	1966	8,973 SF	
.05Mi.	**23725 ROCKINGHAM ST**	**03/11/1998**	$261,500	$130,750	1,753	/3/1	1966	8,973 SF	
.05Mi.	**23570 ROCKINGHAM ST**	**06/07/1976**	$244,300	$122,150	1,240	/3/1	1968	12,415 SF	
.05Mi.	**23595 ROCKINGHAM ST**	**11/17/1977**	$261,860	$130,930	1,836	/3/1	1966	9,235 SF	
.05Mi.	**23700 ROCKINGHAM ST**	**10/19/1977**	$255,220	$127,610	1,509	/3/1	1966	8,973 SF	
.05Mi.	**23585 ROCKINGHAM ST**	**10/12/2017**	$274,700	$137,350	1,913	//2	1967	9,801 SF	
.05Mi.	**23604 MCALLISTER ST**	**10/13/2017**	$227,740	$113,870	1,572	/3/2	1941	42,253 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
0.23Mi.	**Levey Middle School**	F	Public	6 - 8

Number of Students: 354
Student-Teacher Ratio: 14.16

Flood Report

The Subject Property of **23645 ROCKINGHAM ST, SOUTHFIELD, MI 48033-4821** 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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