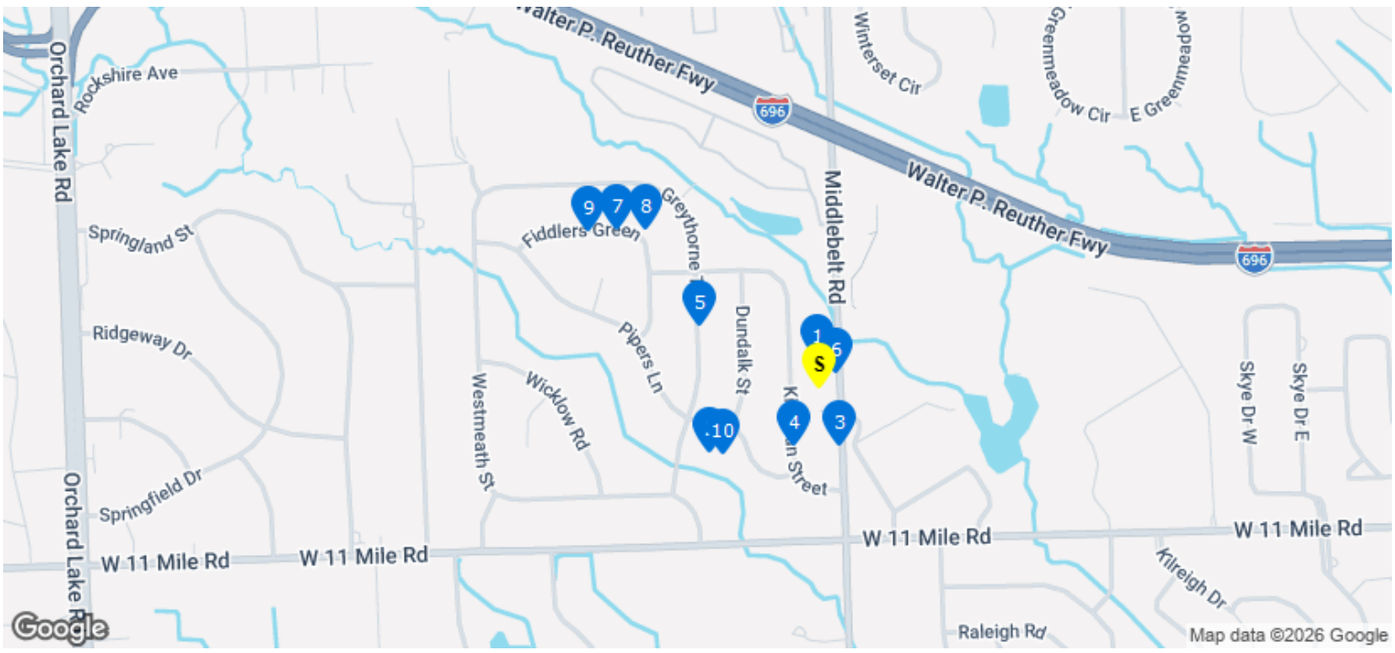
ICE SiteX Report

OrderID: 98761820

SiteX Property Information Report



Subject Property Location

26230 KILTARTAN ST, FARMINGTON HILLS, MI 48334-4832

County:	**OAKLAND MI**	Census Tract:	1669.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	22-23-14-426-021	Thomas Bros Pg-Grid:	

Valuation

Value:	**$376,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$338,400 - $413,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$27,250	Market Land Value:	$54,500	Tax Year:	2025
Assd Improvement:	$152,010	Market Improvment Value:	$304,020	Total Taxable Value:	$6,821
Total Assessed Value:	$179,260	Total Assessor Market Value:	$358,520	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 62 District: 22 Subdivision: KIMBERLEY SUB Sec/Twnship/Range: SEC 14 TWN 01N RNG 09E

Abbreviated Description:	T1N, R9E, SEC 14 KIMBERLEY SUB LOT 62
City/Muni/Twp:	FARMINGTON HILLS CITY

Property Characteristics

Lot Size:	12,371 SF	Bedrooms:	4	Pool:	
Building Area:	2349 SF	Baths:	3	Fireplace:	1
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	3/L	Number of Cars:	2	A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/17/2022	Sales Price:	$260,200
Document #:	458773 BK-PG 55535-723	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	02/04/2022	Loan Amount:	N/A
Document #:	312159 BK-PG 57401-837	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/03/2022		
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Subdivision: KIMBERLEY SUBDIVISION Map Ref: 0
City/Muni/Twp: FARMINGTON HILLS

Prior Transfer

Recording Date:	02/18/2021	Sales Price:	$265,000
Document #:	44741 BK-PG 55735-82	Type of Sale:	Arms-Length Transfer
Contract Date:	12/21/2020		
Document Type:	Deed		

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Legal Description:
Subdivision: KJMRERLEY SUBDIVISION Map Ref: LB 99 PG 1-5
City/Muni/Twp: FARMINGTON HILLS

Mortgage Record

Recording Date:	01/20/2021	Loan Amount:	N/A
Document #:	15790 BK-PG 55535-723	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/22/2020		
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Subdivision: KIMBERLEY SUB Map Ref: 0

Prior Transfer

Recording Date:	01/31/2011	Sales Price:	N/A
Document #:	017335 BK-PG 42776-836	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/11/2010		
Document Type:	Deed		

Legal Description:
Subdivision: KIMBERLEY SUBDIVISION Map Ref: LB99 PG1-5
City/Muni/Twp: FARMINGTON HILLS

Area Sales Analysis

Total Area Sales	$4,102,711	Median # of Bedrooms	4
Median Lot Size	12,371 SF	Median # of Baths	2
Median Living Area	2,327 SF	Median Year Built	1961
Price Range - 2 Yrs	$305,000 to $495,000	Age Range	63 years to 66 years
Median Value	$400,506	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**26254 KILTARTAN ST** **FARMINGTON HILLS, MI 48334-4832**	06/11/2026	$417,500	$177	2364	9/4/2	1961	12,371 SF	
		APN: 22-23-14-426-019 Document #: 20260082993 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 60 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1-5 Abbreviated Description: Lot:60 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1-5City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
2	.08Mi.	**26182 KILTARTAN ST** **FARMINGTON HILLS, MI 48334-4830**	10/26/2026	$374,900	$163	2307	5/4/2	1962	12,371 SF	
		APN: 22-23-14-426-025 Document #: 20260156108 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 66 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1 Abbreviated Description: Lot:66 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
3	.08Mi.	**26181 MIDDLEBELT RD** **FARMINGTON HILLS, MI 48334-4860**	07/23/2026	$387,000	$169	2292	9/4/2	1960	12,371 SF	
		APN: 22-23-14-426-041 Document #: 20260110686 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 73 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1-5 Abbreviated Description: Lot:73 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1-5City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
4	.08Mi.	**26181 KILTARTAN ST** **FARMINGTON HILLS, MI 48334-4831**	06/25/2026	$485,000	$177	2740	9/4/2	1961	12,284 SF	
		APN: 22-23-14-476-025 Document #: 20260091340 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 96 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1 Abbreviated Description: Lot:96 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
5	.15Mi.	**29729 PIPERS LN** **FARMINGTON HILLS, MI 48334-4884**	05/12/2026	$475,000	$173	2745	8/4/2	1963	17,642 SF	
		APN: 22-23-14-477-002 Document #: 20260063957 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 249 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1 Abbreviated Description: Lot:249 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
6	.17Mi.	**26178 GREYTHORNE TRL** **FARMINGTON HILLS, MI 48334-4814**	08/26/2026	$389,900	$175	2233	4/4/2	1960	18,687 SF	
		APN: 22-23-14-477-001 Document #: 20260127897 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 248 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1 Abbreviated Description: Lot:248 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
7	.31Mi.	**30158 FIDDLERS GRN** **FARMINGTON HILLS, MI 48334-4714**	08/18/2025	$350,000	$133	2638	5/4/2	1961	12,502 SF	
		APN: 22-23-14-403-029 Document #: 102269 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 176 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1-5 Abbreviated Description: Lot:176 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1-5City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
8	.31Mi.	**30176 PIPERS LANE CT** **FARMINGTON HILLS, MI 48334-4734**	08/08/2025	$425,000	$175	2431	9/4/2	1962	15,333 SF	
		APN: 22-23-14-404-014 Document #: 98702 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 198 Subdivision: KIMBERLEY SUB MapRef: LB 99 PG 1 Abbreviated Description: Lot:198 Subdivision:KIMBERLEY SUB Map Ref:LB 99 PG 1City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
9	.32Mi.	**25884 CASTLEREIGH DR** **FARMINGTON HILLS, MI 48336-1413**	04/08/2026	$435,000	$172	2522	10/4/2	1967	12,502 SF	
		APN: 22-23-24-102-013 Document #: 20260046565 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 188 Subdivision: LINCOLNSHIRE ESTATES NO 3 MapRef: LB 115 PG 3&4 Abbreviated Description: Lot:188 Subdivision:LINCOLNSHIRE ESTATES NO 3 Map Ref:LB 115 PG 3&4City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

10	.32Mi.	**30127 N MEADOWRIDGE** **FARMINGTON HILLS, MI 48334-4845**	02/25/2026	$340,000	$220	1544	5/2/2	1991	SF

APN: 22-23-14-251-068 Document #: 20260022934
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MEADOWRIDGE CONDOMINIUM Legal Unit: 45 MapRef: LB 10870 PG 569-633 Abbreviated Description: Subdivision:MEADOWRIDGE CONDOMINIUM Legal Unit:45 Map Ref:LB 10870 PG 569-633Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 605 City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

11	.32Mi.	**26765 PLUMGROVE LN** **FARMINGTON HILLS, MI 48334-4888**	12/11/2025	$314,900	$185	1702	5/2/2	1992	SF

APN: 22-23-14-251-029 Document #: 20250155400
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MEADOWRIDGE CONDOMINIUM Legal Unit: 52 MapRef: LB 10870 PG 539-633 Abbreviated Description: Subdivision:MEADOWRIDGE CONDOMINIUM Legal Unit:52 Map Ref:LB 10870 PG 539-633Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 605 City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

12	.32Mi.	**29441 S MEADOWRIDGE** **FARMINGTON HILLS, MI 48334-4848**	08/25/2025	$360,000	$227	1583	5/2/2	1991	SF

APN: 22-23-14-251-007 Document #: 105208
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MEADOWRIDGE CONDOMINIUMS Legal Unit: 1 MapRef: LB 10870 PG 569-633 Abbreviated Description: Subdivision:MEADOWRIDGE CONDOMINIUMS Legal Unit:1 Map Ref:LB 10870 PG 569-633Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 605 City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

13	.33Mi.	**30184 FIDDLERS GRN** **FARMINGTON HILLS, MI 48334-4714**	06/04/2026	$411,111	$182	2257	9/4/2	1961	12,153 SF

APN: 22-23-14-403-027 Document #: 20260079669
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 174 Subdivision: KIMBERLEY SUB MapRef: LB 99 PG 1-5 Abbreviated Description: Lot:174 Subdivision:KIMBERLEY SUB Map Ref:LB 99 PG 1-5City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

14	.35Mi.	**30200 FIDDLERS GRN** **FARMINGTON HILLS, MI 48334-4716**	07/31/2025	$368,900	$152	2431	9/4/2	1962	12,153 SF

APN: 22-23-14-403-026 Document #: 93967
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 173 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1-5 Abbreviated Description: Lot:173 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1-5City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

15	.36Mi.	**30218 FIDDLERS GRN** **FARMINGTON HILLS, MI 48334-4716**	12/15/2025	$387,200	$164	2355	9/4/2	1961	12,153 SF

APN: 22-23-14-403-025 Document #: 20250157543
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 172 Subdivision: KIMBERLEY SUB MapRef: LB 99 PG 1-5 Abbreviated Description: Lot:172 Subdivision:KIMBERLEY SUB Map Ref:LB 99 PG 1-5City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

16	.37Mi.	**25847 CASTLEREIGH DR** **FARMINGTON HILLS, MI 48336-1414**	09/29/2025	$466,000	$214	2173	9/4/2	1966	12,502 SF

APN: 22-23-24-103-003 Document #: 122016
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 217 Subdivision: LINCOLNSHIRE ESTATES NO 3 Abbreviated Description: Lot:217 Subdivision:LINCOLNSHIRE ESTATES NO 3 City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

17	.38Mi.	**29042 RALEIGH RD** **FARMINGTON HILLS, MI 48336-1453**	10/02/2026	$425,000	$185	2299	10/4/2	1966	12,502 SF

APN: 22-23-24-103-014 Document #: 20260146057
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 167 Subdivision: LINCOLNSHIRE ESTATES NO 2 MapRef: LB 111 PG 30&31 Abbreviated Description: Lot:167 Subdivision:LINCOLNSHIRE ESTATES NO 2 Map Ref:LB 111 PG 30&31City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

18	.41Mi.	**29717 PENDLETON CLUB DR** **FARMINGTON HILLS, MI 48336-1362**	12/10/2025	$185,000	$181	1020	5/2/2	1990	SF

APN: 22-23-23-226-033 Document #: 20250154982
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PENDLETON CLUB CONDOMINIUM Legal Unit: 19 MapRef: LB 10954 PG 144-182 Abbreviated Description: Subdivision:PENDLETON CLUB CONDOMINIUM Legal Unit:19 Map Ref:LB 10954 PG 144-182Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 618 City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

19	.41Mi.	**29428 PENDLETON CLUB DR** **FARMINGTON HILLS, MI 48336-1352**	09/26/2025	$186,000	$230	810	3/1/1	1990	SF

APN: 22-23-23-226-048 Document #: 121285
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PENDLETON CLUB CONDOMINIUM Legal Unit: 34 MapRef: LB 58766 PG 60-61 Abbreviated Description: Subdivision:PENDLETON CLUB CONDOMINIUM Legal Unit:34 Map Ref:LB 58766 PG 60-61Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 618 City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

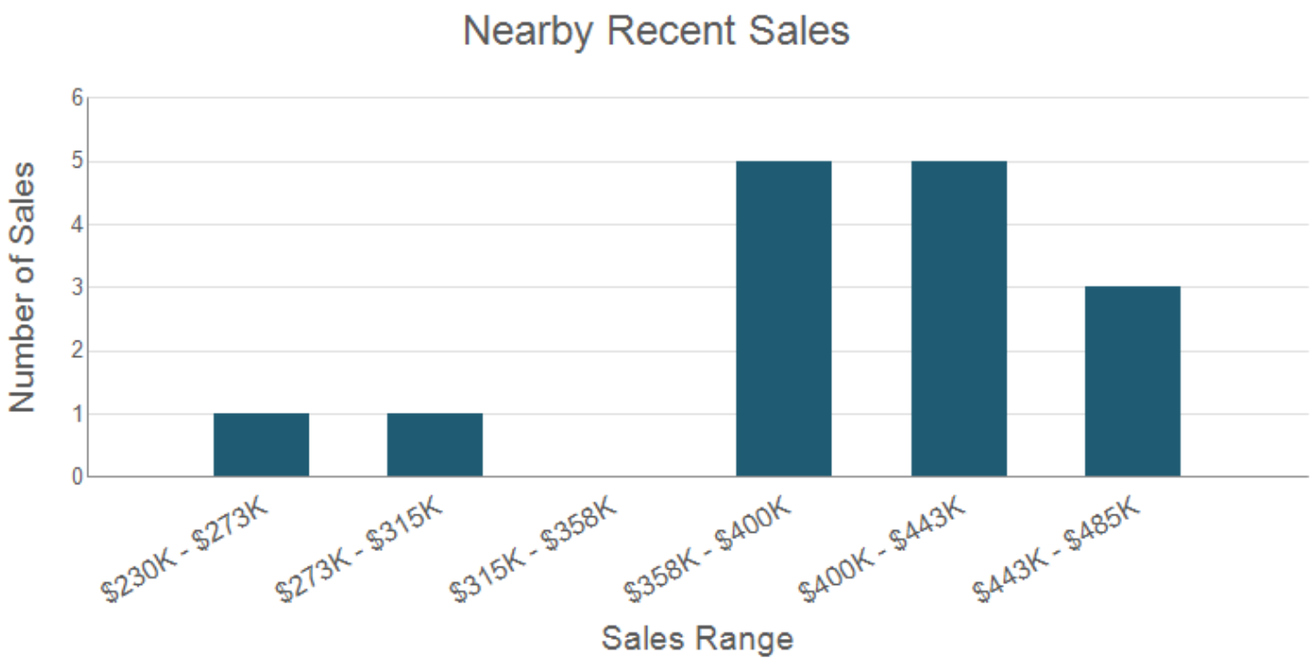
20	.41Mi.	**26172 WESTMEATH ST** **FARMINGTON HILLS, MI 48334-4750**	07/18/2025	$390,000	$214	1824	9/4/2	1961	12,371 SF

APN: 22-23-14-452-006 Document #: 87157
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 308 Subdivision: KIMBERLEY SUBDIVISION MapRef: LB 99 PG 1-5 Abbreviated Description: Lot:308 Subdivision:KIMBERLEY SUBDIVISION Map Ref:LB 99 PG 1-5City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS

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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.

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.	**26230 KILTARTAN ST**	**12/21/2020**	$358,520	$179,260	2,349	5/4/3	1960	12,371 SF	
.02Mi.	**26242 KILTARTAN ST**	**09/29/2010**	$350,160	$175,080	2,107	9/4/2	1962	12,371 SF	
.02Mi.	**26218 KILTARTAN ST**	**03/01/1998**	$353,680	$176,840	2,156	9/4/2	1961	12,371 SF	
.02Mi.	**26269 MIDDLEBELT RD**	**12/23/2020**	$301,020	$150,510	2,409	5/4/2	1960	12,371 SF	
.03Mi.	**26305 MIDDLEBELT RD**	**04/04/2025**	$277,480	$138,740	1,932	5/4/1	1961	12,371 SF	
.03Mi.	**26249 MIDDLEBELT RD**	**11/01/1977**	$297,520	$148,760	2,000	9/4/2	1961	12,371 SF	
.04Mi.	**26229 KILTARTAN ST**	**08/10/2022**	$391,140	$195,570	2,161	9/4/2	1961	12,371 SF	
.04Mi.	**26254 KILTARTAN ST**	**06/30/2025**	$373,300	$186,650	2,364	9/4/2	1961	12,371 SF	
.04Mi.	**26206 KILTARTAN ST**	**06/14/2013**	$351,980	$175,990	2,307	5/3/2	1960	12,371 SF	
.04Mi.	**26241 KILTARTAN ST**	**12/01/1997**	$352,520	$176,260	2,719	6/3/1	1960	12,371 SF	
.04Mi.	**26217 KILTARTAN ST**	**06/01/1989**	$365,400	$182,700	2,258	9/4/2	1961	12,240 SF	
.04Mi.	**26329 MIDDLEBELT RD**	**04/01/1979**	$276,320	$138,160	2,006	9/4/2	1960	12,371 SF	
.04Mi.	**26225 MIDDLEBELT RD**	**09/14/2020**	$297,360	$148,680	2,160	5/4/2	1960	12,371 SF	
.05Mi.	**26253 KILTARTAN ST**	**07/06/2017**	$350,800	$175,400	2,119	4/4/2	1960	12,371 SF	
.05Mi.	**26205 KILTARTAN ST**	**02/17/2023**	$307,080	$153,540	1,941	5/3/2	1960	13,199 SF	
.06Mi.	**26266 KILTARTAN ST**	**06/01/2010**	$399,400	$199,700	2,848	7/4/2	1963	12,371 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	44.7 years old	Households:	8,086
Median Household Income:	$102,337	Households w/Family:	57%
Household Income Per Capita:	$49,552	Households w/Family Married:	42%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Farmington Public School District	Students:	9,110
Number of Schools:	16	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.67Mi.	**East Middle School** Number of Students: 555 Student-Teacher Ratio: 13.83	B-	Public	6 - 8
0.54Mi.	**Beechview Elementary School** Number of Students: 366 Student-Teacher Ratio: 14.89	C+	Public	KG - 5

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2.77Mi.	**Warner Middle School**	B	Public	6 - 8

Number of Students: 559
Student-Teacher Ratio: 14.8

Flood Report

The Subject Property of **26230 KILTARTAN ST, FARMINGTON HILLS, MI 48334-4832** 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	93%	SIMILAR
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	89%	LOWER
MURDER	77%	NOTABLY LOWER
OVERALL	77%	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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Data deemed reliable, but not guaranteed.
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