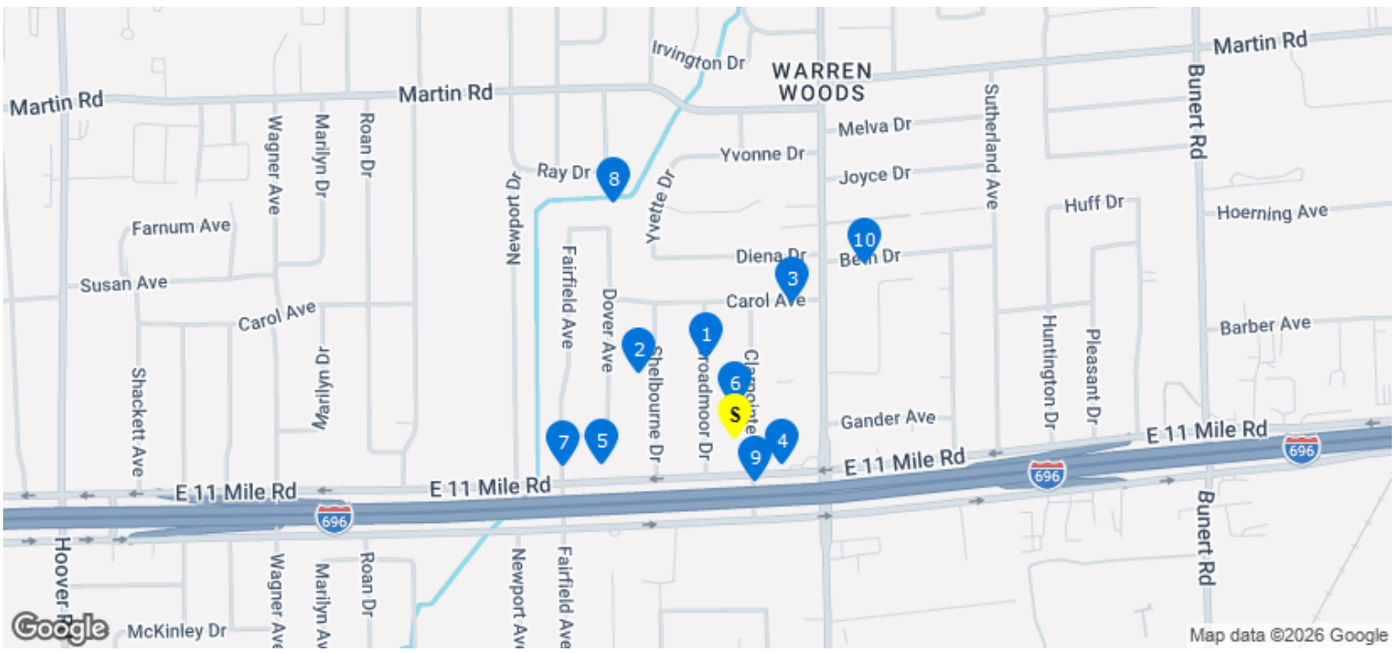
ICE SiteX Report

OrderID: 98794820

SiteX Property Information Report



Subject Property Location

27104 BROADMOOR DR, WARREN, MI 48088-4788

County:	**MACOMB MI**	Census Tract:	2618.00
Property Use:	Single Family Residential	Zoning:	R-1-C
Parcel Number:	12-13-14-477-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$223,000**	FSD:	14	Common Confidence Score:	56
Value Range:	$191,780 - $254,220	ICE Confidence Score:	86		

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:	$3,991
Total Assessed Value:	$104,280	Total Assessor Market Value:	$208,560	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 86 District: 12 Subdivision: ROYAL COURTS SUB

Abbreviated Description:	ROYAL COURTS SUB. LOT 86 L.44 P.7-8
City/Muni/Twp:	WARREN CITY

Property Characteristics

Lot Size:	7,187 SF	Bedrooms:	3	Pool:	
Building Area:	997 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Basement (not specified)	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/30/2020	Sales Price:	$158,332
Document #:	2052173 BK-PG 25451-427	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/16/2020	Loan Amount:	N/A
Document #:	2047862 BK-PG 26647-804	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/09/2020		
TD Due Date:	05/01/2050	Type Finance:	

Legal Description:
Subdivision: ROYAL COURTS SUBDIVISION Map Ref: 0
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	07/10/2018	Sales Price:	$155,000
Document #:	8077599 BK-PG 25459-001	Type of Sale:	Undetermined Transfer
Contract Date:	06/29/2018		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98794820

Legal Description:
Subdivision: ROYAL COURTS SUBDIVISION Map Ref: LB 44 PG 7&8
City/Muni/Twp: WARREN

Mortgage Record

Recording Date:	07/05/2018	Loan Amount:	N/A
Document #:	8075624 BK-PG 25451-427	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/29/2018		
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Subdivision: ROYAL COURTS SUBDIVISION Map Ref: 0

Prior Transfer

Recording Date:	06/29/2018	Sales Price:	$155,000
Document #:	BK-PG 25459-1	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 12 Subdivision: ROYAL COURTS SUB
Abbreviated Description: ROYAL COURTS SUB. LOT 86 L.44 P.7-8
City/Muni/Twp: WARREN CITY

Prior Transfer

Recording Date:	01/24/2018	Sales Price:	$77,000
Document #:	8009068 BK-PG 25182-328	Type of Sale:	Lender Sold
Contract Date:	01/19/2018		
Document Type:	Deed		

Legal Description:
Subdivision: ROYAL COURTS SUBDIVISION Map Ref: LB 44 PG 7&8
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	12/14/2016	Sales Price:	$105,000
Document #:	6146014 BK-PG 24445-128	Type of Sale:	Lender Owned
Contract Date:	12/02/2016		
Document Type:	Deed		

Legal Description:
Subdivision: ROYAL COURTS SUBDIVISION Map Ref: LB44 PG7&8
City/Muni/Twp: WARREN

Mortgage Record

Recording Date:	10/01/2004	Loan Amount:	N/A
Document #:	4216801 BK-PG 15939-465	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/16/2004		
TD Due Date:		Type Finance:	ADJ

Legal Description:
Subdivision: ROYAL COURTS SUBDIVISION Map Ref: 0
City/Muni/Twp: WARREN

Area Sales Analysis

Total Area Sales	$2,489,700	Median # of Bedrooms	3
Median Lot Size	7,187 SF	Median # of Baths	1
Median Living Area	1,116 SF	Median Year Built	1962
Price Range - 2 Yrs	$175,000 to $282,000	Age Range	38 years to 66 years
Median Value	$257,500	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**27127 CLARPOINTE DR** **WARREN, MI 48088-6601**	09/30/2026	$208,000	$205	1013	/3/1	1961	7,187 SF	
		APN: 12-13-14-477-033 Document #: 202600091886 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 113 Subdivision: ROYAL COURTS SUBDIVISION MapRef: LB 44 PG 7&8 Abbreviated Description: Lot:113 Subdivision:ROYAL COURTS SUBDIVISION Map Ref:LB 44 PG 7&8City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
2	.05Mi.	**27151 CLARPOINTE DR** **WARREN, MI 48088-6601**	10/16/2026	$227,900	$225	1013	5/3/1	1961	7,187 SF	
		APN: 12-13-14-477-031 Document #: 202600097832 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 111 Subdivision: ROYAL COURTS SUBDIVISION MapRef: LB 44 PG 7&8 Abbreviated Description: Lot:111 Subdivision:ROYAL COURTS SUBDIVISION Map Ref:LB 44 PG 7&8City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
3	.15Mi.	**27342 DOVER AVE** **WARREN, MI 48088-4778**	09/23/2026	$175,000	$170	1032	/3/1	1962	7,013 SF	
		APN: 12-13-14-454-006 Document #: 202600089683 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: VANDENBOSSCHE SUBDIVISION MapRef: LB 48 PG 2-3 Abbreviated Description: Lot:17 Subdivision:VANDENBOSSCHE SUBDIVISION Map Ref:LB 48 PG 2-3City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
4	.15Mi.	**13262 CAROL AVE** **WARREN, MI 48088-4728**	06/04/2026	$262,900	$185	1424	7/3/1	1960	7,754 SF	
		APN: 12-13-14-476-004 Document #: 202600053759 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 62 Subdivision: ROYAL COURTS SUBDIVISION MapRef: LB 44 PG 7&8 Abbreviated Description: Lot:62 Subdivision:ROYAL COURTS SUBDIVISION Map Ref:LB 44 PG 7&8City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
5	.19Mi.	**13441 CAROL AVE** **WARREN, MI 48088-4770**	07/24/2026	$229,900	$246	933	/3/1	1962	7,187 SF	
		APN: 12-13-14-431-037 Document #: 202600070514 Document Type: Warranty Deed Price Code: A								

ICE SiteX Report

OrderID: 98794820

Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ROYAL COURTS SUB MapRef: LB 44 PG 7&8 Abbreviated Description: Lot:5 Subdivision:ROYAL COURTS SUB Map Ref:LB 44 PG 7&8City/Muni/Twp:WARREN City/Muni/Twp: WARREN

6	.22Mi.	**13211 BLOOMFIELD AVE** **WARREN, MI 48089-1387**	08/07/2026	$296,000	$220	1347	5/3/1	1960	8,102 SF

APN: 12-13-23-227-007 Document #: 202600075414
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 202 Subdivision: WARREN HEIGHTS SUBDIVISION NO 3 MapRef: LB 44 PG 18 Abbreviated Description: Lot:202 Subdivision:WARREN HEIGHTS SUBDIVISION NO 3 Map Ref:LB 44 PG 18City/Muni/Twp:WARREN City/Muni/Twp: WARREN

7	.26Mi.	**27260 NEWPORT DR** **WARREN, MI 48088-8305**	09/23/2026	$215,500	$136	1580	6/3/1	1967	7,187 SF

APN: 12-13-14-452-009 Document #: 202600089753
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: ROSEWOOD GARDENS SUBDIVISION NO 2 MapRef: LB 57 PG 32 Abbreviated Description: Lot:48 Subdivision:ROSEWOOD GARDENS SUBDIVISION NO 2 Map Ref:LB 57 PG 32City/Muni/Twp:WARREN City/Muni/Twp: WARREN

8	.28Mi.	**13354 BLOOMFIELD AVE** **WARREN, MI 48089-1386**	09/23/2026	$150,000	$141	1065	5/3/1	1959	7,231 SF

APN: 12-13-23-228-023 Document #: 202600089828
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 222 Subdivision: WARREN HEIGHTS SUBDIVISION NO 3 MapRef: LB 44 PG 18 Abbreviated Description: Lot:222 Subdivision:WARREN HEIGHTS SUBDIVISION NO 3 Map Ref:LB 44 PG 18City/Muni/Twp:WARREN City/Muni/Twp: WARREN

9	.3Mi.	**13510 ANGELA DR** **WARREN, MI 48088-6600**	06/18/2026	$245,000	$173	1414	//2	1987	SF

APN: 12-13-14-432-004 Document #: 202600058138
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WEST POINTE VILLA CONDOMINIUM Legal Unit: 4 MapRef: LB 4237 PG 718-759 Abbreviated Description: Subdivision:WEST POINTE VILLA CONDOMINIUM Legal Unit:4 Map Ref:LB 4237 PG 718-759Abbreviated Description:CONDO NAME: MACOMB COUNTY CONDOMINIUM SUBDIVISION PLAN NO 75250; BLDG A City/Muni/Twp:WARREN City/Muni/Twp: WARREN

10	.32Mi.	**13144 STAMFORD AVE** **WARREN, MI 48089-4582**	09/29/2026	$210,000	$219	961	/3/1	1960	7,187 SF

APN: 12-13-23-229-017 Document #: 202600091764
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 179 Subdivision: WARREN HEIGHTS SUBDIVISION NO 3 MapRef: MB 44 PG 18 Abbreviated Description: Lot:179 Subdivision:WARREN HEIGHTS SUBDIVISION NO 3 Map Ref:MB 44 PG 18City/Muni/Twp:WARREN City/Muni/Twp: WARREN

11	.32Mi.	**27124 BRADNER DR** **WARREN, MI 48088-6008**	08/27/2026	$270,000	$171	1578	6/3/1	1965	7,187 SF

APN: 12-13-13-353-017 Document #: 202600081763
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: DOVER HEIGHTS SUBDIVISION MapRef: LB 51 PG 43 Abbreviated Description: Lot:66 Subdivision:DOVER HEIGHTS SUBDIVISION Map Ref:LB 51 PG 43City/Muni/Twp:WARREN City/Muni/Twp: WARREN

12	.34Mi.	**13030 STAMFORD AVE** **WARREN, MI 48089-4581**	07/28/2026	$244,000	$174	1400	6/3/1	1959	7,187 SF

APN: 12-13-23-229-010 Document #: 202600071615
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: WARREN MANOR SUBDIVISION MapRef: LB 43 PG 9&10 Abbreviated Description: Lot:1 Subdivision:WARREN MANOR SUBDIVISION Map Ref:LB 43 PG 9&10City/Muni/Twp:WARREN City/Muni/Twp: WARREN

13	.34Mi.	**13700 VILLA POINTE DR** **WARREN, MI 48088-6671**	07/09/2026	$191,000	$187	1021	//1	1987	SF

APN: 12-13-13-306-020 Document #: 202600065277
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 20 Subdivision: EAST POINTE VILLA MapRef: LB 4014 PG 358 Abbreviated Description: Lot:20 Subdivision:EAST POINTE VILLA Map Ref:LB 4014 PG 358Abbreviated Description:CONDO NAME: MACOMB COUNTY CONDOMINIUM SUBDIVISION PLAN NO 238 City/Muni/Twp:WARREN City/Muni/Twp: WARREN

14	.35Mi.	**13644 JOYCE DR** **WARREN, MI 48088-4825**	09/29/2026	$300,000	$212	1412	6/3/1	1964	7,318 SF

APN: 12-13-13-303-004 Document #: 202600091595
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: WARREN HIGHLANDS SUBDIVISION MapRef: LB 52 PG 11&12 Abbreviated Description: Lot:78 Subdivision:WARREN HIGHLANDS SUBDIVISION Map Ref:LB 52 PG 11&12City/Muni/Twp:WARREN City/Muni/Twp: WARREN

15	.35Mi.	**12942 RAY DR** **WARREN, MI 48088-4662**	06/22/2026	$279,900	$250	1119	/3/1	1963	8,799 SF

APN: 12-13-14-405-012 Document #: 202600058928
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 122 Subdivision: VANDENBOSSCHE SUBDIVISION NO 1 MapRef: LB 51 PG 20 Abbreviated Description: Lot:122 Subdivision:VANDENBOSSCHE SUBDIVISION NO 1 Map Ref:LB 51 PG 20City/Muni/Twp:WARREN City/Muni/Twp: WARREN

16	.38Mi.	**27553 NEWPORT DR** **WARREN, MI 48088-8310**	07/06/2026	$262,553	$179	1468	/3/1	1965	8,712 SF

APN: 12-13-14-401-017 Document #: 202600063394
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: ROSEWOOD GARDENS MapRef: LB 53 PG 43 Abbreviated Description: Lot:4 Subdivision:ROSEWOOD GARDENS Map Ref:LB 53 PG 43City/Muni/Twp:WARREN City/Muni/Twp: WARREN

17	.41Mi.	**27514 PALOMINO DR** **WARREN, MI 48093-4610**	08/20/2026	$204,500	$174	1175	5/3/1	1959	8,102 SF

APN: 12-13-14-329-024 Document #: 202600079679
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: KARAM MANOR SUBDIVISION NO 1 MapRef: LB 44 PG 13 Abbreviated Description: Lot:20 Subdivision:KARAM MANOR SUBDIVISION NO 1 Map Ref:LB 44 PG 13City/Muni/Twp:WARREN City/Muni/Twp: WARREN

18	.42Mi.	**13844 ARNOLD DR** **WARREN, MI 48088-4891**	10/27/2026	$280,000	$215	1300	6/3/1	1964	7,275 SF

APN: 12-13-13-304-005 Document #: 202600100563
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 215 Subdivision: WARREN HIGHLANDS SUBDIVISION NO 2 MapRef: LB 52 PG 28&29 Abbreviated Description: Lot:215 Subdivision:WARREN HIGHLANDS SUBDIVISION NO 2 Map Ref:LB 52 PG 28&29City/Muni/Twp:WARREN City/Muni/Twp: WARREN

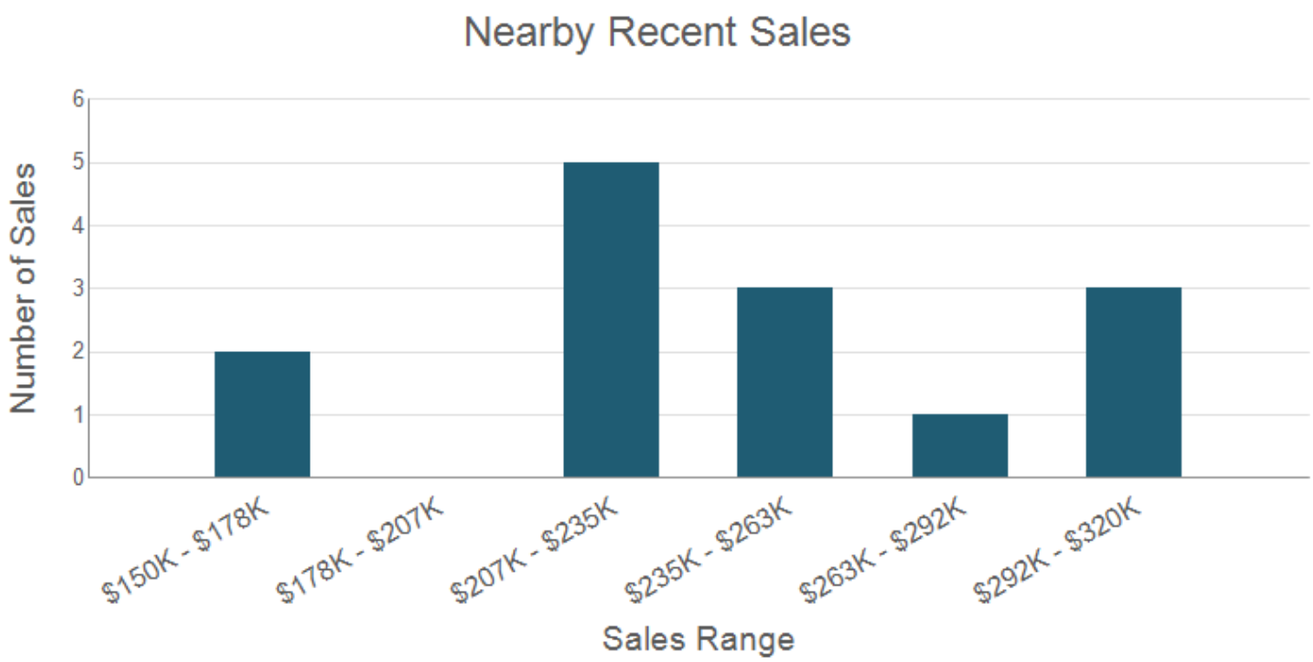
19	.42Mi.	**13051 BURGUNDY AVE**	06/26/2026	$262,000	$237	1105	/3/1	1960	7,187 SF

ICE SiteX Report

OrderID: 98794820

		WARREN, MI 48089-1311								
		APN: 12-13-23-276-024 Document #: 202600060808 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 112 Subdivision: WARREN HEIGHTS SUBDIVISION NO 2 MapRef: MF 44 PG 17 Sec/Twnship/Range: NE4 S23T01NR12E Abbreviated Description: Lot:112 Subdivision:WARREN HEIGHTS SUBDIVISION NO 2 Map Ref:MF 44 PG 17Sec/Twnship/Range:NE4 S23T01NR12E City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
20	.43Mi.	**26826 PALOMINO AVE**	09/28/2026	$265,000	$163	1621	/4/1	1962	10,193 SF	
		WARREN, MI 48089-4644								
		APN: 12-13-23-129-019 Document #: 202600091167 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 187 Subdivision: ST JOHNS SUBDIVISION NO 3 Phase No: 3 MapRef: LB 37 PG 1038 Abbreviated Description: Lot:187 Subdivision:ST JOHNS SUBDIVISION NO 3 Phase No:3 Map Ref:LB 37 PG 1038City/Muni/Twp:WARREN City/Muni/Twp: WARREN								

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.	**27104 BROADMOOR DR**	**06/29/2018**	$208,560	$104,280	997	5/3/1	1960	7,187 SF	
.01Mi.	**27076 BROADMOOR DR**	**03/09/2000**	$229,140	$114,570	1,108	/3/1	1959	7,187 SF	
.01Mi.	**27116 BROADMOOR DR**	**02/05/2021**	$221,540	$110,770	1,108	5/3/1	1959	7,187 SF	
.02Mi.	**27128 BROADMOOR DR**	**09/03/2008**	$201,100	$100,550	1,108	5/3/1	1960	7,187 SF	
.02Mi.	**27064 BROADMOOR DR**	**04/10/2000**	$215,480	$107,740	997	5/3/1	1960	7,841 SF	
.02Mi.	**27083 CLARPOINTE DR**	**06/06/2018**	$214,980	$107,490	1,152	5/3/1	1960	7,187 SF	
.03Mi.	**27071 CLARPOINTE DR**	**07/18/2023**	$252,360	$126,180	1,658	5/4/2	1960	7,187 SF	
.03Mi.	**27115 CLARPOINTE DR**	**04/12/2017**	$209,640	$104,820	1,013	5/3/1	1961	7,187 SF	
.03Mi.	**27140 BROADMOOR DR**	**11/19/2024**	$228,820	$114,410	1,268	5/3/1	1960	7,187 SF	
.03Mi.	**27059 CLARPOINTE DR**	**09/02/2020**	$203,760	$101,880	935	/3/1	1962	7,187 SF	
.03Mi.	**27127 CLARPOINTE DR**	**10/15/2021**	$212,580	$106,290	1,013	/3/1	1961	7,187 SF	
.03Mi.	**27052 BROADMOOR DR**	**10/26/2015**	$269,540	$134,770	1,675	7/3/1	1961	7,841 SF	
.04Mi.	**27107 BROADMOOR DR**	**07/31/2015**	$198,060	$99,030	935	5/3/1	1962	7,667 SF	
.04Mi.	**27079 BROADMOOR DR**	**01/17/2024**	$229,000	$114,500	1,424	7//1	1960	7,667 SF	
.04Mi.	**27119 BROADMOOR DR**	**04/15/2019**	$227,780	$113,890	1,424	/3/1	1960	7,667 SF	
.04Mi.	**27139 CLARPOINTE DR**	**05/23/2018**	$206,140	$103,070	1,013	/3/1	1961	7,187 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	42.6 years old	Households:	9,392
Median Household Income:	$79,210	Households w/Family:	64%
Household Income Per Capita:	$39,671	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

ICE SiteX Report

OrderID: 98794820

School District

School District Zone:	Warren Woods Public Schools	Students:	3,035
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.79Mi.	**Westwood Elementary School** Number of Students: 512 Student-Teacher Ratio: 19.75	C+	Public	KG - 5
0.86Mi.	**Warren Woods Middle School** Number of Students: 741 Student-Teacher Ratio: 18.95	C	Public	6 - 8
0.49Mi.	**Warren Woods Early Childhood Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	EE - PK
0.80Mi.	**Warren Woods Tower High School** Number of Students: 963 Student-Teacher Ratio: 17.61 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **27104 BROADMOOR DR, WARREN, MI 48088-4788** 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	86%	LOWER
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	81%	LOWER
OVERALL	72%	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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