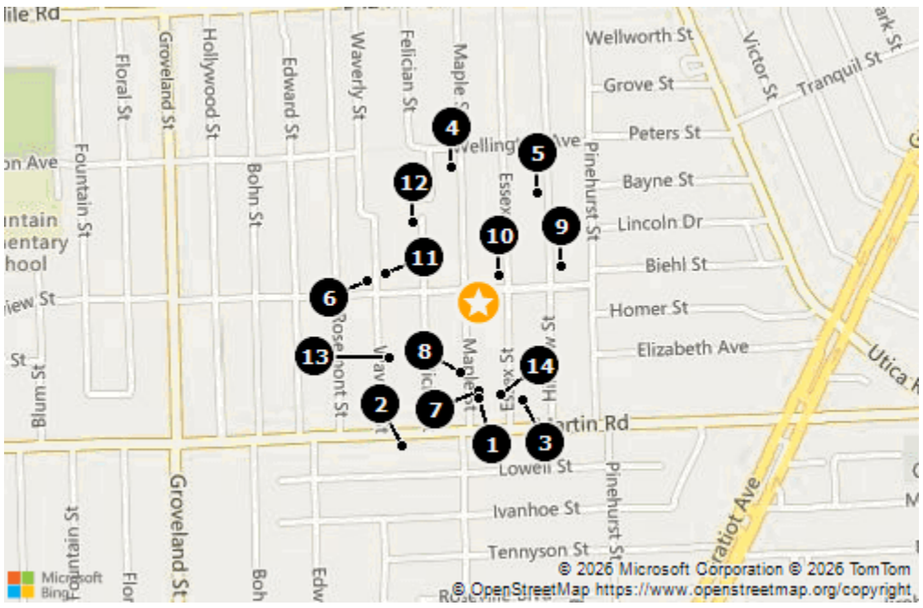
ICE SiteX Report

OrderID: 97944715

SiteX Property Information Report



Subject Property Location

28252 MAPLE ST, ROSEVILLE, MI 48066-7409

County:	**MACOMB MI**	Census Tract:	260992556.002008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-14-17-178-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$126,000**	FSD:	18	Common Confidence Score:	33
Value Range:	$103,320 - $148,680	ICE Confidence Score:	82		

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:	$1,654
Total Assessed Value:	$56,300	Total Assessor Market Value:	$112,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 309 District: 08 Subdivision: MANOR

Abbreviated Description:	FELICIAN MANOR #1 LOT 309
City/Muni/Twp:	ROSEVILLE CITY

Property Characteristics

Lot Size:	4,400 SF	Bedrooms:	2	Pool:	Yes
Building Area:	688 SF	Baths:	1	Fireplace:	Yes
Year Built:	1949	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/26/2003	Sales Price:	$104,400
Document #:	3288022 BK-PG 14330-697	Type of Sale:	Full Amount on Deed
Contract Date:	08/28/2003		
Document Type:			

Legal Description:
Lot: 309 Subdivision: FELICAN MANOR #1 Map Ref: LB7 PG61
City/Muni/Twp: ROSEVILLE

Mortgage Record

Recording Date:	09/16/2003	Loan Amount:	N/A
Document #:	3276032 BK-PG 14261-483	Loan Type:	FHA
TD Due Date:	09/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 309 Subdivision: FELICIAN MANOR #1
City/Muni/Twp: WARREN

Prior Transfer

Recording Date:	08/28/2003	Sales Price:	$104,400
Document #:	BK-PG 14330 -697	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 309 District: 08 Subdivision: MANOR
Abbreviated Description: FELICIAN MANOR #1 LOT 309
City/Muni/Twp: ROSEVILLE CITY

Prior Transfer

Recording Date:	03/06/1997	Sales Price:	$64,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/25/1997		
Document Type:			

Legal Description:
Abbreviated Description: FELICIAN MANOR NO 1 LOT 309 CIROSEVILL SD

Prior Transfer

Recording Date:	02/25/1997	Sales Price:	$64,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,647,270	Median # of Bedrooms	2.5
Median Lot Size	4,465 SF	Median # of Baths	1
Median Living Area	1,028 SF	Median Year Built	1944
Price Range - 2 Yrs	$30,500 to $190,000	Age Range	73 years to 100 years
Median Value	$112,500	Median Age	82 years

Comparable Sales Data

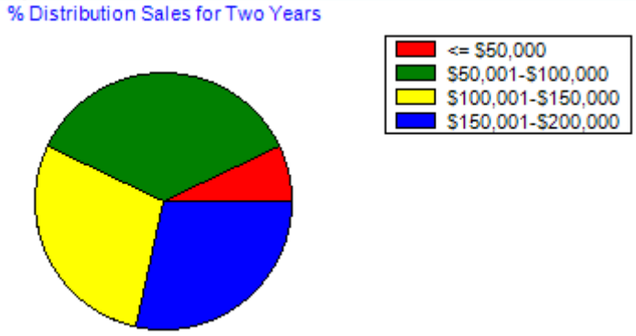
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**28034 MAPLE ST** **ROSEVILLE, MI 48066-2430**	06/25/2026	$143,100	$93	1531	6/3/1	1926	4,400 SF	Yes
		APN: 08-14-17-178-017 Document #: 202600060236 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 324 Subdivision: FELICIAN MANOR NO 1 MapRef: LB 7 PG 61 Abbreviated Description: Lot:324 Subdivision:FELICIAN MANOR NO 1 Map Ref:LB 7 PG 61City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
2	.2Mi.	**17322 MARTIN RD** **ROSEVILLE, MI 48066-2844**	06/25/2026	$190,000	$157	1204	5/3/2	1950	4,182 SF	Yes
		APN: 08-14-17-326-014 Document #: 202600060109 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: FELICIA MANOR MapRef: LB 7 PG 44 Abbreviated Description: Lot:3 Subdivision:FELICIA MANOR Map Ref:LB 7 PG 44City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
3	.13Mi.	**28034 ESSEX ST** **ROSEVILLE, MI 48066-2538**	06/18/2026	$155,000	$129	1200	/3/1	1952	5,358 SF	Yes
		APN: 08-14-17-179-017 Document #: 202600058261 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: CENTRAL PARK MapRef: LB 11 PG 9 Abbreviated Description: Lot:61 Subdivision:CENTRAL PARK Map Ref:LB 11 PG 9City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
4	.17Mi.	**28627 MAPLE ST** **ROSEVILLE, MI 48066-2448**	06/03/2026	$169,900	$168	1008	5/3/1	1949	7,318 SF	Yes
		APN: 08-14-17-131-033 Document #: 202600053326 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 366&367 Subdivision: FELICIA MANOR SUBDIVISION NO 1 MapRef: LB 7 PG 61 Abbreviated Description: Subdivision:FELICIA MANOR SUBDIVISION NO 1 Map Ref:LB 7 PG 61Abbreviated Description:NORTH10FT LOTS366&367 City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
5	.15Mi.	**28511 HILLVIEW ST** **ROSEVILLE, MI 48066-2560**	04/24/2026	$179,000	$69	2560	/4/1	1940	13,199 SF	Yes
		APN: 08-14-17-133-023 Document #: 202600039008 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 170-172 Subdivision: FELICIAN MANOR NO 1 MapRef: LB 7 PG 61 Abbreviated Description: Lot:170-172 Subdivision:FELICIAN MANOR NO 1 Map Ref:LB 7 PG 61City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
6	.14Mi.	**28311 WAVERLY ST** **ROSEVILLE, MI 48066-2443**	04/21/2026	$98,000	$140	696	/2/1	1953	4,182 SF	Yes
		APN: 08-14-17-111-029 Document #: 202600038028 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 495 MapRef: LB 7 PG 61 Abbreviated Description: Lot:495 Map Ref:LB 7 PG 61City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
7	.11Mi.	**28042 MAPLE ST** **ROSEVILLE, MI 48066-2430**	03/09/2026	$71,020	$80	880	4/2/1	1926	4,400 SF	Yes
		APN: 08-14-17-178-016 Document #: 202600019745 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 323 Subdivision: FELICIAN MANOR NO 1 SUBDIVISION MapRef: LB 7 PG 61 Abbreviated Description: Lot:323 Subdivision:FELICIAN MANOR NO 1 SUBDIVISION Map Ref:LB 7 PG 61City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
8	.09Mi.	**28065 MAPLE ST** **ROSEVILLE, MI 48066-2429**	01/23/2026	$30,500	$50	608	/1/1	1926	4,225 SF	Yes
		APN: 08-14-17-177-031 Document #: 202600006688 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 336 Subdivision: FELICIAN MANOR SUBDIVISION NO 1 MapRef: LB 7 PG 61 Abbreviated Description: Lot:336 Subdivision:FELICIAN MANOR SUBDIVISION NO 1 Map Ref:LB 7 PG 61City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
9	.11Mi.	**28320 HILLVIEW ST** **ROSEVILLE, MI 48066-2514**	01/20/2026	$120,000	$98	1224	5/3/1	1949	4,312 SF	Yes
		APN: 08-14-17-134-019 Document #: 202600005400 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 108 Subdivision: CENTRAL PARK MapRef: LB 11 PG 9 Abbreviated Description: Lot:108 Subdivision:CENTRAL PARK Map Ref:LB 11 PG 9City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE								
10	.04Mi.	**28307 ESSEX ST** **ROSEVILLE, MI 48066-2539**	11/24/2025	$67,000	$63	1048	5/2/1	1949	4,400 SF	Yes

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	APN: 08-14-17-132-039 Document #: 202500105286 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: CENTRAL PARK MapRef: LB 11 PG 9 Abbreviated Description: Lot:24 Subdivision:CENTRAL PARK Map Ref:LB 11 PG 9City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE									
11	.11Mi.	**28320 WAVERLY ST** **ROSEVILLE, MI 48066-2444**	11/13/2025	$105,000	$135	774	/2/1	1926	10,019 SF	Yes
	APN: 08-14-17-130-025 Document #: 202500102133 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 458&459 Subdivision: FELICIAN MANOR NO 1 MapRef: LB 7 PG 61 Abbreviated Description: Lot:458&459 Subdivision:FELICIAN MANOR NO 1 Map Ref:LB 7 PG 61City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE									
12	.13Mi.	**28399 FELICIAN ST** **ROSEVILLE, MI 48066-2499**	11/04/2025	$85,000	$91	928	5/2/1	1942	5,619 SF	Yes
	APN: 08-14-17-130-013 Document #: 202500099313 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 450 Subdivision: FELICIAN MANOR SUBDIVISION NO 1 MapRef: LB 7 PG 61 Abbreviated Description: Lot:450 Subdivision:FELICIAN MANOR SUBDIVISION NO 1 Map Ref:LB 7 PG 61City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE									
13	.12Mi.	**28096 WAVERLY ST** **ROSEVILLE, MI 48066-2442**	10/29/2025	$135,750	$166	813	5/2/1	1946	5,009 SF	Yes
	APN: 08-14-17-176-010 Document #: 202500096925 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 471 Subdivision: FELICIAN MANOR NO 1 MapRef: LB 7 PG 61 Abbreviated Description: Lot:471 Subdivision:FELICIAN MANOR NO 1 Map Ref:LB 7 PG 61City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE									
14	.11Mi.	**28041 ESSEX ST** **ROSEVILLE, MI 48066-2537**	10/29/2025	$98,000	$76	1280	7/4/1	1940	4,530 SF	Yes
	APN: 08-14-17-178-034 Document #: 202500096969 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: CENTRAL PARK MapRef: LB 11 PG 9 Abbreviated Description: Lot:7 Subdivision:CENTRAL PARK Map Ref:LB 11 PG 9City/Muni/Twp:ROSEVILLE City/Muni/Twp: ROSEVILLE									

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.	**28252 MAPLE ST**	**08/28/2003**	$112,600	$56,300	688	4/2/1	1949	4,400 SF	Yes
.01Mi.	**28242 MAPLE ST**	**07/05/1995**	$112,200	$56,100	688	4/2/1	1949	4,400 SF	Yes
.01Mi.	**28260 MAPLE ST**	**11/04/1998**	$110,600	$55,300	688	4/2/1	1949	4,400 SF	Yes
.02Mi.	**28236 MAPLE ST**	**02/04/2019**	$105,800	$52,900	688	4/2/1	1949	4,400 SF	Yes
.02Mi.	**28253 ESSEX ST**	**06/17/2021**	$129,000	$64,500	1,048	6/3/1	1949	4,530 SF	Yes
.02Mi.	**28263 ESSEX ST**	**03/28/1995**	$148,200	$74,100	1,300	5/3/1	1949	4,835 SF	Yes
.02Mi.	**28243 ESSEX ST**		$166,800	$83,400	1,400	/4/1	1952	4,530 SF	Yes
.02Mi.	**28228 MAPLE ST**	**10/03/2005**	$97,800	$48,900	645	/2/1	1944	4,400 SF	Yes
.03Mi.	**28304 MAPLE ST**	**02/01/2024**	$101,000	$50,500	839	5/2/1	1926	4,400 SF	Yes
.03Mi.	**28235 ESSEX ST**	**03/25/2021**	$151,200	$75,600	1,200	5/3/1	1952	4,530 SF	Yes
.03Mi.	**28251 MAPLE ST**	**11/07/2016**	$152,200	$76,100	1,064	/3/1	1950	4,225 SF	Yes
.03Mi.	**28218 MAPLE ST**	**08/30/2024**	$136,400	$68,200	1,051	5/4/1	1944	4,400 SF	Yes
.03Mi.	**28259 MAPLE ST**	**07/02/2025**	$118,000	$59,000	880	/2/1	1925	4,225 SF	Yes
.03Mi.	**28243 MAPLE ST**	**09/26/2017**	$116,000	$58,000	900	5/2/1	1950	4,225 SF	Yes
.03Mi.	**28227 ESSEX ST**	**01/14/2010**	$155,400	$77,700	1,200	5/3/1	1952	4,530 SF	Yes
.03Mi.	**28312 MAPLE ST**	**01/02/2014**	$111,800	$55,900	688	4/2/1	1950	4,400 SF	Yes

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	63%

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Demographics & Income

Median Age:	40.2 years old	Households:	19,816
Median Household Income:	$60,350	Households w/Family:	56%
Household Income Per Capita:	$31,136	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Roseville Community Schools	Students:	4,133
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Dort Elementary School** Number of Students: 215 Student-Teacher Ratio: 18.07	C+	Public	PK - 5
1.24Mi.	**Eastland Middle School** Number of Students: 310 Student-Teacher Ratio: 18.45	C	Public	6 - 8
1.16Mi.	**Huron Park Elementary School** Number of Students: 440 Student-Teacher Ratio: 14.06	D+	Public	PK - 5
0.55Mi.	**Fountain Elementary School** Number of Students: 261 Student-Teacher Ratio: 13.38	B-	Public	KG - 5
1.04Mi.	**Roseville High School** Number of Students: 1,211 Student-Teacher Ratio: 19.6 Advanced Placement: Yes	C	Public	9 - 12
0.71Mi.	**Roseville Middle School** Number of Students: 620 Student-Teacher Ratio: 19.02	D	Public	6 - 8

Flood Report

The Subject Property of **28252 MAPLE ST, ROSEVILLE, MI 48066-7409** 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	133%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	83%	LOWER
MURDER	121%	HIGHER
OVERALL	125%	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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Data deemed reliable, but not guaranteed.
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