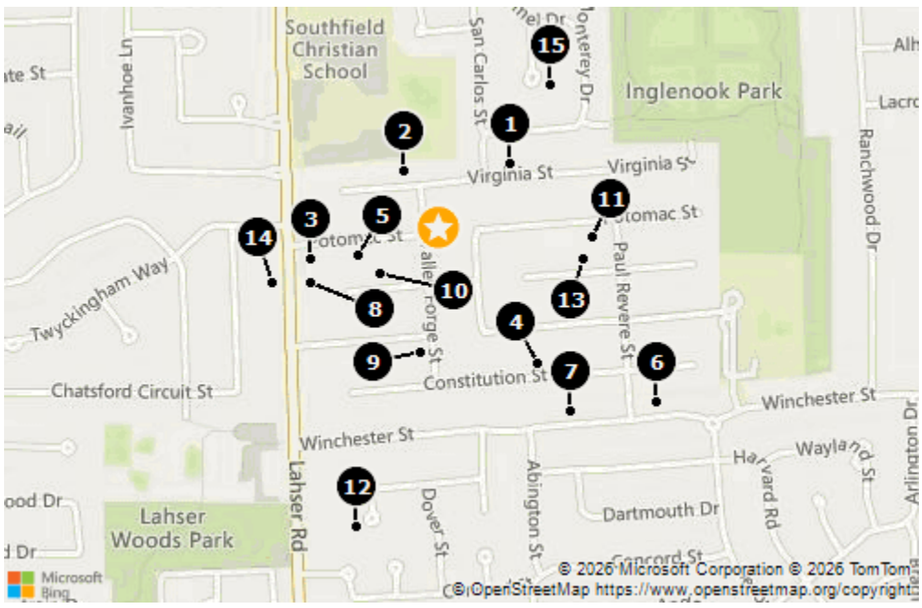
ICE SiteX Report

OrderID: 98207003

SiteX Property Information Report



Subject Property Location

28400 VALLEY FORGE ST, SOUTHFIELD, MI 48076-2380

County:	**OAKLAND MI**	Census Tract:	261251612.003007
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	76-24-15-154-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$324,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$291,600 - $356,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$35,080	Market Land Value:	$70,160	Tax Year:	2024
Assd Improvement:	$121,340	Market Improvment Value:	$242,680	Total Taxable Value:	$9,676
Total Assessed Value:	$156,420	Total Assessor Market Value:	$312,840	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 15 District: 76 Subdivision: MOUNT VERNON PLACE
Abbreviated Description: T1N,R10E,SEC 15 43 MOUNT VERNON PLACE LOT 43
City/Muni/Twp: SOUTHFIELD CITY

Property Characteristics

Lot Size:	10,193 SF	Bedrooms:	4	Pool:	
Building Area:	2183 SF	Baths:	2	Fireplace:	1
Year Built:	1964	Partial Baths:	2	Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
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:	08/13/2026	Sales Price:	N/A
Document #:	20260120661 BK-PG 57898-472	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/24/2025	Loan Amount:	N/A
Document #:	9792 BK-PG 59956-408	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 43 Subdivision: MOUNT VERNON PLACE
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	07/15/2022	Sales Price:	N/A
Document #:	414770 BK-PG 49552-726	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/27/2022	Sales Price:	$325,000
Document #:	404855 BK-PG 57898-470	Type of Sale:	Full Amount on Deed

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Contract Date: 06/03/2022
Document Type:
Legal Description:
Lot: 43 Subdivision: MOUNT VERNON PLACE Map Ref: LB 106 PG 36
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date: 06/03/2022 | Sales Price: $325,000
Document #: BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Section: 15 District: 76 Subdivision: MOUNT VERNON PLACE
Abbreviated Description: T1N,R10E,SEC 15 43 MOUNT VERNON PLACE LOT 43
City/Muni/Twp: SOUTHFIELD CITY

Prior Transfer

Recording Date: 08/02/2016 | Sales Price: N/A
Document #: 145173 BK-PG 46453-00332 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 07/06/2016 | Loan Amount: N/A
Document #: 128849 BK-PG 49552-00726 | Loan Type: New Conventional
TD Due Date: 07/01/2046 | Type Finance:
Legal Description:
Lot: 43 Subdivision: MOUNT VERNON PLACE
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date: 10/18/2013 | Sales Price: $120,000
Document #: 263516 BK-PG 46453-330 | Type of Sale: Full Amount on Deed
Contract Date: 10/04/2013
Document Type:
Legal Description:
Lot: 43 Subdivision: MOUNT VERNON PLACE Map Ref: LB106 PG36&37
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date: 06/13/2013 | Sales Price: N/A
Document #: 159086 BK-PG 34818-049 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 02/02/2011 | Sales Price: $188,331
Document #: 019464 BK-PG 42786-299 | Type of Sale: Full Amount on Deed
Contract Date: 01/25/2011
Document Type:
Legal Description:
Lot: 43 Subdivision: MOUNT VERNON PLACE Map Ref: LB106 PG36&37 Sec/Twnship/Range: S14T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date: 01/20/2011 | Sales Price: N/A
Document #: 012318 BK-PG 34818-049 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 09/25/2007 | Loan Amount: N/A
Document #: 208301 BK-PG 39603-756 | Loan Type: Stand Alone Second
TD Due Date: 08/07/2022 | Type Finance:
Legal Description:
Lot: 43 Subdivision: MOUNT VERNON PLACE
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date: 01/21/2005 | Loan Amount: N/A
Document #: 019718 BK-PG 34818-049 | Loan Type: Unknown
TD Due Date: 02/01/2035 | Type Finance:
Legal Description:
Lot: 43 Subdivision: MOUNT VERNON PLACE Sec/Twnship/Range: S14T01NR10E
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date: 01/30/2004 | Sales Price: $232,000
Document #: 057033 BK-PG 32058-124 | Type of Sale: Full Amount on Deed
Contract Date: 09/25/2003
Document Type:
Legal Description:
Lot: 43 Subdivision: MOUNT VERNON PLACE Map Ref: LB106 PG36&37
City/Muni/Twp: SOUTHFIELD

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$4,917,300	Median # of Bedrooms	4
Median Lot Size	9,714 SF	Median # of Baths	2
Median Living Area	2,187 SF	Median Year Built	1964
Price Range - 2 Yrs	$207,000 to $420,000	Age Range	57 years to 63 years
Median Value	$325,000	Median Age	62 years

Comparable Sales Data

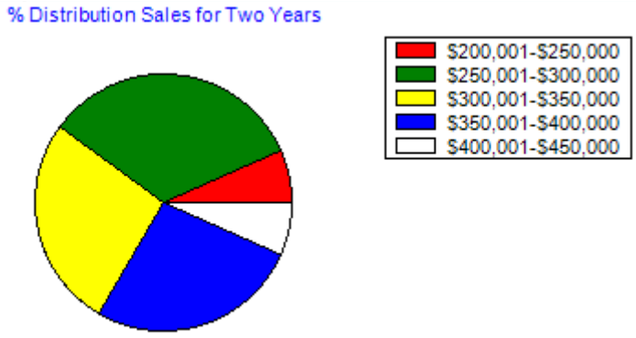
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**21450 VIRGINIA ST** **SOUTHFIELD, MI 48076-6006**	07/14/2026	$420,000	$168	2500	/4/3	1964	9,453 SF	
		APN: 76-24-15-176-002 Document #: 20260101921 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 143 Subdivision: MOUNT VERNON PLACE NO MapRef: LB 107 PG 27&28 Abbreviated Description: Lot:143 Subdivision:MOUNT VERNON PLACE NO Map Ref:LB 107 PG 27&28City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
2	.08Mi.	**21670 VIRGINIA ST** **SOUTHFIELD, MI 48076-2359**	07/02/2026	$294,900	$134	2187	/4/2	1964	9,017 SF	
		APN: 76-24-15-151-012 Document #: 20260095838 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: MOUNT VERNON PLACE SUBDIVISION MapRef: LB 106 PG 36&37 Abbreviated Description: Lot:28 Subdivision:MOUNT VERNON PLACE SUBDIVISION Map Ref:LB 106 PG 36&37City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
3	.16Mi.	**28330 LAHSER RD** **SOUTHFIELD, MI 48034-4758**	05/20/2026	$325,000	$132	2459	/4/2	1963	12,720 SF	
		APN: 76-24-15-152-001 Document #: 20260068327 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 123 Subdivision: MOUNT VERNON PLACE MapRef: LB 106 PG 36 Abbreviated Description: Lot:123 Subdivision:MOUNT VERNON PLACE Map Ref:LB 106 PG 36City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
4	.2Mi.	**21440 CONSTITUTION ST** **SOUTHFIELD, MI 48076-5517**	04/22/2026	$390,000	$148	2624	//2	1965	9,017 SF	
		APN: 76-24-15-179-015 Document #: 20260053666 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 241 Subdivision: MOUNT VERNON PLACE SUBDIVISION NO2 MapRef: LB 107 PG 27&28 Abbreviated Description: Lot:241 Subdivision:MOUNT VERNON PLACE SUBDIVISION NO2 Map Ref:LB 107 PG 27&28City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
5	.1Mi.	**21799 POTOMAC ST** **SOUTHFIELD, MI 48076-5579**	03/18/2026	$329,000	$212	1548	//1	1963	9,017 SF	
		APN: 76-24-15-152-011 Document #: 20260032960 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 119 Subdivision: MOUNT VERNON PLACE SUBDIVISION MapRef: LB 106 PG 36&37 Abbreviated Description: Lot:119 Subdivision:MOUNT VERNON PLACE SUBDIVISION Map Ref:LB 106 PG 36&37City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
6	.33Mi.	**21140 WINCHESTER ST** **SOUTHFIELD, MI 48076-5675**	10/28/2025	$359,400	$151	2378	/5/2	1967	9,888 SF	
		APN: 76-24-15-327-008 Document #: 137812 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 486 Subdivision: EVERGREEN GLEN SUBDIVISION NO 3 MapRef: LB 108 PG 18 Abbreviated Description: Lot:486 Subdivision:EVERGREEN GLEN SUBDIVISION NO 3 Map Ref:LB 108 PG 18City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
7	.27Mi.	**21330 WINCHESTER ST** **SOUTHFIELD, MI 48076-5677**	10/24/2025	$290,000	$152	1897	//2	1966	9,888 SF	
		APN: 76-24-15-326-015 Document #: 136068 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 134 Subdivision: EVERGREEN GLEN SUBDIVISION NO 2 MapRef: LB 105 PG 12 Abbreviated Description: Lot:134 Subdivision:EVERGREEN GLEN SUBDIVISION NO 2 Map Ref:LB 105 PG 12City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
8	.17Mi.	**28240 LAHSER RD** **SOUTHFIELD, MI 48034-4756**	10/14/2025	$295,000	$150	1954	//2	1966	10,106 SF	
		APN: 76-24-15-152-003 Document #: 130425 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 125 Subdivision: MOUNT VERNON PLACE SUBDIVISION MapRef: LB 106 PG 36&37 Abbreviated Description: Lot:125 Subdivision:MOUNT VERNON PLACE SUBDIVISION Map Ref:LB 106 PG 36&37City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
9	.15Mi.	**21669 INDEPENDENCE DR** **SOUTHFIELD, MI 48076-2351**	08/19/2025	$400,000	$120	3315	/5/3	1965	11,631 SF	
		APN: 76-24-15-153-013 Document #: 103062 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 79 Subdivision: MOUNT VERNON PLACE MapRef: LB 106 PG 36 Abbreviated Description: Lot:79 Subdivision:MOUNT VERNON PLACE Map Ref:LB 106 PG 36City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
10	.09Mi.	**21760 GLENMORRA ST** **SOUTHFIELD, MI 48076-5533**	07/28/2025	$332,500	$143	2318	/4/2	1963	9,017 SF	
		APN: 76-24-15-152-021 Document #: 91330 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 110 Subdivision: MOUNT VERNON PLACE Abbreviated Description: Lot:110 Subdivision:MOUNT VERNON PLACE City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
11	.18Mi.	**21275 POTOMAC ST** **SOUTHFIELD, MI 48076-2329**	07/15/2025	$325,000	$131	2474	/4/2	1963	9,017 SF	
		APN: 76-24-15-178-010 Document #: 84513 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 184 Subdivision: MOUNT VERNON PLACE SUBDIVISION NO 2 MapRef: LB 107 PG 27&28 Abbreviated Description: Lot:184 Subdivision:MOUNT VERNON PLACE SUBDIVISION NO 2 Map Ref:LB 107 PG 27&28City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
12	.37Mi.	**21900 HAMPSHIRE CT** **SOUTHFIELD, MI 48076-4800**	07/01/2025	$207,000	$94	2185	//2	1964	9,845 SF	
		APN: 76-24-15-303-005 Document #: 78498 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: PACIFIC GROVE SUBDIVISION Abbreviated Description: Lot:30 Subdivision:PACIFIC GROVE SUBDIVISION City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
13	.18Mi.	**21310 GLENMORRA ST**	06/23/2025	$297,000	$156	1898	//2	1964	9,017 SF	

ICE SiteX Report

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		SOUTHFIELD, MI 48076-6014								
	APN: 76-24-15-178-022 Document #: 75245 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 188 Subdivision: MOUNT VEMON PLACE NO 2 Abbreviated Description: Lot:188 Subdivision:MOUNT VEMON PLACE NO 2 City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD									
14	.21Mi.	**28263 LAHSER RD**	06/12/2025	$287,500	$154	1862	//1	1969	10,498 SF	
		SOUTHFIELD, MI 48034-4757								
	APN: 76-24-16-279-019 Document #: 71683 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Subdivision: TWYCKINGHAM VALLEY SUBDIVISION MapRef: LB 104 PG 4&5 Abbreviated Description: Lot:9&10 Subdivision:TWYCKINGHAM VALLEY SUBDIVISION Map Ref:LB 104 PG 4&5City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD									
15	.22Mi.	**28730 CARMEL CT**	05/30/2025	$365,000	$167	2185	/4/2	1963	9,714 SF	
		SOUTHFIELD, MI 48076-2302								
	APN: 76-24-15-127-026 Document #: 65874 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 500 Subdivision: BEVERLY WOODS SUBDIVISION NO 5 MapRef: LB 105 PG 26&27 Abbreviated Description: Lot:500 Subdivision:BEVERLY WOODS SUBDIVISION NO 5 Map Ref:LB 105 PG 26&27									

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.	**28400 VALLEY FORGE ST**	**06/03/2022**	$312,840	$156,420	2,183	/4/2	1964	10,193 SF	
.02Mi.	**28350 VALLEY FORGE ST**	**05/30/2007**	$310,100	$155,050	2,367	/4/2	1964	10,193 SF	
.02Mi.	**28430 VALLEY FORGE ST**	**01/13/2013**	$301,380	$150,690	2,172	/4/2	1964	10,324 SF	
.02Mi.	**28395 SHENANDOAH ST**	**09/17/2002**	$304,100	$152,050	2,178	//2	1965	12,153 SF	
.03Mi.	**28315 SHENANDOAH ST**	**06/10/2010**	$300,940	$150,470	2,172	//2	1965	9,540 SF	
.03Mi.	**28300 VALLEY FORGE ST**	**03/30/1989**	$307,240	$153,620	2,210	/4/2	1964	10,324 SF	
.03Mi.	**21670 POTOMAC ST**		$293,940	$146,970	2,147	//2	1963	10,803 SF	
.03Mi.	**21540 POTOMAC ST**	**08/21/1991**	$397,460	$198,730	3,362	/5/3	1964	12,153 SF	
.04Mi.	**21599 VIRGINIA ST**	**12/05/2024**	$327,200	$163,600	2,172	/4/3	1965	11,631 SF	
.04Mi.	**21569 VIRGINIA ST**	**11/11/1991**	$281,700	$140,850	2,018	/4/2	1963	9,017 SF	
.04Mi.	**28275 SHENANDOAH ST**	**12/18/2023**	$331,500	$165,750	2,445	/4/2	1966	9,670 SF	
.04Mi.	**21669 POTOMAC ST**	**01/19/2006**	$295,680	$147,840	2,156	//2	1963	11,631 SF	
.04Mi.	**21549 VIRGINIA ST**	**10/09/2014**	$316,720	$158,360	2,494	//2	1964	9,017 SF	
.05Mi.	**21669 VIRGINIA ST**	**07/05/1989**	$347,760	$173,880	2,853	/4/2	1963	12,415 SF	
.05Mi.	**21700 POTOMAC ST**	**04/10/1991**	$293,400	$146,700	2,161	/4/2	1963	9,017 SF	
.05Mi.	**21600 GLENMORRA ST**	**07/28/2016**	$321,260	$160,630	2,369	//2	1965	12,110 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	46.0 years old	Households:	10,801
Median Household Income:	$87,845	Households w/Family:	60%
Household Income Per Capita:	$45,442	Households w/Family Married:	39%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	21%

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

ICE SiteX Report

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0.92Mi. **Birney K-8 School** D- Public KG - 8
Number of Students: 452
Student-Teacher Ratio: 13.95

Flood Report

The Subject Property of **28400 VALLEY FORGE ST, SOUTHFIELD, MI 48076-2380** 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	115%	HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	62%	NOTABLY LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	72%	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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