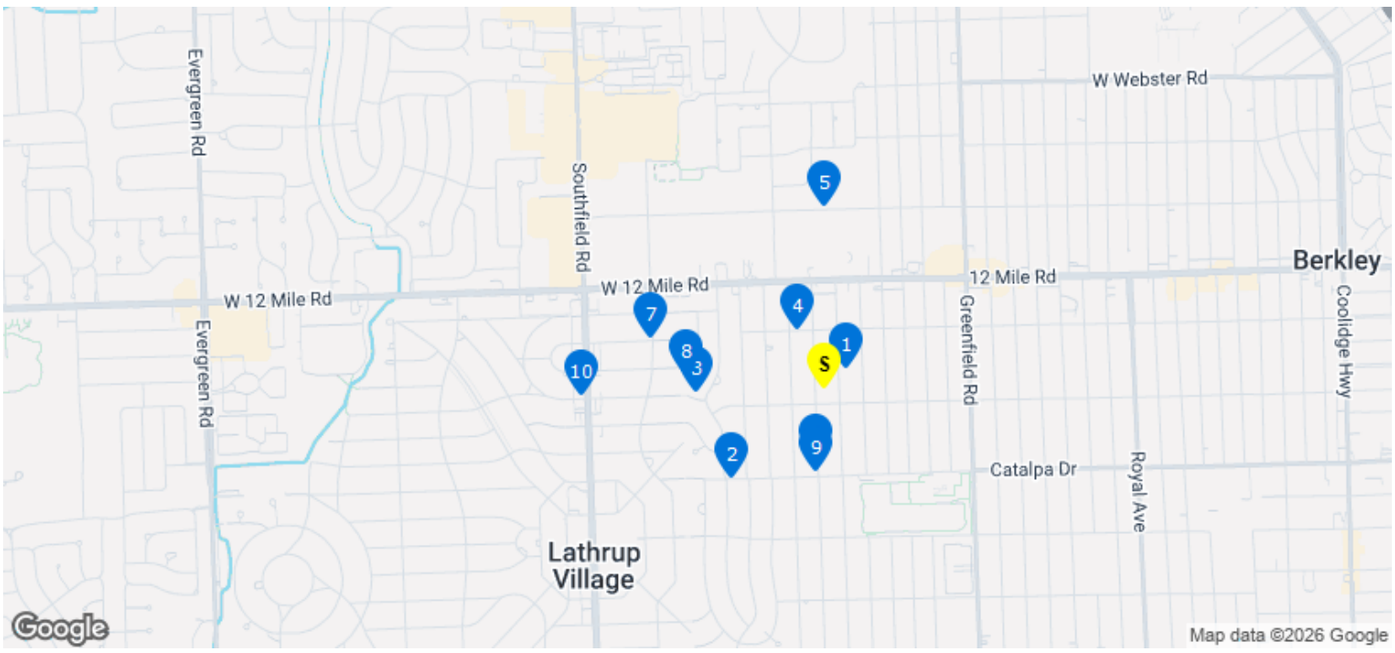
ICE SiteX Report

OrderID: 98798848

SiteX Property Information Report



Subject Property Location

28485 SUTHERLAND ST, SOUTHFIELD, MI 48076-2940

County:	**OAKLAND MI**	Census Tract:	1613.00
Property Use:	Single Family Residential	Zoning:	R-A
Parcel Number:	76-24-13-207-021	Thomas Bros Pg-Grid:	

Valuation

Value:	**$297,000**	FSD:	16	Common Confidence Score:	50
Value Range:	$249,480 - $344,520	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$24,380	Market Land Value:	$48,760	Tax Year:	2025
Assd Improvement:	$115,250	Market Improvment Value:	$230,500	Total Taxable Value:	$7,072
Total Assessed Value:	$139,630	Total Assessor Market Value:	$279,260	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 299-300 District: 76 Subdivision: BONNIE ACRES SUBN

Abbreviated Description:	T1N,R10E,SEC 13 300A BONNIE ACRES SUBN NO. 1 S 29 FT OF LOT 299 & N 38 FT OF LOT 300
City/Muni/Twp:	SOUTHFIELD CITY

Property Characteristics

Lot Size:	9,365 SF	Bedrooms:	4	Pool:	
Building Area:	2191 SF	Baths:	2	Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:	Colonial	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/09/2025	Sales Price:	$194,413
Document #:	111119 BK-PG 54602-283	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/10/2025	Loan Amount:	N/A
Document #:	26015 BK-PG 60043-296	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/28/2025		
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:

Subdivision: BONNIE ACRES SUBDIVISION NO 1 Map Ref: 0
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	01/31/2024	Loan Amount:	N/A
Document #:	10583 BK-PG 59143-517	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/19/2024		
TD Due Date:	08/01/2050	Type Finance:	

ICE SiteX Report

OrderID: 98798848

Legal Description:
Subdivision: BONNIE ACRES SUBDIVISION NO 1 Map Ref: 0
Abbreviated Description: PORTION LOTS299&300
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	05/09/2023	Loan Amount:	N/A
Document #:	51167 BK-PG 58593-195	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/10/2023		
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Subdivision: RONNIE ACRES SUBDIVISION NO 1 Map Ref: 0
Abbreviated Description: PORTION LOTS299&300
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	08/27/2020	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	172458 BK-PG 54730-307	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/13/2020		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: BOONE ACRES SUBDIVISION NO 1 Map Ref: LB 29 PG 21
Abbreviated Description: PORTION LOT300
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	08/04/2020	Loan Amount:	N/A
Document #:	152791 BK-PG 54602-283	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/13/2020		
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Subdivision: BONNIE ACRES SUBDIVISION NO 1 Map Ref: 0
Abbreviated Description: PORTION LOTS299&300
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	07/17/2020	Sales Price:	$198,000
Document #:	139503 BK-PG 54516-471	Type of Sale:	Arms-Length Transfer
Contract Date:	07/13/2020		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: BONNIE ACRES SUBDIVISION NO 1 Map Ref: LB 29 PG 21
Abbreviated Description: PORTION LOTS299&300
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	09/18/2018	Sales Price:	$109,000
Document #:	152894 BK-PG 52189-00471	Type of Sale:	Distressed Sale
Contract Date:	09/11/2018		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: BONNIE ACRES SUBDIVISION NO 1 Map Ref: LB 29 PG 21
Abbreviated Description: SOUTHERLY29FT LOT299&NLY38FT LOT300
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	09/18/2018	Sales Price:	$75,000
Document #:	152857 BK-PG 52189-00321	Type of Sale:	Lender Owned
Contract Date:	09/11/2018		
Document Type:	Deed		

Legal Description:
Lot: MP Map Ref: LB 29 PG 21
Abbreviated Description: SOUTH29FT LOT299 N38FT LOT300
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	09/14/2018	Sales Price:	N/A
Document #:	151386 BK-PG 52182-00307	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/13/2018		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: BONNIE ACRES SUBDIVISION NO 1 Map Ref: LB 29 PG 21
Abbreviated Description: SOUTHERLY29FT LOT299&NLY38FT LOT300
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	09/20/2012	Sales Price:	$74,023
Document #:	204577 BK-PG 40801-628	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	01/06/2009	Loan Amount:	N/A
Document #:	001664 BK-PG 40801-628	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/04/2008		
TD Due Date:	01/01/2039	Type Finance:	

Legal Description:
Subdivision: BONNIE ACRES SUBDIVISION #1 Map Ref: 0
City/Muni/Twp: SOUTHFIELD

ICE SiteX Report

OrderID: 98798848

Prior Transfer

Recording Date:	12/16/2008	Sales Price:	$75,000
Document #:	214907 BK-PG 40773-708	Type of Sale:	Arms-Length Transfer
Contract Date:	12/03/2008		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: BONNIE ACRES SUBDIVISION #1 Map Ref: LB29 PG21
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	11/16/2007	Sales Price:	N/A
Document #:	241309 BK-PG 39767-015	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: BONNIE ACRES SUBDIVISION #1 Map Ref: LB29 PG21
Abbreviated Description: SOUTH29 FT LOT299 & N38 FT LOT300
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	06/26/2007	Sales Price:	$132,102
Document #:	143155 BK-PG 39285-565	Type of Sale:	Distressed Sale
Contract Date:	06/12/2007		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: BONNIE ACRES SUBDIVISION #1 Map Ref: LB29 PG21
Abbreviated Description: SOUTH29 FT LOT299 & N38 FT LOT300
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	01/03/2005	Loan Amount:	N/A
Document #:	000393 BK-PG 34692-806	Loan Type:	Unknown Loan Type
Contract Date:	11/26/2004		
TD Due Date:		Type Finance:	ADJ

Legal Description:
Subdivision: BONNIE ACRES SUBDIVISION #1 Map Ref: 0
Abbreviated Description: SOUTH29 FT LOT299 & E38 FT LOT300
City/Muni/Twp: SOUTHFIELD

Area Sales Analysis

Total Area Sales	$2,877,900	Median # of Bedrooms	4
Median Lot Size	11,195 SF	Median # of Baths	2
Median Living Area	1,761 SF	Median Year Built	1956
Price Range - 2 Yrs	$225,000 to $412,000	Age Range	58 years to 76 years
Median Value	$273,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**28521 SUTHERLAND ST** **SOUTHFIELD, MI 48076-7343**	10/08/2026	$250,000	$179	1396	/3/1	1956	9,365 SF	
		APN: 76-24-13-207-018 Document #: 20260149307 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 297 Subdivision: BONNIE ACRES SUBDIVISION NO 1 MapRef: LB 29 PG 21 Abbreviated Description: Lot:297 Subdivision:BONNIE ACRES SUBDIVISION NO 1 Map Ref:LB 29 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
2	.14Mi.	**28304 GLASGOW ST** **SOUTHFIELD, MI 48076-7302**	09/04/2026	$290,000	$266	1089	//1	1953	11,195 SF	
		APN: 76-24-13-180-002 Document #: 20260132127 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 377 Subdivision: BONNIE ACRES SUBDIVISION NO 1 MapRef: LB 29 PG 21 Abbreviated Description: Lot:377 Subdivision:BONNIE ACRES SUBDIVISION NO 1 Map Ref:LB 29 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
3	.17Mi.	**28111 SELKIRK ST** **SOUTHFIELD, MI 48076-7131**	07/24/2026	$234,000	$226	1036	/3/1	1956	8,407 SF	
		APN: 76-24-13-254-016 Document #: 20260111169 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 198&199 Subdivision: BONNIE ACRES SUBDIVISION NUMBER 1 MapRef: LB 29 PG 21 Abbreviated Description: Lot:198&199 Subdivision:BONNIE ACRES SUBDIVISION NUMBER 1 Map Ref:LB 29 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
4	.19Mi.	**28095 SELKIRK ST** **SOUTHFIELD, MI 48076-3056**	09/28/2026	$195,000	$188	1036	//1	1956	8,407 SF	
		APN: 76-24-13-254-018 Document #: 20260142751 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 200 Subdivision: BONNIE ACRES SUBDIVISION NO 1 MapRef: LB 29 PG 21 Abbreviated Description: Lot:200 Subdivision:BONNIE ACRES SUBDIVISION NO 1 Map Ref:LB 29 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
5	.2Mi.	**28405 STUART AVE** **SOUTHFIELD, MI 48076-2933**	08/10/2026	$205,000	$174	1180	//1	1956	11,021 SF	
		APN: 76-24-13-130-053 Document #: 20260118722 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 101 Subdivision: BONNIE ACRES SUBDIVISION NO 1 MapRef: LB 29 PG 21 Abbreviated Description: Lot:101 Subdivision:BONNIE ACRES SUBDIVISION NO 1 Map Ref:LB 29 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
6	.22Mi.	**28444 EVERETT ST** **SOUTHFIELD, MI 48076-3024**	10/01/2026	$140,000	$194	720	/2/1	1954	5,053 SF	
		APN: 76-24-13-232-016 Document #: 20260145643 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 95&96 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:95&96 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4Abbreviated Description:NORTH35FT LOT95&S10FT LOT96 City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
7	.22Mi.	**28715 EVERETT ST**	09/18/2026	$222,000	$216	1029	/3/1	1948	5,053 SF	

ICE SiteX Report

OrderID: 98798848

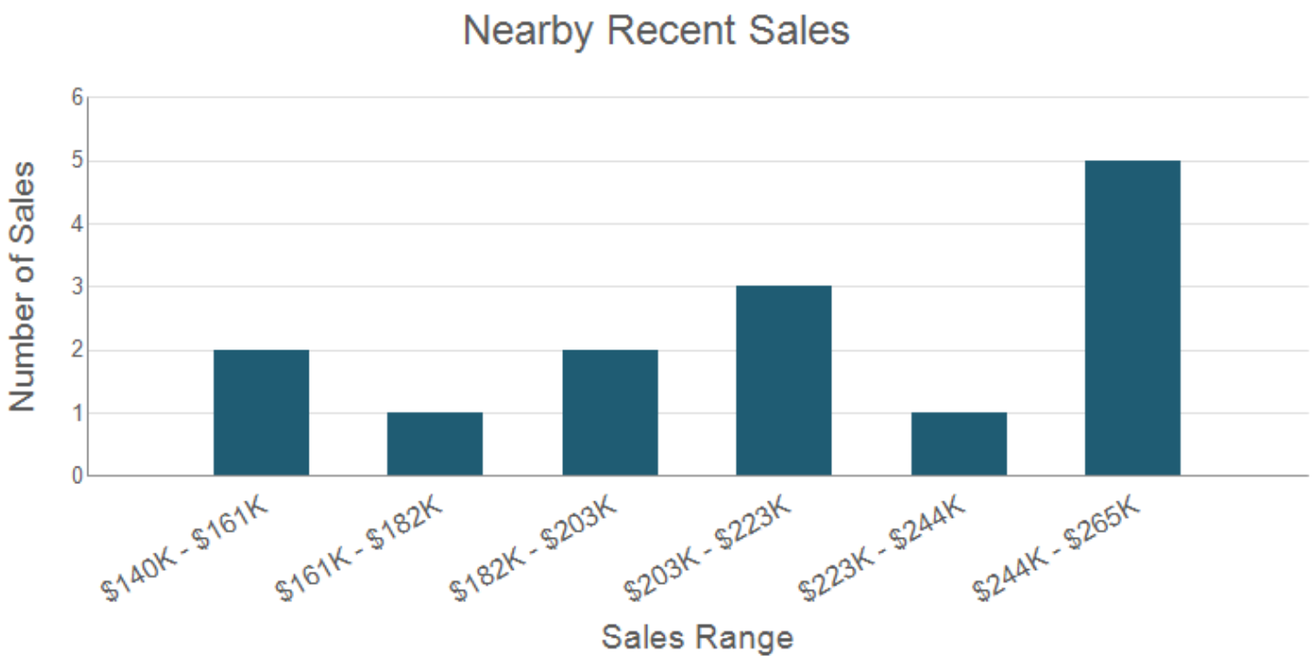
		SOUTHFIELD, MI 48076-3025							
	APN: 76-24-13-226-009 Document #: 20260138666 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:15 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
8	.22Mi.	**28701 STUART AVE** **SOUTHFIELD, MI 48076-2953**	08/27/2026	$189,900	$183	1036	//1	1957	8,146 SF
	APN: 76-24-13-130-040 Document #: 20260128163 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 89 Subdivision: BONNIE ACRES SUBDIVISION NO 1 MapRef: LB 29 PG 21 Abbreviated Description: Subdivision:BONNIE ACRES SUBDIVISION NO 1 Map Ref:LB 29 PG 21Abbreviated Description:SOUTH30FT LOT89 City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
9	.24Mi.	**28457 FAIRFAX ST** **SOUTHFIELD, MI 48076-3029**	06/24/2026	$180,000	$197	913	/3/1	1925	8,973 SF
	APN: 76-24-13-232-042 Document #: 20260090195 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 162&163 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:162&163 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
10	.25Mi.	**28286 RED LEAF LN** **SOUTHFIELD, MI 48076-2921**	09/28/2026	$250,000	$195	1284	/3/1	1954	7,405 SF
	APN: 76-24-13-178-002 Document #: 20260142713 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 150 Subdivision: CANTERBURY GARDENS MapRef: LB 68 PG 28&29 Abbreviated Description: Lot:150 Subdivision:CANTERBURY GARDENS Map Ref:LB 68 PG 28&29City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
11	.27Mi.	**28050 STUART AVE** **SOUTHFIELD, MI 48076-2932**	07/17/2026	$170,000	$164	1036	/3/1	1957	8,407 SF
	APN: 76-24-13-179-011 Document #: 20260106857 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 423&424 Subdivision: BONNIE ACRES SUBDIVISION NO 1 MapRef: LB 29 PG 21 Abbreviated Description: Lot:423&424 Subdivision:BONNIE ACRES SUBDIVISION NO 1 Map Ref:LB 29 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
12	.29Mi.	**28051 STUART AVE** **SOUTHFIELD, MI 48076-2931**	10/27/2026	$217,000	$151	1441	//1	1956	8,494 SF
	APN: 76-24-13-178-026 Document #: 20260157217 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 110&111 Subdivision: BONNIE ACRES SUBDIVISION NO 1 MapRef: LB 29 PG 21 Abbreviated Description: Lot:110&111 Subdivision:BONNIE ACRES SUBDIVISION NO 1 Map Ref:LB 29 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
13	.3Mi.	**28148 FAIRFAX ST** **SOUTHFIELD, MI 48076-7106**	08/31/2026	$145,000	$153	945	/3/1	1956	5,619 SF
	APN: 76-24-13-278-004 Document #: 20260130064 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 215 Subdivision: FREDERICK B GRAYS SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:215 Subdivision:FREDERICK B GRAYS SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
14	.32Mi.	**28135 MARSHALL ST** **SOUTHFIELD, MI 48076-7122**	09/14/2026	$287,000	$228	1260	/4/2	1946	10,846 SF
	APN: 76-24-13-278-038 Document #: 20260136134 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 303-305 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:303-305 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
15	.33Mi.	**28043 RED LEAF LN** **SOUTHFIELD, MI 48076-2927**	09/11/2026	$259,900	$161	1617	//2	1954	8,146 SF
	APN: 76-24-13-177-015 Document #: 20260135396 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: CANTERBURY GARDENS MapRef: LB 68 PG 28&29 Abbreviated Description: Lot:8 Subdivision:CANTERBURY GARDENS Map Ref:LB 68 PG 28&29City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
16	.34Mi.	**17256 ROSELAND BLVD** **SOUTHFIELD, MI 48076-2823**	08/17/2026	$270,000	$268	1008	//1	1954	7,667 SF
	APN: 76-24-13-126-011 Document #: 20260122358 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 106 Subdivision: CANTERBURY GARDENS MapRef: LB 68 PG 28&29 Abbreviated Description: Lot:106 Subdivision:CANTERBURY GARDENS Map Ref:LB 68 PG 28&29City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
17	.34Mi.	**27726 LEXINGTON PKWY** **SOUTHFIELD, MI 48076-7405**	06/29/2026	$249,900	$263	950	/3/1	1954	7,492 SF
	APN: 76-24-13-329-003 Document #: 20260094163 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 118 Subdivision: CAMBRIDGE VILLAGE SUBDIVISION MapRef: LB 65 PG 26 Abbreviated Description: Lot:118 Subdivision:CAMBRIDGE VILLAGE SUBDIVISION Map Ref:LB 65 PG 26City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
18	.36Mi.	**27700 LEXINGTON PKWY** **SOUTHFIELD, MI 48076-7405**	07/30/2026	$265,000	$259	1023	/3/1	1954	7,492 SF
	APN: 76-24-13-329-005 Document #: 20260114530 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 116 Subdivision: CAMBRIDGE VILLAGE MapRef: LB 65 PG 25-27 Abbreviated Description: Lot:116 Subdivision:CAMBRIDGE VILLAGE Map Ref:LB 65 PG 25-27City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
19	.36Mi.	**28022 FAIRFAX ST** **SOUTHFIELD, MI 48076-3028**	06/25/2026	$199,000	$211	945	//1	1956	6,708 SF
	APN: 76-24-13-278-016 Document #: 20260091867 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 201 Subdivision: FREDERICK B GRAYS SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:201 Subdivision:FREDERICK B GRAYS SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
20	.38Mi.	**28466 BRENTWOOD ST** **SOUTHFIELD, MI 48076-3004**	07/28/2026	$185,100	$163	1133	//1	1948	7,492 SF
	APN: 76-24-13-235-012 Document #: 20260112666 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98798848

Legal: Lot: 481-483 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:481-483 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

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.	**28485 SUTHERLAND ST**	**07/13/2020**	$279,260	$139,630	2,191	/4/2	1956	9,365 SF	
.01Mi.	**28479 SUTHERLAND ST**	**09/29/2021**	$182,540	$91,270	1,036	/3/1	1956	9,365 SF	
.01Mi.	**28491 SUTHERLAND ST**	**04/15/2021**	$254,060	$127,030	1,498	//2	1956	9,365 SF	
.03Mi.	**28501 SUTHERLAND ST**	**06/14/1999**	$189,380	$94,690	1,036	/3/1	1956	9,365 SF	
.03Mi.	**28463 SUTHERLAND ST**	**04/03/2026**	$185,640	$92,820	1,036	//1	1956	9,365 SF	
.03Mi.	**28486 PIERCE ST**	**09/26/1994**	$248,500	$124,250	1,298	/3/1	1971	9,104 SF	
.03Mi.	**28492 PIERCE ST**	**08/15/2022**	$227,560	$113,780	1,025	/3/1	1970	9,104 SF	
.03Mi.	**28480 PIERCE ST**	**08/26/2022**	$225,580	$112,790	1,128	/3/1	1970	9,104 SF	
.04Mi.	**28502 PIERCE ST**		$265,940	$132,970	1,337	//1	1970	9,104 SF	
.04Mi.	**28480 SUTHERLAND ST**	**01/25/2024**	$220,340	$110,170	1,426	//2	1956	9,104 SF	
.04Mi.	**28492 SUTHERLAND ST**	**12/10/2012**	$176,000	$88,000	1,036	//1	1956	9,104 SF	
.04Mi.	**28464 PIERCE ST**	**09/28/1992**	$215,940	$107,970	1,140	/3/1	1970	9,104 SF	
.04Mi.	**28521 SUTHERLAND ST**	**01/28/2026**	$242,180	$121,090	1,396	/3/1	1956	9,365 SF	
.04Mi.	**28445 SUTHERLAND ST**	**06/05/1995**	$208,920	$104,460	1,404	/3/1	1956	9,540 SF	
.04Mi.	**28468 SUTHERLAND ST**	**09/15/2003**	$191,660	$95,830	1,036	/3/1	1956	9,104 SF	
.04Mi.	**28500 SUTHERLAND ST**	**05/31/2002**	$225,100	$112,550	1,292	/4/2	1960	11,195 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
1.20Mi.	**Thompson K-8 International Academy**	D	Public	KG - 8

Number of Students: 544
Student-Teacher Ratio: 15.72

ICE SiteX Report

OrderID: 98798848

0.49Mi.	**Vandenberg World Cultures Academy**	C-	Public	KG - 5

Number of Students: NA
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **28485 SUTHERLAND ST, SOUTHFIELD, MI 48076-2940** 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

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