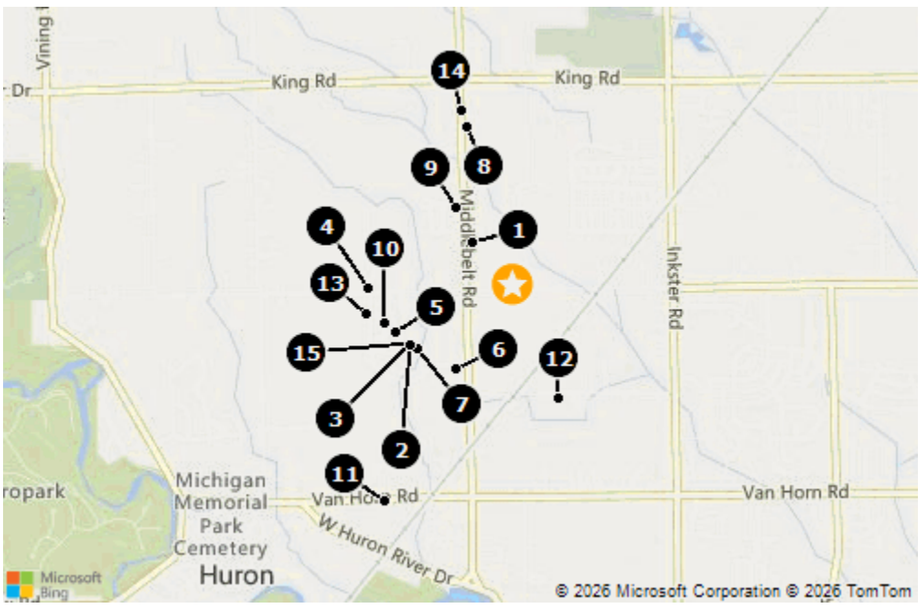
ICE SiteX Report

OrderID: 98472006

SiteX Property Information Report



Subject Property Location

28810 WEST RD, NEW BOSTON, MI 48164-9477

County:	**WAYNE MI**	Census Tract:	261635905.004022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	75 051 99 0013 702	Thomas Bros Pg-Grid:	

Valuation

Value:	**$708,000**	FSD:	19	Common Confidence Score:	40
Value Range:	$573,480 - $842,520	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82340
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$7,847
Total Assessed Value:	$308,900	Total Assessor Market Value:	$617,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 13 District: 75 Sec/Twnship/Range: SEC 13 TWN 04S RNG 09E

Abbreviated Description:	*13AA1B* PT OF THE SW 1/4 SEC 13 T4S R9E DESC AS BEG N 89D 49M 45S E 1019.57 FT FROM THE SW COR OF SAID SEC 13 - - TH N 00D
City/Muni/Twp:	HURON TWP

Property Characteristics

Lot Size:	1.520 AC	Bedrooms:		Pool:	
Building Area:	3206 SF	Baths:	2	Fireplace:	1
Year Built:	2002	Partial Baths:	1	Type Const:	
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	3	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/22/2010	Sales Price:	$394,250
Document #:	2010068545 BK-PG 44711-1828	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/03/2006	Sales Price:	N/A
Document #:	206350648 BK-PG 42858-0006	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/26/2006	Sales Price:	N/A
Document #:	206303904 BK-PG 42049-0588	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/17/2006	Loan Amount:	N/A
Document #:	206283576 BK-PG 44711-1828	Loan Type:	Unknown
TD Due Date:	05/01/2036	Type Finance:	ADJ

ICE SiteX Report

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Legal Description:
Sec/Twnship/Range: PART SW4 S13T04SR09E
City/Muni/Twp: HURON

Prior Transfer

Recording Date:	07/28/2005	Sales Price:	N/A
Document #:	205350075 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/09/2005	Loan Amount:	N/A
Document #:	205273149 BK-PG 42858-0006	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: PART SW4 S13T04SR09E
City/Muni/Twp: HURON

Mortgage Record

Recording Date:	05/03/2005	Loan Amount:	N/A
Document #:	205227008 BK-PG 42614-0871	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: PART SW4 S13T04SR09E
City/Muni/Twp: HURON

Prior Transfer

Recording Date:	04/08/2005	Sales Price:	N/A
Document #:	205158580 BK-PG 40469-0634	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/25/2005	Loan Amount:	N/A
Document #:	205053746 BK-PG 42049-0588	Loan Type:	Unknown
TD Due Date:	02/01/2035	Type Finance:	

Legal Description:
Sec/Twnship/Range: PART SW4 S13T04SR09E

Mortgage Record

Recording Date:	04/22/2004	Loan Amount:	N/A
Document #:	204256083 BK-PG 40469-0634	Loan Type:	Building or Construction Loan
TD Due Date:	02/01/2005	Type Finance:	

Legal Description:
Sec/Twnship/Range: PART SW4 S13T04SR09E
City/Muni/Twp: HURON

Prior Transfer

Recording Date:	11/06/2003	Sales Price:	N/A
Document #:	204031881 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 13 District: 75 Sec/Twnship/Range: SEC 13 TWN 04S RNG 09E
Abbreviated Description: *13AA1B* PT OF THE SW 1/4 SEC 13 T4S R9E DESC AS BEG N 89D 49M 45S E 1019.57 FT FROM THE SW COR OF SAID SEC 13 - - TH N 00D
City/Muni/Twp: HURON TWP

Prior Transfer

Recording Date:	05/02/2003	Sales Price:	N/A
Document #:	203323933 BK-PG 38255-0487	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/27/2003		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S13T04SR09E
Abbreviated Description: EAST300 FT E4 AC S2 S2 SW4 SW4 EXC E100 FT THEREOF
City/Muni/Twp: NEW BOSTON

Area Sales Analysis

Total Area Sales	$4,526,600	Median # of Bedrooms	
Median Lot Size	10,454 SF	Median # of Baths	2
Median Living Area	1,445 SF	Median Year Built	2001
Price Range - 2 Yrs	$60,000 to $450,000	Age Range	21 years to 96 years
Median Value	$300,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**22349 MIDDLEBELT RD** **NEW BOSTON, MI 48164-9711**	06/26/2026	$420,000	$185	2268	//2	1930	37,897 SF	
		APN: 75 051 99 0004 706 Document #: 2026214384 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 0004 Section: 13 Sec/Twnship/Range: N2N2SW4SW4 S13T04SR09E Abbreviated Description: Lot:0004 Section:13 Sec/Twnship/Range:N2N2SW4SW4 S13T04SR09E City/Muni/Twp:HURON City/Muni/Twp: HURON								
2	.61Mi.	**23714 N PARK DR** **NEW BOSTON, MI 48164-7814**	05/01/2026	$300,000	$205	1461	//2	2002	4,792 SF	
		APN: 75 089 03 0024 000 Document #: 2026170036 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Subdivision: TRAIL CREEK CONDOMINIUM Legal Unit: 24 MapRef: LB 34460 PG 35-109 Abbreviated Description: Subdivision:TRAIL CREEK CONDOMINIUM Legal Unit:24 Map Ref:LB 34460 PG 35-109Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 617 City/Muni/Twp:HURON City/Muni/Twp: HURON

3	.6Mi.	**23739 N PARK DR** **NEW BOSTON, MI 48164-7813**	04/27/2026	$254,900	$176	1445	/3/2	2002	4,792 SF

APN: 75 089 03 0051 000 Document #: 2026165957
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: TRAIL CREEK CONDOMINIUM Legal Unit: 51 MapRef: LB 34460 PG 35-102 Abbreviated Description: Subdivision:TRAIL CREEK CONDOMINIUM Legal Unit:51 Map Ref:LB 34460 PG 35-102Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 617 City/Muni/Twp:HURON City/Muni/Twp: HURON

4	.78Mi.	**30456 WEST RD** **NEW BOSTON, MI 48164-9472**	03/06/2026	$300,000	$238	1256	//1	1955	87,556 SF

APN: 75 055 99 0027 000 Document #: 2026102980
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SW4 S14T Abbreviated Description: Sec/Twnship/Range:SE4SW4 S14T City/Muni/Twp:HURON TOWNSHIP City/Muni/Twp: HURON TOWNSHIP

5	.61Mi.	**23188 WATERVIEW DR** **NEW BOSTON, MI 48164-7808**	02/19/2026	$429,900	$210	2044	/4/2		9,583 SF

APN: 75 089 05 0080 000 Document #: 2026051184
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: TRAIL CREEK HEIGHTS CONDOMINIUM Legal Unit: 80 MapRef: LB 33923 PG 219 Abbreviated Description: Subdivision:TRAIL CREEK HEIGHTS CONDOMINIUM Legal Unit:80 Map Ref:LB 33923 PG 219Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 605 City/Muni/Twp:HURON City/Muni/Twp: HURON

6	.49Mi.	**29581 TRAIL CREEK DR** **NEW BOSTON, MI 48164-7801**	02/09/2026	$230,000	$168	1362	//2	2003	4,792 SF

APN: 75 089 04 0008 000 Document #: 2026044251
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: TRAIL CREEK BOULEVARD CONDOMINIUM Legal Unit: 8 MapRef: LB 36006 PG 248-316 Abbreviated Description: Subdivision:TRAIL CREEK BOULEVARD CONDOMINIUM Legal Unit:8 Map Ref:LB 36006 PG 248-316Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 656 City/Muni/Twp:HURON City/Muni/Twp: HURON

7	.55Mi.	**23605 N PARK DR** **NEW BOSTON, MI 48164-7816**	01/29/2026	$295,000	$204	1441	//2	2001	4,792 SF

APN: 75 089 03 0058 000 Document #: 2026037185
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: TRAIL CREEK CONDOMINIUM Legal Unit: 58 MapRef: LB 34460 PG 35 Abbreviated Description: Subdivision:TRAIL CREEK CONDOMINIUM Legal Unit:58 Map Ref:LB 34460 PG 35Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 617 City/Muni/Twp:HURON City/Muni/Twp: HURON

8	.84Mi.	**21115 MIDDLEBELT RD** **NEW BOSTON, MI 48164-9482**	12/11/2025	$160,000	$181	882	//1	1932	212,138 SF

APN: 75 050 99 0012 000 Document #: 2026007429
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2N2S2NW4NW4 S13T04SR09E Abbreviated Description: Sec/Twnship/Range:N2N2S2NW4NW4 S13T04SR09E City/Muni/Twp:HURON City/Muni/Twp: HURON

9	.44Mi.	**22293 GEORGIA PINE DR** **NEW BOSTON, MI 48164-3400**	11/06/2025	$323,000	$205	1575	//2	2005	16,117 SF

APN: 75 056 01 0080 000 Document #: 2025303749
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE PINEGROVES Legal Unit: 80 MapRef: MB 44465 PG 159-225 Abbreviated Description: Subdivision:THE PINEGROVES Legal Unit:80 Map Ref:MB 44465 PG 159-225City/Muni/Twp:HURON City/Muni/Twp: HURON

10	.62Mi.	**23036 WATERVIEW DR** **NEW BOSTON, MI 48164-7808**	11/06/2025	$409,900	$265	1541	/3/2		10,454 SF

APN: 75 089 05 0068 000 Document #: 2025303516
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: TRAIL CREEK HEIGHTS CONDOMINIUM Legal Unit: 68 MapRef: LB 33923 PG 219 Abbreviated Description: Subdivision:TRAIL CREEK HEIGHTS CONDOMINIUM Legal Unit:68 Map Ref:LB 33923 PG 219City/Muni/Twp:HURON City/Muni/Twp: HURON

11	1.28Mi.	**30251 VAN HORN RD** **NEW BOSTON, MI 48164-9499**	11/05/2025	$275,000	$268	1024	//1	1948	167,271 SF

APN: 75 102 99 0017 000 Document #: 2025302958
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2 S26T04SR09E Abbreviated Description: Sec/Twnship/Range:N2 S26T04SR09E City/Muni/Twp:HURON City/Muni/Twp: HURON

12	.69Mi.	**29011 GRIX RD** **NEW BOSTON, MI 48164-9495**	11/04/2025	$60,000	$71	840	//1	1948	89,734 SF

APN: 75 095 99 0023 000 Document #: 2025302290
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2SW4 S24T04SR09E Abbreviated Description: Sec/Twnship/Range:N2SW4 S24T04SR09E City/Muni/Twp:HURON City/Muni/Twp: HURON

13	.71Mi.	**23196 W CREEK DR** **NEW BOSTON, MI 48164-7827**	11/03/2025	$450,000	$236	1905	//2	2001	8,712 SF

APN: 75 089 05 0007 000 Document #: 2025300786
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: TRAIL CREEK HEIGHTS CONDOMINIUM Legal Unit: 7 MapRef: LB 33923 PG 219 Abbreviated Description: Subdivision:TRAIL CREEK HEIGHTS CONDOMINIUM Legal Unit:7 Map Ref:LB 33923 PG 219Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 605 City/Muni/Twp:HURON City/Muni/Twp: HURON

14	.88Mi.	**21128 MIDDLEBELT RD** **NEW BOSTON, MI 48164-9484**	11/03/2025	$329,000	$210	1564	//1	1935	66,647 SF

APN: 75 053 99 0007 000 Document #: 2025300998
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S14T04SR09E Abbreviated Description: Sec/Twnship/Range:NE4 S14T04SR09E City/Muni/Twp:HURON City/Muni/Twp: HURON

15	.51Mi.	**23309 N PARK DR** **NEW BOSTON, MI 48164-7817**	10/22/2025	$289,900	$203	1428	//2	2003	4,792 SF

APN: 75 089 03 0061 000 Document #: 2025292955
Document Type: Price Code: D

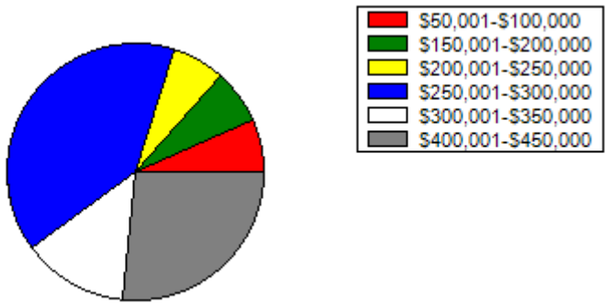
ICE SiteX Report

OrderID: 98472006

Land Use: Single Family Residential
Legal: Subdivision: TRAIL CREEK CONDOMINIUM Legal Unit: 61 MapRef: LB 34460 PG 35-109 Abbreviated Description: Subdivision:TRAIL CREEK CONDOMINIUM Map Ref:LB 34460 PG 35-109Abbreviated Description:CONDO NAME: WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO 617 City/Muni/Twp:HURON City/Muni/Twp: HURON

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**28810 WEST RD**	**11/06/2003**	$617,800	$308,900	3,206	//2	2002	2 SF	
.03Mi.	**28770 WEST RD**	**03/04/2014**	$250,400	$125,200	1,583	//2	1971	27,443 SF	
.04Mi.	**28812 WEST RD**	**04/30/2010**	$144,200	$72,100	680	//1	1936	2 SF	
.09Mi.	**28724 WEST RD**	**12/05/2019**	$300,400	$150,200	1,000	//1	1937	20 SF	
.1Mi.	**22883 MIDDLEBELT RD**	**07/27/2017**				//1	1935	5 SF	
.11Mi.	**28734 WEST RD**	**02/04/2016**	$177,200	$88,600	908	//1	1935	5 SF	
.15Mi.	**28661 WEST RD**	**09/14/2016**	$241,800	$120,900	1,248	//1	1983	5 SF	
.17Mi.	**28747 WEST RD**	**10/11/1995**	$198,800	$99,400	1,176	//1	1974	2 SF	
.17Mi.	**28731 WEST RD**	**05/25/2019**	$149,000	$74,500	1,164	//1	1936	2 SF	
.18Mi.	**28851 WEST RD**	**09/01/1999**	$494,800	$247,400	2,690	//3	1961	5 SF	
.18Mi.	**28723 WEST RD**		$175,800	$87,900	941	//1	1937	5 SF	
.19Mi.	**22711 MIDDLEBELT RD**	**02/13/2015**	$388,400	$194,200	1,658	//2	1942	14 SF	
.19Mi.	**28713 WEST RD**	**08/29/2023**	$175,800	$87,900	835	//1	1939	5 SF	
.2Mi.	**28591 WEST RD**		$236,400	$118,200	1,360	//1	1963	31,363 SF	
.22Mi.	**22735 MIDDLEBELT RD**	**10/12/2009**	$171,000	$85,500	1,260	//1	1937	39,204 SF	
.23Mi.	**28635 WEST RD**	**08/03/1995**	$188,600	$94,300	1,308	//1	1939	2 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	41.7 years old	Households:	4,080
Median Household Income:	$106,079	Households w/Family:	74%
Household Income Per Capita:	$45,312	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Huron School District	Students:	2,489
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Carl T Renton Jr High School** Number of Students: 566 Student-Teacher Ratio: 18.26	B	Public	6 - 8
1.30Mi.	**Brown Elementary School** Number of Students: 434 Student-Teacher Ratio: 14.79	B	Public	1 - 5
1.75Mi.	**Huron High School** Number of Students: 820 Student-Teacher Ratio: 20.5 Advanced Placement: Yes	C-	Public	9 - 12

ICE SiteX Report

OrderID: 98472006

Flood Report

The Subject Property of **28810 WEST RD, NEW BOSTON, MI 48164-9477** 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	47%	SIGNIFICANTLY LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	51%	NOTABLY LOWER
FORCIBLE ROBBERY	161%	NOTABLY HIGHER
AGGRAVATED ASSAULT	27%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	155%	NOTABLY HIGHER
MURDER	61%	NOTABLY LOWER
OVERALL	27%	SIGNIFICANTLY 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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