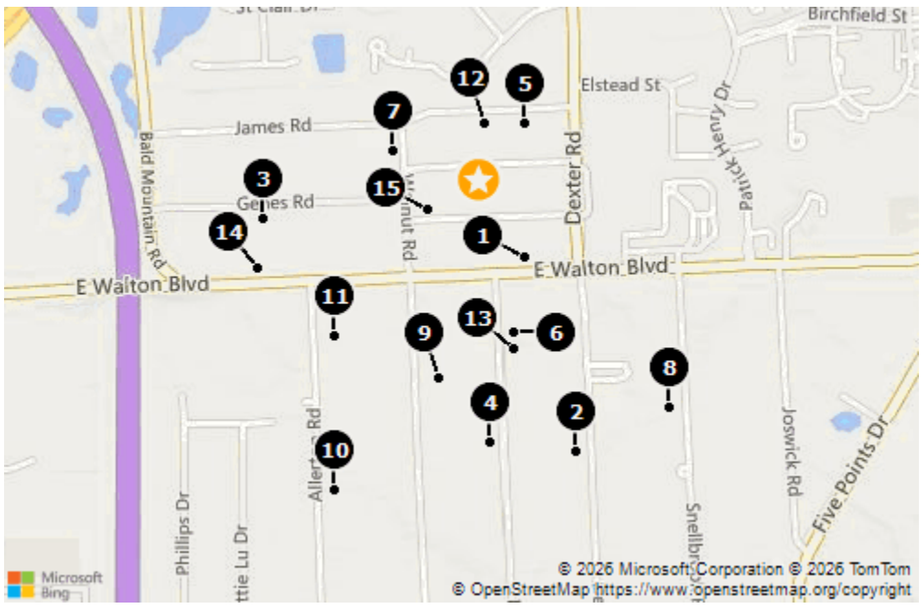
# ICE SiteX Report

**OrderID: 97524752**

## SiteX Property Information Report




## Subject Property Location

### 2896 EDNA JANE DR, AUBURN HILLS, MI 48326-2102

| | | | |
|---|---|---|---|
| County: | **OAKLAND MI** | Census Tract: | 261251403.014009 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 02-14-11-478-007 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$205,000** | FSD: | 19 | Common Confidence Score: | 33 |
| Value Range: | $166,050 - $243,950 | ICE Confidence Score: | 81 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | | Market Land Value: | | Tax Year: | 2024 |
| Assd Improvement: | | Market Improvment Value: | | Total Taxable Value: | $2,544 |
| Total Assessed Value: | $89,720 | Total Assessor Market Value: | $179,440 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 77 District: 02 Subdivision: WALTON HEIGHTS MANOR SUB Sec/Twnship/Range: SEC 11 TWN 03N RNG 10E
Abbreviated Description: T3N, R10E, SEC 11 WALTON HEIGHTS MANOR SUB LOT 77
City/Muni/Twp: AUBURN HILLS CITY

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 9,060 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1103 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1956 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | Garage | Heating: | Forced Air |
| Number of Stories: | 1+B | Number of Cars: | 2 | A/C: | |
| Style: | Ranch | Basement: | Yes | Roof Cover: | Asphalt |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/26/2016 | Loan Amount: | N/A |
| Document #: | 163519 BK-PG 49746-00457 | Loan Type: | FHA |
| TD Due Date: | 07/01/2046 | Type Finance: | |

**Legal Description:**
Lot: 77 Subdivision: WALTON HEIGHTS MANOR SUBDIVISION
City/Muni/Twp: AUBRUN HILLS

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/16/2010 | Loan Amount: | N/A |
| Document #: | 165048 BK-PG 42373-829 | Loan Type: | Unknown |
| TD Due Date: | 08/01/2039 | Type Finance: | |

**Legal Description:**
Lot: 77 Subdivision: WALTON HEIGHTS MANOR SUBDIVISION

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/17/2002 | Sales Price: | $127,000 |
| Document #: | BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/22/2002 | | |
| Document Type: | | | |

**Legal Description:**
Abbreviated Description: T3N, R10E, SEC 11 WALTON HEIGHPONTIAC SD

# ICE SiteX Report

**OrderID: 97524752**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/26/1998 | Sales Price: | N/A |
| Document #: | BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 07/21/1998 | | |
| Document Type: | | | |

**Legal Description:**
Abbreviated Description: T3N, R10E, SEC 11 WALTON HEIGHPONTIAC SCHOOL DISTRICT

## Prior Transfer

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

**Legal Description:**
Lot: 77 District: 02 Subdivision: WALTON HEIGHTS MANOR SUB Sec/Twnship/Range: SEC 11 TWN 03N RNG 10E
Abbreviated Description: T3N, R10E, SEC 11 WALTON HEIGHTS MANOR SUB LOT 77
City/Muni/Twp: AUBURN HILLS CITY

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,705,900 | Median # of Bedrooms | 3 |
| Median Lot Size | 19,036 SF | Median # of Baths | 1 |
| Median Living Area | 1,128 SF | Median Year Built | 1955 |
| Price Range - 2 Yrs | $135,000 to $365,000 | Age Range | 30 years to 85 years |
| Median Value | $240,000 | Median Age | 71 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .1Mi. | **2949 E WALTON BLVD**<br>**AUBURN HILLS, MI 48326-2561** | 04/23/2026 | $154,000 | $136 | 1128 | 5/3/1 | 1956 | 9,060 SF | |
| | | APN: 02-14-11-479-026 Document #: 20260054587<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 124 Subdivision: WALTON HEIGHTS MANOR SUBDIVISION MapRef: LB 77 PG 22 Abbreviated Description: Lot:124 Subdivision:WALTON HEIGHTS MANOR SUBDIVISION Map Ref:LB 77 PG 22City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 2 | .34Mi. | **2281 DEXTER RD**<br>**AUBURN HILLS, MI 48326-2307** | 04/21/2026 | $285,000 | $305 | 934 | 4/3/2 | 1946 | 19,210 SF | |
| | | APN: 02-14-14-228-028 Document #: 20260053489<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 153 Subdivision: SUPERVISORS PLAT NO17 MapRef: LB 6 PG 43 Abbreviated Description: Lot:153 Subdivision:SUPERVISORS PLAT NO17 Map Ref:LB 6 PG 43City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 3 | .26Mi. | **2646 GENES DR**<br>**AUBURN HILLS, MI 48326-1902** | 04/20/2026 | $240,000 | $138 | 1735 | 7/3/2 | 1955 | 11,979 SF | |
| | | APN: 02-14-11-453-012 Document #: 20260052939<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 25&26 Subdivision: EAST WALTON HEIGHTS SUBDIVISION NO 1 MapRef: LB 73 PG 3 Abbreviated Description: Lot:25&26 Subdivision:EAST WALTON HEIGHTS SUBDIVISION NO 1 Map Ref:LB 73 PG 3City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 4 | .31Mi. | **2311 RICHWOOD RD**<br>**AUBURN HILLS, MI 48326-2531** | 04/10/2026 | $325,000 | $249 | 1305 | 6/3/2 | 1996 | 19,210 SF | |
| | | APN: 02-14-14-227-047 Document #: 20260048348<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 88 Subdivision: SUPERVISORS PLAT NO 17 SUBDIVISION MapRef: LB 6 PG 43 Abbreviated Description: Lot:88 Subdivision:SUPERVISORS PLAT NO 17 SUBDIVISION Map Ref:LB 6 PG 43City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 5 | .08Mi. | **2956 JAMES RD**<br>**AUBURN HILLS, MI 48326-2112** | 03/19/2026 | $135,000 | $124 | 1082 | 5/3/1 | 1956 | 9,017 SF | |
| | | APN: 02-14-11-477-013 Document #: 20260033047<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 42 Subdivision: WALTON HEIGHTS MANOR SUBDIVISION MapRef: LB 77 PG 22 Abbreviated Description: Lot:42 Subdivision:WALTON HEIGHTS MANOR SUBDIVISION Map Ref:LB 77 PG 22City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 6 | .19Mi. | **2456 RICHWOOD RD**<br>**AUBURN HILLS, MI 48326-2532** | 03/06/2026 | $217,500 | $249 | 872 | 5/3/1 | 1941 | 19,210 SF | |
| | | APN: 02-14-14-228-008 Document #: 20260027636<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 141 Subdivision: SUPERVISORS PLAT NO 17 MapRef: LB 6 PG 43 Abbreviated Description: Lot:141 Subdivision:SUPERVISORS PLAT NO 17 Map Ref:LB 6 PG 43City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 7 | .11Mi. | **2657 WALNUT RD**<br>**AUBURN HILLS, MI 48326-2121** | 03/03/2026 | $227,000 | $242 | 935 | 4/2/1 | 1955 | 9,670 SF | |
| | | APN: 02-14-11-452-048 Document #: 20260025244<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 15 Subdivision: WALTON HEIGHTS MANOR SUBDIVISION MapRef: LB 77 PG 22&23 Abbreviated Description: Lot:15 Subdivision:WALTON HEIGHTS MANOR SUBDIVISION Map Ref:LB 77 PG 22&23City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 8 | .36Mi. | **2375 SNELLBROOK RD**<br>**AUBURN HILLS, MI 48326-2347** | 03/02/2026 | $365,000 | $176 | 2069 | 6/4/2 | 1964 | 111,993 SF | |
| | | APN: 02-14-13-101-025 Document #: 20260024966<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 45-49 Subdivision: SUPERVISORS PLAT NO 18 MapRef: LB 6 PG 54 Abbreviated Description: Lot:45-49 Subdivision:SUPERVISORS PLAT NO 18 Map Ref:LB 6 PG 54City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 9 | .24Mi. | **2400 WALNUT RD**<br>**AUBURN HILLS, MI 48326-2556** | 12/10/2025 | $304,900 | $220 | 1383 | 7/3/2 | 1978 | 19,210 SF | |
| | | APN: 02-14-14-227-011 Document #: 20250154973<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 74 Subdivision: SUPERVISORS PLAT NO 17 MapRef: LB 6 PG 43 Abbreviated Description: Lot:74 Subdivision:SUPERVISORS PLAT NO 17 Map Ref:LB 6 PG 43City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS | | | | | | | | |
| 10 | .4Mi. | **2274 ALLERTON RD**<br>**AUBURN HILLS, MI 48326-2504** | 12/10/2025 | $305,000 | $127 | 2401 | 8/4/2 | 1950 | 19,036 SF | |
| | | APN: 02-14-14-205-017 Document #: 20250154643 | | | | | | | | |

# ICE SiteX Report

**OrderID: 97524752**

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: HAWTHORN ACRES MapRef: LB 51 PG 55 Abbreviated Description: Lot:68 Subdivision:HAWTHORN ACRES Map Ref:LB 51 PG 55City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .25Mi. | **2464 ALLERTON RD**<br>**AUBURN HILLS, MI 48326-2508** | 11/12/2025 | $257,000 | $168 | 1528 | 6/4/1 | 1950 | 19,036 SF |

APN: 02-14-14-205-005 Document #: 20250142257
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: HAWTHORN ACRES MapRef: LB 51 PG 55 Abbreviated Description: Lot:52 Subdivision:HAWTHORN ACRES Map Ref:LB 51 PG 55City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .06Mi. | **2916 JAMES RD**<br>**AUBURN HILLS, MI 48326-2112** | 10/28/2025 | $215,000 | $254 | 844 | //1 | 1956 | 9,017 SF |

APN: 02-14-11-477-009 Document #: 137282
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: WALTON HEIGHTS MANOR SUBDIVISION MapRef: LB 77 PG 22&23 Abbreviated Description: Lot:46 Subdivision:WALTON HEIGHTS MANOR SUBDIVISION Map Ref:LB 77 PG 22&23City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .21Mi. | **2436 RICHWOOD RD**<br>**AUBURN HILLS, MI 48326-2532** | 10/20/2025 | $202,500 | $219 | 922 | 5/3/1 | 1941 | 19,210 SF |

APN: 02-14-14-228-009 Document #: 133310
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: SUPERVISORS PLAT 17 MapRef: LB 6 PG 43 Abbreviated Description: Lot:140 Subdivision:SUPERVISORS PLAT 17 Map Ref:LB 6 PG 43City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .28Mi. | **2631 E WALTON BLVD**<br>**AUBURN HILLS, MI 48326-1961** | 10/16/2025 | $198,000 | $217 | 912 | 5/3/1 | 1955 | 11,979 SF |

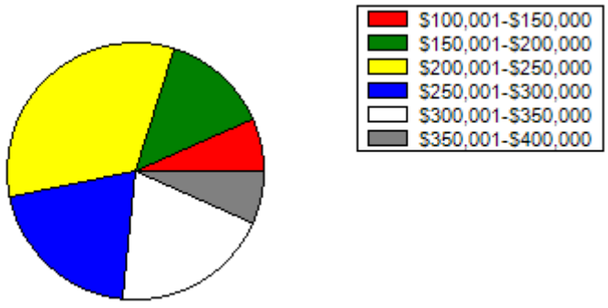
APN: 02-14-11-453-031 Document #: 131596
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: EAST WALTON HEIGHTS SUBDIVISION NO 1 MapRef: LB 73 PG 3 Abbreviated Description: Lot:8 Subdivision:EAST WALTON HEIGHTS SUBDIVISION NO 1 Map Ref:LB 73 PG 3City/Muni/Twp:AUBURN HILLS City/Muni/Twp: AUBURN HILLS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .07Mi. | **2835 GENES DR**<br>**AUBURN HILLS, MI 48326-2107** | 10/16/2025 | $275,000 | $199 | 1378 | 7/2/2 | 1956 | 9,060 SF |

APN: 02-14-11-478-017 Document #: 131864
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: WALTON HEIGHTS MANOR SUBDIVISION MapRef: LB 77 PG 22&23 Abbreviated Description: Lot:85 Subdivision:WALTON HEIGHTS MANOR SUBDIVISION Map Ref:LB 77 PG 22&23City/Muni/Twp:ROYAL OAK City/Muni/Twp: ROYAL OAK

## 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. | **2896 EDNA JANE DR** | | $179,440 | $89,720 | 1,103 | 6/3/1 | 1956 | 9,060 SF | |
| .01Mi. | **2908 EDNA JANE DR** | | $142,880 | $71,440 | 858 | 4/3/1 | 1956 | 9,060 SF | |
| .01Mi. | **2884 EDNA JANE DR** | | $250,880 | $125,440 | 1,598 | 5/3/2 | 1956 | 9,060 SF | |
| .03Mi. | **2920 EDNA JANE DR** | | $228,820 | $114,410 | 1,360 | 6/4/2 | 1956 | 9,060 SF | |
| .03Mi. | **2872 EDNA JANE DR** | | $186,900 | $93,450 | 1,233 | 6/3/1 | 1956 | 9,060 SF | |
| .03Mi. | **2897 GENES DR** | | $204,240 | $102,120 | 1,040 | 5/3/1 | 1967 | 9,060 SF | |
| .03Mi. | **2909 GENES DR** | | $197,700 | $98,850 | 1,040 | 5/3/1 | 1967 | 9,060 SF | |
| .03Mi. | **2885 GENES DR** | | $185,900 | $92,950 | 1,040 | 5/3/1 | 1967 | 9,060 SF | |
| .04Mi. | **2921 GENES DR** | | $197,360 | $98,680 | 1,040 | 5/3/1 | 1967 | 9,060 SF | |
| .04Mi. | **2873 GENES DR** | | $201,220 | $100,610 | 1,040 | 5/3/1 | 1966 | 9,060 SF | |
| .04Mi. | **2899 EDNA JANE DR** | | $212,520 | $106,260 | 1,239 | 7/3/1 | 1956 | 9,017 SF | |
| .04Mi. | **2932 EDNA JANE DR** | | $245,960 | $122,980 | 1,040 | 4/3/1 | 1967 | 9,060 SF | |
| .04Mi. | **2860 EDNA JANE DR** | | $171,520 | $85,760 | 863 | 4/2/1 | 1956 | 9,060 SF | |
| .04Mi. | **2887 EDNA JANE DR** | | $175,120 | $87,560 | 892 | 4/2/1 | 1955 | 9,017 SF | |
| .04Mi. | **2911 EDNA JANE DR** | | $215,820 | $107,910 | 1,072 | 5/3/1 | 1956 | 9,017 SF | |
| .04Mi. | **2875 EDNA JANE DR** | | $230,980 | $115,490 | 1,490 | 6/3/1 | 1956 | 9,017 SF | |

# ICE SiteX Report

**OrderID: 97524752**

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 46% | Households Occupied by Owners: | 48% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.2 years old | Households: | 10,799 |
| Median Household Income: | $77,399 | Households w/Family: | 46% |
| Household Income Per Capita: | $49,884 | Households w/Family Married: | 33% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 17% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Pontiac City School District | Students: | 3,851 |
| Number of Schools: | 10 | Rating: | D+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.18Mi. | **Rogers School**<br>Number of Students: 280<br>Student-Teacher Ratio: 20.59 | D- | Public | KG - 5 |
| 2.04Mi. | **Pontiac High School**<br>Number of Students: 992<br>Student-Teacher Ratio: 17.16<br>Advanced Placement: Yes | C- | Public | 9 - 12 |
| 2.03Mi. | **Pontiac Middle School**<br>Number of Students: 790<br>Student-Teacher Ratio: 19.92 | D- | Public | 6 - 8 |

## Flood Report

The Subject Property of **2896 EDNA JANE DR, AUBURN HILLS, MI 48326-2102** 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** | 144% | NOTABLY HIGHER |
| **BURGLARY** | 146% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 142% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 117% | HIGHER |
| **AGGRAVATED ASSAULT** | 120% | HIGHER |
| **FORCIBLE RAPE** | 109% | SIMILAR |
| **MURDER** | 140% | NOTABLY HIGHER |
| **OVERALL** | 130% | NOTABLY 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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