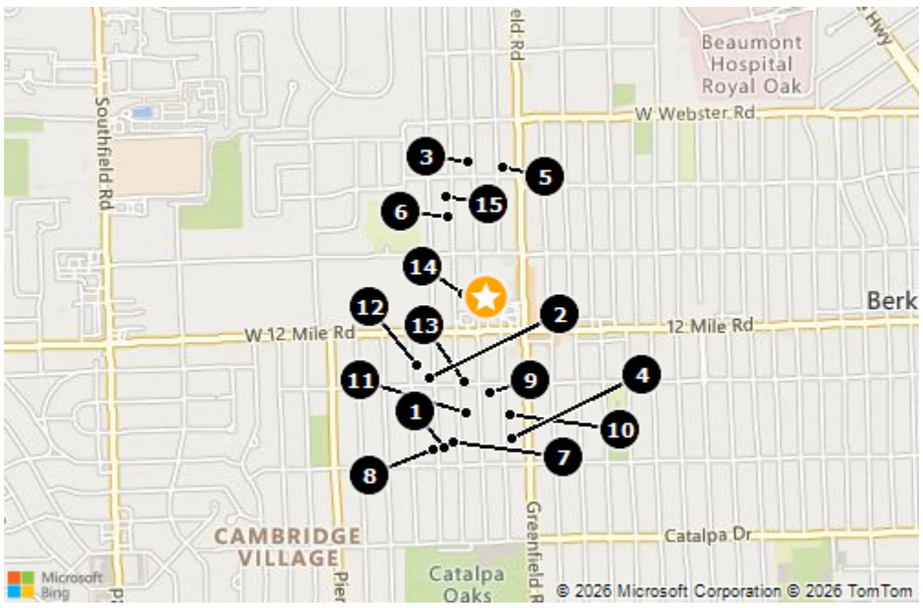
ICE SiteX Report

OrderID: 98730170

SiteX Property Information Report



Subject Property Location

29132 MARSHALL ST, SOUTHFIELD, MI 48076-5838

County:	**OAKLAND MI**	Census Tract:	261251605.002019
Property Use:	Single Family Residential	Zoning:	R-A
Parcel Number:	76-24-12-479-011	Thomas Bros Pg-Grid:	

Valuation

Value:	**$267,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$237,630 - $296,370	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$19,890	Market Land Value:	$39,780	Tax Year:	2024
Assd Improvement:	$102,230	Market Improvment Value:	$204,460	Total Taxable Value:	$8,482
Total Assessed Value:	$122,120	Total Assessor Market Value:	$244,240	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 12 District: 76 Subdivision: MEADOWVALE SUB
Abbreviated Description: T1N,R10E,SEC 12 438 MEADOWVALE SUBDIVISION LOT 438
City/Muni/Twp: SOUTHFIELD CITY

Property Characteristics

Lot Size:	5,750 SF	Bedrooms:	3	Pool:	
Building Area:	1637 SF	Baths:	2	Fireplace:	1
Year Built:	1970	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Colonial	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/23/2025	Loan Amount:	N/A
Document #:	118639 BK-PG 60545-246	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 438 Subdivision: MEADOWVALE SUBDIVISION
City/Muni/Twp: SOUTHFIELD

Mortgage Record

Recording Date:	11/18/2021	Loan Amount:	N/A
Document #:	260369 BK-PG 57096-756	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 438 Subdivision: MEADOW VALE SUBDIVISION
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	02/27/2020	Sales Price:	$180,000
Document #:	41026 BK-PG 53887-39	Type of Sale:	Full Amount on Deed
Contract Date:	02/13/2020		
Document Type:			

Legal Description:
Lot: 438 Subdivision: MEADOWVALE SUBDIVISION Map Ref: LB 35 PG 7
City/Muni/Twp: SOUTHFIELD

ICE SiteX Report

OrderID: 98730170

Mortgage Record

Recording Date:	02/20/2020	Loan Amount:	N/A
Document #:	36282 BK-PG 53856-475	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 438 Subdivision: MEADOWVALE SUBDIVISION
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	02/13/2020	Sales Price:	$180,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 12 District: 76 Subdivision: MEADOWVALE SUB
Abbreviated Description: T1N,R10E,SEC 12 438 MEADOWVALE SUBDIVISION LOT 438
City/Muni/Twp: SOUTHFIELD CITY

Prior Transfer

Recording Date:	04/30/2018	Sales Price:	N/A
Document #:	72346 BK-PG 51765-00414	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/24/2000		
Document Type:			

Legal Description:
Lot: 438 Subdivision: MEADOWVALE SUBDIVISION Map Ref: LB 35 PG 7
City/Muni/Twp: SOUTHFIELD

Prior Transfer

Recording Date:	04/27/1998	Sales Price:	$142,650
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/25/1998		
Document Type:			

Legal Description:
Abbreviated Description: T1N,R10E,SEC 12 438 MEADOWVALESOUTHFIELD PUBLIC SCHOOL DISTR

Area Sales Analysis

Total Area Sales	$2,617,678	Median # of Bedrooms	2
Median Lot Size	6,490 SF	Median # of Baths	1
Median Living Area	1,050 SF	Median Year Built	1948
Price Range - 2 Yrs	$70,000 to $270,000	Age Range	56 years to 101 years
Median Value	$180,000	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**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: Price Code: D 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								
2	.24Mi.	**28715 EVERETT ST** **SOUTHFIELD, MI 48076-3025**	09/18/2026	$222,000	$215	1029	/3/1	1948	5,053 SF	
		APN: 76-24-13-226-009 Document #: 20260138666 Document Type: Price Code: D 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								
3	.33Mi.	**29815 MARSHALL ST** **SOUTHFIELD, MI 48076-5848**	08/14/2026	$270,000	$204	1320	//1	1969	7,797 SF	
		APN: 76-24-12-428-019 Document #: 20260121825 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 394&395 Subdivision: MEADOWVALE SUBDIVISION MapRef: LB 35 PG 7 Abbreviated Description: Lot:394&395 Subdivision:MEADOWVALE SUBDIVISION Map Ref:LB 35 PG 7City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
4	.34Mi.	**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: Price Code: D Land Use: Single Family Residential 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								
5	.32Mi.	**29740 BRENTWOOD ST** **SOUTHFIELD, MI 48076-2222**	07/17/2026	$265,000	$200	1320	//1	1969	7,449 SF	
		APN: 76-24-12-430-009 Document #: 20260106343 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 558&559 Subdivision: MEADOWVALE SUBDIVISION MapRef: LB 35 PG 7 Abbreviated Description: Lot:558&559 Subdivision:MEADOWVALE SUBDIVISION Map Ref:LB 35 PG 7City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
6	.21Mi.	**29561 FAIRFAX ST** **SOUTHFIELD, MI 48076-5825**	07/10/2026	$180,000	$171	1050	//1	1958	6,360 SF	
		APN: 76-24-12-432-025 Document #: 20260099549 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 320&321 Subdivision: MEADOWVALE SUBDIVISION MapRef: LB 35 PG 7 Abbreviated Description: Lot:320&321 Subdivision:MEADOWVALE SUBDIVISION Map Ref:LB 35 PG 7City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD								
7	.35Mi.	**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: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98730170

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

8	.39Mi.	**28437 EVERETT ST** **SOUTHFIELD, MI 48076-3023**	05/29/2026	$100,000	$100	999	/3/1	1948	5,619 SF

APN: 76-24-13-231-016 Document #: 20260075621
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 35&36 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:35&36 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4Abbreviated Description:SOUTH25FT LOT35&N25FT LOT36 City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

9	.23Mi.	**28578 MARSHALL ST** **SOUTHFIELD, MI 48076-7125**	04/14/2026	$207,500	$196	1056	/3/1	1925	7,492 SF

APN: 76-24-13-234-002 Document #: 20260049454
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 368&369 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:368&369 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4Abbreviated Description:NORTH22.5FT LOT368 City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

10	.28Mi.	**28526 BRENTWOOD ST** **SOUTHFIELD, MI 48076-3072**	04/10/2026	$110,000	$145	755	/2/1	1948	7,579 SF

APN: 76-24-13-235-007 Document #: 20260048274
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 489&490 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:489&490 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4Abbreviated Description:NORHT30FT LOT489&S30FT LOT490 City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

11	.28Mi.	**28530 FAIRFAX ST** **SOUTHFIELD, MI 48076-7110**	03/12/2026	$70,000	$115	607	/2/1	1925	4,487 SF

APN: 76-24-13-233-006 Document #: 20260030191
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 235 Subdivision: SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:235 Subdivision:SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

12	.23Mi.	**28744 SELKIRK ST** **SOUTHFIELD, MI 48076-3060**	01/28/2026	$174,078	$139	1249	/3/1	1953	12,589 SF

APN: 76-24-13-205-004 Document #: 20260012650
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 177 Subdivision: BONNIE ACRES SUBDIVISION NO 1 MapRef: LB 29 PG 21 Abbreviated Description: Lot:177 Subdivision:BONNIE ACRES SUBDIVISION NO 1 Map Ref:LB 29 PG 21City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

13	.21Mi.	**28704 FAIRFAX ST** **SOUTHFIELD, MI 48076-3032**	01/21/2026	$100,000	$97	1028	/3/1	1948	4,835 SF

APN: 76-24-13-228-012 Document #: 20260009151
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 243 Subdivision: F B GRAYS SOUTHFIELD WOODS SUBDIVISION MapRef: LB 38 PG 4 Abbreviated Description: Lot:243 Subdivision:F B GRAYS SOUTHFIELD WOODS SUBDIVISION Map Ref:LB 38 PG 4City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

14	.06Mi.	**29148 FAIRFAX ST** **SOUTHFIELD, MI 48076-5819**	01/20/2026	$225,000	$157	1430	/3/1	1970	5,750 SF

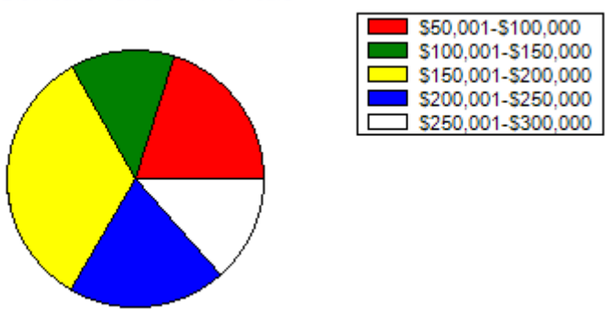
APN: 76-24-12-478-009 Document #: 20260008169
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 349 Subdivision: MEADOWVALE SUBDIVISION MapRef: LB 35 PG 7 Abbreviated Description: Lot:349 Subdivision:MEADOWVALE SUBDIVISION Map Ref:LB 35 PG 7City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

15	.26Mi.	**29641 FAIRFAX ST** **SOUTHFIELD, MI 48076-5826**	11/24/2025	$189,000	$180	1050	//1	1958	6,490 SF

APN: 76-24-12-432-020 Document #: 20250146861
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 315 Subdivision: MEADOWVALE SUBDIVISION MapRef: LB 35 PG 7 Abbreviated Description: Lot:315 Subdivision:MEADOWVALE SUBDIVISION Map Ref:LB 35 PG 7City/Muni/Twp:SOUTHFIELD City/Muni/Twp: SOUTHFIELD

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.

ICE SiteX Report

OrderID: 98730170

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.	**29132 MARSHALL ST**	**02/13/2020**	$244,240	$122,120	1,637	/3/2	1970	5,750 SF	
.01Mi.	**29116 MARSHALL ST**		$213,100	$106,550	1,427	//1	1970	5,750 SF	
.01Mi.	**29148 MARSHALL ST**	**07/23/2024**	$215,380	$107,690	1,427	//1	1970	5,750 SF	
.02Mi.	**29100 MARSHALL ST**	**08/14/1995**	$234,500	$117,250	1,427	/3/1	1970	5,750 SF	
.02Mi.	**29164 MARSHALL ST**	**02/05/1988**	$225,000	$112,500	1,500	/3/2	1970	5,750 SF	
.03Mi.	**29180 MARSHALL ST**	**03/11/2022**	$237,720	$118,860	1,500	/3/1	1970	5,750 SF	
.03Mi.	**29084 MARSHALL ST**	**10/06/2021**	$218,920	$109,460	1,427	//1	1970	5,750 SF	
.03Mi.	**29133 MARSHALL ST**	**10/25/2019**	$225,340	$112,670	1,482	/3/1	1970	5,750 SF	
.03Mi.	**29117 MARSHALL ST**	**10/13/2017**	$236,180	$118,090	1,482	/3/1	1970	5,750 SF	
.03Mi.	**29147 MARSHALL ST**	**03/08/1993**	$249,840	$124,920	1,600	//1	1970	5,750 SF	
.04Mi.	**29068 MARSHALL ST**	**05/11/2018**	$228,560	$114,280	1,427	//1	1970	5,750 SF	
.04Mi.	**29196 MARSHALL ST**	**01/14/1981**	$223,880	$111,940	1,448	/3/1	1970	5,750 SF	
.04Mi.	**29101 MARSHALL ST**	**11/19/2003**	$244,020	$122,010	1,600	6/3/1	1970	5,750 SF	
.04Mi.	**29165 MARSHALL ST**	**05/12/2003**	$266,980	$133,490	1,687	/3/2	1970	5,750 SF	
.04Mi.	**29085 MARSHALL ST**	**05/27/2022**	$240,180	$120,090	1,508	/3/1	1970	5,750 SF	
.04Mi.	**29181 MARSHALL ST**	**12/02/1999**	$218,920	$109,460	1,427	/3/1	1970	5,750 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
1.56Mi.	**Thompson K-8 International Academy** Number of Students: 544 Student-Teacher Ratio: 15.72	D	Public	KG - 8
0.26Mi.	**Vandenberg World Cultures Academy** Number of Students: NA Student-Teacher Ratio: NA	C-	Public	KG - 5

Flood Report

The Subject Property of **29132 MARSHALL ST, SOUTHFIELD, MI 48076-5838** 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98730170

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.