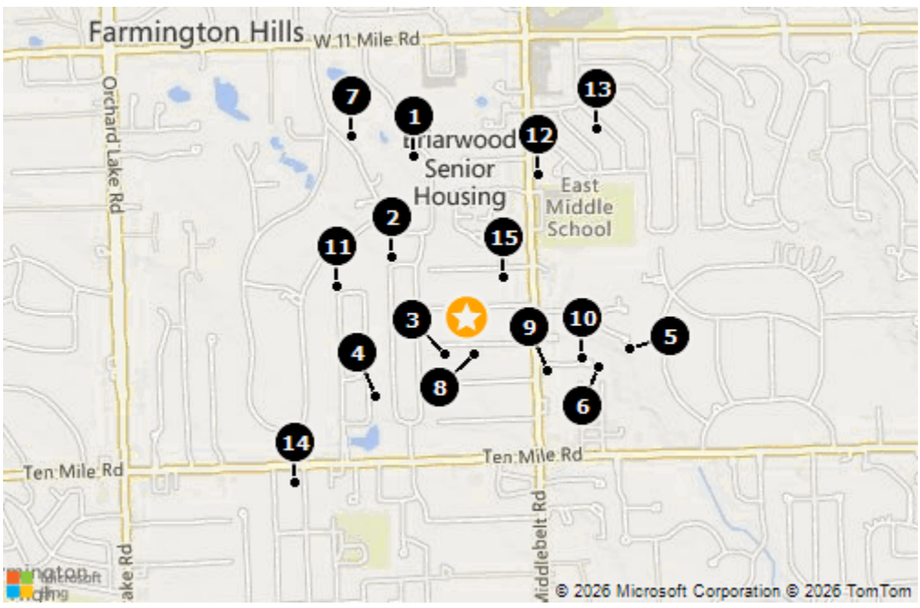
ICE SiteX Report

OrderID: 98697691

SiteX Property Information Report



Subject Property Location

29805 HEMLOCK AVE, FARMINGTON HILLS, MI 48336-2056

County:	**OAKLAND MI**	Census Tract:	261251669.003005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	22-23-23-428-024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$309,000**	FSD:	29	Common Confidence Score:	23
Value Range:	$219,390 - $398,610	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$24,750	Market Land Value:	$49,500	Tax Year:	2024
Assd Improvement:	$84,740	Market Improvment Value:	$169,480	Total Taxable Value:	$3,767
Total Assessed Value:	$109,490	Total Assessor Market Value:	$218,980	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 96-97 Section: 23 District: 22 Subdivision: SUPERVISORS Sec/Twnship/Range: SEC 23 TWN 01N RNG 09E
Abbreviated Description: T1N, R9E, SEC 23 SUPERVISOR'S MIDDLE BELT & TEN MILE ROAD PLAT NO 2 E 13 FT OF LOT 96 & ALL OF LOT 97
City/Muni/Twp: FARMINGTON HILLS CITY

Property Characteristics

Lot Size:	24,350 SF	Bedrooms:	3	Pool:	
Building Area:	1676 SF	Baths:	1	Fireplace:	1
Year Built:	1948	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/09/2022	Sales Price:	$145,000
Document #:	441208 BK-PG 46771-621	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/06/2014	Sales Price:	$145,000
Document #:	20752 BK-PG 46771-00619	Type of Sale:	Full Amount on Deed
Contract Date:	12/19/2013		
Document Type:			
Legal Description:			

Lot: 97&96 Subdivision: SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT #2 Map Ref: LB58 PG11
City/Muni/Twp: FARMINGTON HILLS

Prior Transfer

Recording Date:	02/03/2014	Sales Price:	N/A
Document #:	018121 BK-PG 43924-839	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/19/2013	Sales Price:	$145,000

ICE SiteX Report

OrderID: 98697691

Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 96-97 Section: 23 District: 22 Subdivision: SUPERVISORS Sec/Twnship/Range: SEC 23 TWN 01N RNG 09E
Abbreviated Description: T1N, R9E, SEC 23 SUPERVISOR'S MIDDLE BELT & TEN MILE ROAD PLAT NO 2 E 13 FT OF LOT 96 & ALL OF LOT 97
City/Muni/Twp: FARMINGTON HILLS CITY

Prior Transfer

Recording Date:	03/09/2012	Sales Price:	$104,000
Document #:	044750 BK-PG 43924-836	Type of Sale:	Full Amount on Deed
Contract Date:	03/01/2012		
Document Type:			

Legal Description:
Lot: 97&96 Subdivision: SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT #2 Map Ref: LB58 PG11
City/Muni/Twp: FARMINGTON HILLS

Prior Transfer

Recording Date:	01/27/2011	Sales Price:	$69,000
Document #:	015815 BK-PG 42770-062	Type of Sale:	Full Amount on Deed
Contract Date:	01/21/2011		
Document Type:			

Legal Description:
Lot: 97&96 Subdivision: SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT #2 Map Ref: LB58 PG11
City/Muni/Twp: FARMINGTON HILLS

Prior Transfer

Recording Date:	05/08/2006	Sales Price:	$175,000
Document #:	120483 BK-PG 37526-243	Type of Sale:	Full Amount on Deed
Contract Date:	03/14/2006		
Document Type:			

Legal Description:
Lot: 97&96 Subdivision: SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT #2 SUB Map Ref: LB58 PG11
Abbreviated Description: EAST13 FT LOT96
City/Muni/Twp: FARMINGTON HILLS

Mortgage Record

Recording Date:	04/10/2006	Loan Amount:	N/A
Document #:	090627 BK-PG 37381-299	Loan Type:	FHA
TD Due Date:	04/01/2036	Type Finance:	

Legal Description:
Lot: 97&96 Subdivision: SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT #2 SUB
Abbreviated Description: EAST13 FT LOT96
City/Muni/Twp: FARMINGTON HILLS

Prior Transfer

Recording Date:	04/04/2006	Sales Price:	N/A
Document #:	086953 BK-PG 32032-121	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/29/2004	Loan Amount:	N/A
Document #:	052891 BK-PG 32032-136	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 97&96 Subdivision: SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT #2 SUB

Mortgage Record

Recording Date:	01/29/2004	Loan Amount:	N/A
Document #:	052890 BK-PG 32032-121	Loan Type:	Unknown
TD Due Date:	12/01/2033	Type Finance:	FIX

Legal Description:
Lot: 97&96 Subdivision: SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT #2 SUB
Abbreviated Description: EAST13 FT LOT96

Prior Transfer

Recording Date:	10/17/1995	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/06/1995		
Document Type:			

Legal Description:
Abbreviated Description: SUPERVISORS & 10 MILE ROAD 2 SFARM SD

Prior Transfer

Recording Date:	08/09/1995	Sales Price:	$105,500
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/15/1995		
Document Type:			

Legal Description:
Abbreviated Description: SUPERVISORS & 10 MILE ROAD 2 SUB LOT 97 PT LOT 96

Area Sales Analysis

Total Area Sales	$5,723,000	Median # of Bedrooms	3
Median Lot Size	15,812 SF	Median # of Baths	2
Median Living Area	1,842 SF	Median Year Built	1966
Price Range - 2 Yrs	$285,000 to $465,000	Age Range	35 years to 75 years
Median Value	$375,000	Median Age	60 years

ICE SiteX Report

OrderID: 98697691

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**25631 SPRINGBROOK DR** **FARMINGTON HILLS, MI 48336-1373**	10/08/2026	$410,000	$223	1835	8/3/1	1955	46,784 SF	
		APN: 22-23-23-201-038 Document #: 20260149376 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 155 Subdivision: SPRINGBROOK SUBDIVISION NO 2 MapRef: LB 58 PG 50 Abbreviated Description: Lot:155 Subdivision:SPRINGBROOK SUBDIVISION NO 2 Map Ref:LB 58 PG 50City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
2	.23Mi.	**24935 LAKELAND ST** **FARMINGTON HILLS, MI 48336-2069**	09/22/2026	$375,000	$180	2078	8/3/2	1956	21,083 SF	
		APN: 22-23-23-401-026 Document #: 20260140253 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 261 Subdivision: SPRINGBROOK SUBDIVISION NO 4 MapRef: LB 74 PG 25 Abbreviated Description: Lot:261 Subdivision:SPRINGBROOK SUBDIVISION NO 4 Map Ref:LB 74 PG 25City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
3	.11Mi.	**29693 MEDBURY ST** **FARMINGTON HILLS, MI 48336-2128**	08/27/2026	$320,000	$219	1461	5/2/1	1951	21,649 SF	
		APN: 22-23-23-476-034 Document #: 20260128554 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Subdivision: SUPERVISORS MIDDLE BELT MapRef: LB 58 PG 11 Abbreviated Description: Lot:68 Subdivision:SUPERVISORS MIDDLE BELT Map Ref:LB 58 PG 11								
4	.29Mi.	**24438 COTE DNEL DR** **FARMINGTON HILLS, MI 48336-2002**	08/05/2026	$375,000	$229	1634	5/3/2	1985	12,327 SF	
		APN: 22-23-23-453-010 Document #: 20260116781 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: BARBIZON ESTATES SUBDIVISION MapRef: LB 174 PG 15 Abbreviated Description: Lot:7 Subdivision:BARBIZON ESTATES SUBDIVISION Map Ref:LB 174 PG 15City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
5	.4Mi.	**29159 HEMLOCK CT** **FARMINGTON HILLS, MI 48336-2113**	07/13/2026	$375,000	$197	1898	8/4/1	1966	15,115 SF	
		APN: 22-23-24-303-012 Document #: 20260100297 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: FRANKLYN RAVINE SUBDIVISION MapRef: LB 117 PG 40&41 Abbreviated Description: Lot:22 Subdivision:FRANKLYN RAVINE SUBDIVISION Map Ref:LB 117 PG 40&41City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
6	.35Mi.	**29211 GERALDINE CT** **FARMINGTON HILLS, MI 48336-2171**	06/12/2026	$450,000	$213	2112	8/4/1	1966	33,846 SF	
		APN: 22-23-24-351-008 Document #: 20260083584 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: FRANKLYN RAVINE SUBDIVISION MapRef: LB 117 PG 40&41 Abbreviated Description: Lot:47 Subdivision:FRANKLYN RAVINE SUBDIVISION Map Ref:LB 117 PG 40&41City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
7	.51Mi.	**25504 BROOKVIEW ST** **FARMINGTON HILLS, MI 48336-1327**	06/02/2026	$440,000	$201	2189	8/4/3	1977	42,253 SF	
		APN: 22-23-23-201-012 Document #: 20260077860 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 171 Subdivision: SPRINGBROOK SUBN NO 2 MapRef: LB 58 PG 50 Abbreviated Description: Lot:171 Subdivision:SPRINGBROOK SUBN NO 2 Map Ref:LB 58 PG 50City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
8	.09Mi.	**29593 MEDBURY ST** **FARMINGTON HILLS, MI 48336-2126**	06/01/2026	$425,000	$249	1705	4/3/2	1991	18,077 SF	
		APN: 22-23-23-476-028 Document #: 20260076764 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 72&71 Subdivision: SUPERVISORS MIDDLLE BELT MapRef: LB 58 PG 11 Abbreviated Description: Lot:72&71 Subdivision:SUPERVISORS MIDDLLE BELT Map Ref:LB 58 PG 11City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
9	.23Mi.	**29357 GERALDINE CT** **FARMINGTON HILLS, MI 48336-2103**	05/07/2026	$350,000	$190	1842	8/4/1	1966	14,680 SF	
		APN: 22-23-24-351-001 Document #: 20260062373 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: FRANKLYN RAVINE SUBDIVISION MapRef: LB 117 PG 40&41 Abbreviated Description: Lot:54 Subdivision:FRANKLYN RAVINE SUBDIVISION Map Ref:LB 117 PG 40&41City/Muni/Twp:FARMINGTON HILL City/Muni/Twp: FARMINGTON HILL								
10	.29Mi.	**29258 GERALDINE CT** **FARMINGTON HILLS, MI 48336-2101**	01/12/2026	$390,000	$284	1372	6/3/2	1966	12,153 SF	
		APN: 22-23-24-303-025 Document #: 20260004660 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: FRANKLYN RAVINE SUBDIVISION MapRef: LB 117 PG 40&41 Abbreviated Description: Lot:46 Subdivision:FRANKLYN RAVINE SUBDIVISION Map Ref:LB 117 PG 40&41City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
11	.32Mi.	**30396 LE MANS DR** **FARMINGTON HILLS, MI 48336-2070**	12/04/2025	$375,000	$197	1900	7/4/2	1983	10,716 SF	
		APN: 22-23-23-401-006 Document #: 20250151517 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: BARBIZON ESTATES MapRef: LB 174 PG 15 Abbreviated Description: Lot:50 Subdivision:BARBIZON ESTATES Map Ref:LB 174 PG 15City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
12	.38Mi.	**25274 MIDDLEBELT RD** **FARMINGTON HILLS, MI 48336-1349**	11/17/2025	$330,000	$261	1263	8/3/1	1972	12,502 SF	
		APN: 22-23-24-154-005 Document #: 20250143992 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: LINCOLNSHIRE ESTATES MapRef: LB 103 PG 35&36 Abbreviated Description: Lot:2 Subdivision:LINCOLNSHIRE ESTATES Map Ref:LB 103 PG 35&36City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
13	.55Mi.	**25535 LYNFORD ST** **FARMINGTON HILLS, MI 48336-1428**	11/07/2025	$285,000	$131	2163	5/4/2	1965	12,502 SF	
		APN: 22-23-24-152-013 Document #: 20250141680 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 99 Subdivision: LINCOLNSHIRE ESTATES SUBDIVISION NO 2 MapRef: LB 111 PG 30&31 Abbreviated Description: Lot:99 Subdivision:LINCOLNSHIRE ESTATES SUBDIVISION NO 2 Map Ref:LB 111 PG 30&31City/Muni/Twp:FARMINGTON HILLS City/Muni/Twp: FARMINGTON HILLS								
14	.57Mi.	**24055 SPRINGBROOK DR**	10/03/2025	$358,000	$201	1776	4/3/2	1985	15,812 SF	

ICE SiteX Report

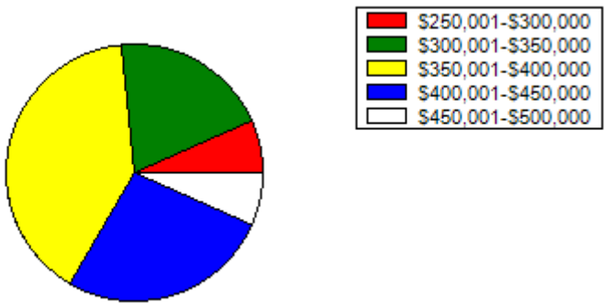
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FARMINGTON HILLS, MI 48336-2753
APN: 22-23-26-128-016 Document #: 124568
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: HOLLYWOOD MapRef: LB 24 PG 26 Abbreviated Description: Lot:105 Subdivision:HOLLYWOOD Map Ref:LB 24 PG 26City/ Muni/Twp:FARMINGTON City/Muni/Twp: FARMINGTON

15 .13Mi. **29597 EDGEHILL AVE** 09/25/2025 $465,000 $235 1977 /4/2 21,649 SF
FARMINGTON HILLS, MI 48336-1333
APN: 22-23-23-427-010 Document #: 120630
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 128 Subdivision: SUPERVISORS MIDDLE BELT TEN MILE ROAD PLAT NO 2 MapRef: LB 58 PG 11 Abbreviated Description: Lot:128 Subdivision:SUPERVISORS MIDDLE BELT TEN MILE ROAD PLAT NO 2 Map Ref:LB 58 PG 11City/Muni/Twp:FARMINGTON HILLS City/Muni/ Twp: FARMINGTON HILLS

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.	**29805 HEMLOCK AVE**	**12/19/2013**	$218,980	$109,490	1,676	7/3/1	1948	24,350 SF	
.02Mi.	**29815 HEMLOCK AVE**	**09/01/2017**	$317,180	$158,590	2,276	3/3/1	1976	18,905 SF	
.02Mi.	**29723 HEMLOCK AVE**	**10/13/2023**	$292,780	$146,390	2,080	7/3/2	1948	21,432 SF	
.04Mi.	**29835 HEMLOCK AVE**	**07/24/2020**	$254,220	$127,110	1,733	5/2/2	1953	21,649 SF	
.04Mi.	**29620 MEDBURY ST**	**01/01/2002**	$321,800	$160,900	1,524	6/3/2	1978	20,996 SF	
.04Mi.	**29646 MEDBURY ST**	**06/30/2011**	$183,200	$91,600	1,047	5/2/1	1947	22,259 SF	
.04Mi.	**29619 HEMLOCK AVE**	**04/25/2022**	$254,060	$127,030	2,030	5/3/3	1950	31,929 SF	
.04Mi.	**29594 MEDBURY ST**	**11/08/2019**	$274,320	$137,160	1,866	8/3/1	1951	21,432 SF	
.05Mi.	**29754 HEMLOCK AVE**	**10/01/1996**	$136,220	$68,110	760	6/3/1	1949	21,649 SF	
.05Mi.	**29806 HEMLOCK AVE**	**02/17/2023**	$243,020	$121,510	1,052	4/3/1	1972	21,649 SF	
.05Mi.	**29672 MEDBURY ST**	**10/01/1991**	$166,920	$83,460	1,064	6/3/1	1948	21,649 SF	
.06Mi.	**29724 HEMLOCK AVE**		$564,720	$282,360	2,859	/5/2	2014	31,929 SF	
.06Mi.	**29865 HEMLOCK AVE**		$267,780	$133,890	1,618	6/3/2	1957	21,649 SF	
.06Mi.	**29554 MEDBURY ST**	**09/16/2022**	$446,360	$223,180	3,396	8/3/3	1950	21,432 SF	
.06Mi.	**29836 HEMLOCK AVE**		$208,140	$104,070	1,310	7/3/1	1952	21,649 SF	
.07Mi.	**29571 HEMLOCK AVE**	**05/18/2004**	$295,780	$147,890	1,479	7/3/1	1970	21,649 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	43.0 years old	Households:	11,511
Median Household Income:	$92,399	Households w/Family:	56%
Household Income Per Capita:	$49,476	Households w/Family Married:	43%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

School District Zone:	Farmington Public School District	Students:	9,110
Number of Schools:	16	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.30Mi.	**East Middle School**	B-	Public	6 - 8
Number of Students: 555				
Student-Teacher Ratio: 13.83				
1.27Mi.	**Beechview Elementary School**	C+	Public	KG - 5
Number of Students: 366				

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Student-Teacher Ratio: 14.89

3.63Mi. **Warner Middle School** B Public 6 - 8
Number of Students: 559
Student-Teacher Ratio: 14.8

Flood Report

The Subject Property of **29805 HEMLOCK AVE, FARMINGTON HILLS, MI 48336-2056** 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	113%	HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	86%	LOWER
MURDER	106%	SIMILAR
OVERALL	92%	SIMILAR

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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