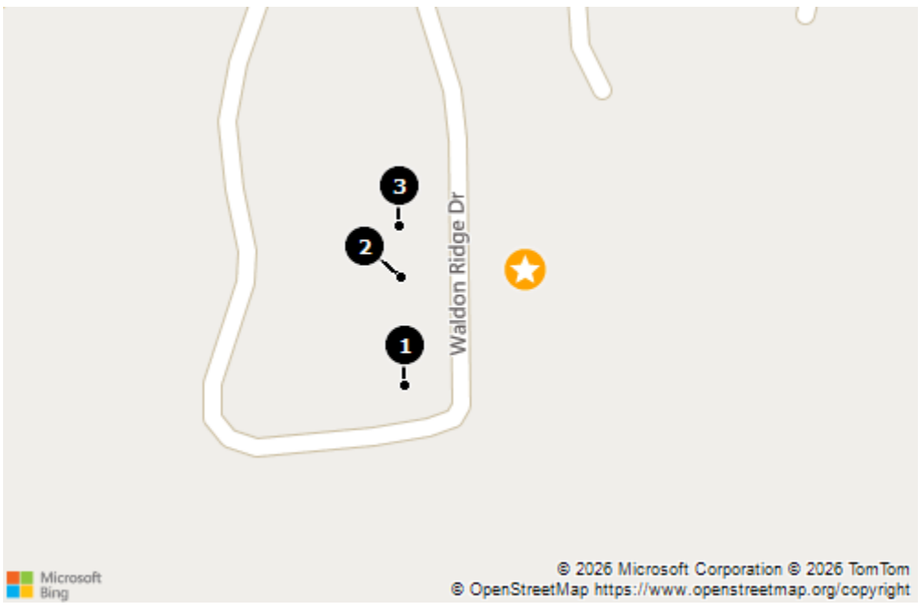
ICE SiteX Report

OrderID: 98341923

SiteX Property Information Report



Subject Property Location

3179 WALDON RIDGE DR, ORION, MI 48359-1339

County:	**OAKLAND MI**	Census Tract:	261251284.001016
Property Use:	Single Family Residential	Zoning:	SI
Parcel Number:	O -09-27-276-051	Thomas Bros Pg-Grid:	

Valuation

Value:	**$594,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$540,540 - $647,460	ICE Confidence Score:	91		

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:	$8,935
Total Assessed Value:	$245,170	Total Assessor Market Value:	$490,340	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6,9 District: O Subdivision: WALDON RIDGE Sec/Twnship/Range: SEC 27 TWN 04N RNG 10E
Abbreviated Description: T4N, R10E, SEC 27 WALDON RIDGE LOT 6 9-13-02 FR 041
City/Muni/Twp: ORION TWP

Property Characteristics

Lot Size:	10,803 SF	Bedrooms:	4	Pool:	
Building Area:	2658 SF	Baths:	3	Fireplace:	1
Year Built:	2003	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:	Colonial	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/11/2025	Sales Price:	N/A
Document #:	20250156255 BK-PG 59151-325	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/14/2024	Sales Price:	N/A
Document #:	634 BK-PG 58230-473	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/06/2024	Loan Amount:	N/A
Document #:	12051 BK-PG 59151-325	Loan Type:	FHA
TD Due Date:	02/01/2054	Type Finance:	
Legal Description:			

Lot: 6 Subdivision: WALDON RIDGE
City/Muni/Twp: ORION

Prior Transfer

Recording Date:	11/17/2022	Sales Price:	$434,900
Document #:	472913 BK-PG 58267-869	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 98341923

Contract Date: 10/21/2022
Document Type:
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE Map Ref: LB 284 PG 2
City/Muni/Twp: ORION

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	N/A
Document #:	471799 BK-PG 50941-709	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/18/2017	Sales Price:	N/A
Document #:	172748 BK-PG 47997-00103	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/25/2017	Sales Price:	$320,000
Document #:	160511 BK-PG 51008-00786	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2017		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WALDON RIDGE Map Ref: LB 284 PG 2
City/Muni/Twp: ORION

Mortgage Record

Recording Date:	08/07/2017	Loan Amount:	N/A
Document #:	147598 BK-PG 50941-00709	Loan Type:	New Conventional
TD Due Date:	09/01/2032	Type Finance:	

Legal Description:
Lot: 6 Subdivision: WALDON RIDGE
City/Muni/Twp: ORION

Prior Transfer

Recording Date:	04/22/2015	Sales Price:	N/A
Document #:	084105 BK-PG 46539-018	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/25/2015	Loan Amount:	N/A
Document #:	54431 BK-PG 47997-00103	Loan Type:	New Conventional
TD Due Date:	04/01/2045	Type Finance:	

Legal Description:
Lot: 6 Subdivision: WALDON RIDGE
City/Muni/Twp: ORION

Prior Transfer

Recording Date:	11/14/2013	Sales Price:	$280,000
Document #:	281024 BK-PG 46539-00116	Type of Sale:	Full Amount on Deed
Contract Date:	10/30/2013		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WALDON RIDGE Map Ref: LB284 PG2
City/Muni/Twp: ORION

Mortgage Record

Recording Date:	11/14/2013	Loan Amount:	N/A
Document #:	281007 BK-PG 46539-00018	Loan Type:	New Conventional
TD Due Date:	11/01/2043	Type Finance:	

Legal Description:
Lot: 6 Subdivision: WALDON RIDGE SUBDIVISION
City/Muni/Twp: ORION

Prior Transfer

Recording Date:	05/07/2009	Sales Price:	N/A
Document #:	085829 BK-PG 41133-078	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/06/2009		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WALDON RIDGE Map Ref: LB284 PG2
City/Muni/Twp: ORION

Prior Transfer

Recording Date:	04/09/2009	Sales Price:	$195,000
Document #:	063843 BK-PG 41054-838	Type of Sale:	Full Amount on Deed
Contract Date:	04/01/2009		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WALDON RIDGE Map Ref: LB284 PG2
City/Muni/Twp: ORION

Prior Transfer

Recording Date:	12/12/2008	Sales Price:	$315,000
Document #:	213510 BK-PG 38421-757	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98341923

Legal Description:

Mortgage Record

Recording Date: 01/05/2007
Document #: 003363 BK-PG 38590-798
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance:
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE

Prior Transfer

Recording Date: 11/28/2006
Document #: 287552 BK-PG 38039-232
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 11/22/2006
Document #: 284225 BK-PG 38421-757
TD Due Date: 12/01/2036
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE SUBDIVISION

Prior Transfer

Recording Date: 10/10/2006
Document #: 249735 BK-PG 35347-764
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 09/15/2006
Document #: 227278 BK-PG 34713-201
Document Type:
Sales Price: $257,200
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 08/29/2006
Document #: 213279 BK-PG 38039-232
TD Due Date: 09/01/2036
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE SUBDIVISION

Mortgage Record

Recording Date: 04/19/2005
Document #: 111041 BK-PG 35347-764
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance:
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE SUBDIVISION

Mortgage Record

Recording Date: 01/05/2005
Document #: 003859 BK-PG 34713-201
TD Due Date: 01/01/2035
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE SUBDIVISION
City/Muni/Twp: ORION

Mortgage Record

Recording Date: 08/10/2004
Document #: 347458 BK-PG 33762-423
TD Due Date: 07/01/2034
Loan Amount: N/A
Loan Type: Unknown
Type Finance: ADJ
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE SUBDIVISION
City/Muni/Twp: ORION

Prior Transfer

Recording Date: 08/10/2004
Document #: 347326 BK-PG 33761-661
Contract Date: 06/30/2004
Document Type:
Sales Price: $365,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE Map Ref: LB284 PG2
City/Muni/Twp: ORION

Prior Transfer

Recording Date: 09/03/2003
Document #: 449332 BK-PG 30585-896
Contract Date: 11/25/2002
Document Type:
Sales Price: $66,100
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE Map Ref: LB284 PG2&3
City/Muni/Twp: ORION

Prior Transfer

Recording Date: 07/11/2003
Document #: 355267 BK-PG 29914-799
Contract Date: 06/09/2003
Sales Price: N/A
Multiple Parcels Involved in this transaction
Type of Sale: Transfer Tax on doc. indicated as EXEMPT

ICE SiteX Report

OrderID: 98341923

Document Type:
Legal Description:
Lot: 6 Subdivision: WALDON RIDGE Map Ref: LB284 PG2
City/Muni/Twp: ORION

Prior Transfer

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

Legal Description:
Lot: 6,9 District: O Subdivision: WALDON RIDGE Sec/Twnship/Range: SEC 27 TWN 04N RNG 10E
Abbreviated Description: T4N, R10E, SEC 27 WALDON RIDGE LOT 6 9-13-02 FR 041
City/Muni/Twp: ORION TWP

Area Sales Analysis

Total Area Sales	$1,517,500	Median # of Bedrooms	4
Median Lot Size	11,326 SF	Median # of Baths	3
Median Living Area	2,653 SF	Median Year Built	2005
Price Range - 2 Yrs	$483,000 to $537,000	Age Range	21 years to 22 years
Median Value	$497,500	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**3196 WALDON RIDGE DR ORION, MI 48359-1339**	05/07/2026	$497,500	$187	2653	7/4/2	2005	12,110 SF	
		APN: O -09-27-276-058 Document #: 20260062301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: WALDON RIDGE MapRef: LB 284 PG 2&3 Abbreviated Description: Lot:13 Subdivision:WALDON RIDGE Map Ref:LB 284 PG 2&3City/Muni/Twp:ORION City/Muni/Twp: ORION								
2	.04Mi.	**3180 WALDON RIDGE DR ORION, MI 48359-1339**	04/01/2026	$483,000	$210	2293	9/4/3	2005	10,977 SF	
		APN: O -09-27-276-060 Document #: 20260038725 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: WALDON RIDGE MapRef: LB 284 PG 2&3 Abbreviated Description: Lot:15 Subdivision:WALDON RIDGE Map Ref:LB 284 PG 2&3City/Muni/Twp:ORION City/Muni/Twp: ORION								
3	.04Mi.	**3172 WALDON RIDGE DR ORION, MI 48359-1339**	10/01/2025	$537,000	$202	2658	7/4/3	2004	11,326 SF	
		APN: O -09-27-276-061 Document #: 123018 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: WALDON RIDGE MapRef: LB 284 PG 2 Abbreviated Description: Lot:16 Subdivision:WALDON RIDGE Map Ref:LB 284 PG 2City/Muni/Twp:ORION City/Muni/Twp: ORION								

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.	**3179 WALDON RIDGE DR**		$490,340	$245,170	2,658	10/4/3	2003	10,803 SF	
.02Mi.	**3187 WALDON RIDGE DR**	**08/27/2004**	$478,460	$239,230	2,339	9/4/2	2004	10,803 SF	
.02Mi.	**3171 WALDON RIDGE DR**	**03/15/2012**	$509,900	$254,950	2,658	10/4/2	2004	10,803 SF	
.03Mi.	**3163 WALDON RIDGE DR**	**12/01/2010**	$477,200	$238,600	2,293	9/4/2	2004	10,803 SF	
.03Mi.	**3195 WALDON RIDGE DR**	**11/12/2004**	$449,340	$224,670	2,321	9/4/2	2004	10,803 SF	
.04Mi.	**3180 WALDON RIDGE DR**		$461,980	$230,990	2,293	9/4/3	2005	10,977 SF	
.04Mi.	**3172 WALDON RIDGE DR**	**05/18/2005**	$533,080	$266,540	2,658	7/4/3	2004	11,326 SF	
.04Mi.	**3188 WALDON RIDGE DR**	**04/28/2005**	$506,840	$253,420	2,431	9/4/2	2004	10,934 SF	
.05Mi.	**3203 WALDON RIDGE DR**	**06/09/2004**	$528,120	$264,060	2,661	8/4/2	2003	10,934 SF	
.05Mi.	**3155 WALDON RIDGE DR**		$444,800	$222,400	2,322	7/4/2	2003	10,846 SF	
.05Mi.	**3164 WALDON RIDGE DR**		$438,320	$219,160	2,293	9/4/2	2004	11,674 SF	
.05Mi.	**3196 WALDON RIDGE DR**		$510,000	$255,000	2,653	7/4/2	2005	12,110 SF	
.06Mi.	**501 WALDON RD**		$509,200	$254,600	2,200	6/3/2	1995	11 SF	
.06Mi.	**3156 WALDON RIDGE DR**	**02/03/2005**	$513,560	$256,780	2,658	10/4/2	2004	11,935 SF	
.06Mi.	**3147 WALDON RIDGE DR**		$475,600	$237,800	2,293	9/4/3	2004	11,587 SF	
.07Mi.	**3211 WALDON RIDGE DR**		$544,840	$272,420	2,885	10/4/2	2004	21,432 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	38.1 years old	Households:	4,043
Median Household Income:	$104,467	Households w/Family:	63%
Household Income Per Capita:	$46,276	Households w/Family Married:	52%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

ICE SiteX Report

OrderID: 98341923

School District

School District Zone:	Lake Orion Community Schools	Students:	6,589
Number of Schools:	13	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.59Mi.	**Scripps Middle School** Number of Students: 446 Student-Teacher Ratio: 12.97	A	Public	6 - 8
1.85Mi.	**Lake Orion High School** Number of Students: 2,035 Student-Teacher Ratio: 18.75 Advanced Placement: Yes	A	Public	9 - 12
1.72Mi.	**Carpenter Elementary School** Number of Students: 467 Student-Teacher Ratio: 18.72	A	Public	KG - 5
2.44Mi.	**Orion Oaks Elementary School** Number of Students: 514 Student-Teacher Ratio: 14.69	A-	Public	KG - 5
1.65Mi.	**Stadium Drive Elementary School** Number of Students: 444 Student-Teacher Ratio: 18.97	A-	Public	KG - 5

Flood Report

The Subject Property of **3179 WALDON RIDGE DR, ORION, MI 48359-1339** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	110%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	75%	NOTABLY LOWER
OVERALL	72%	NOTABLY 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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