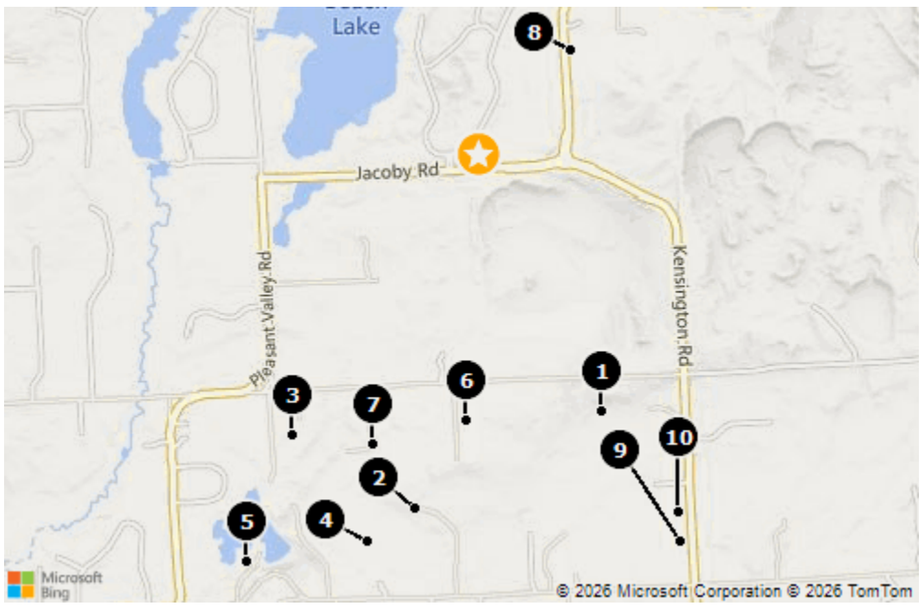
ICE SiteX Report

OrderID: 97524921

SiteX Property Information Report



Subject Property Location

3279 BEACH LAKE DR E, MILFORD, MI 48380-2869

County:	**LIVINGSTON MI**	Census Tract:	260937402.001021
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	12-23-201-045	Thomas Bros Pg-Grid:	

Valuation

Value:	**$618,000**	FSD:	15	Common Confidence Score:	52
Value Range:	$525,300 - $710,700	ICE Confidence Score:	85		

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:	
Total Assessed Value:	$290,300	Total Assessor Market Value:	$580,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 45 Section: 23 District: 12 Subdivision: THE OAKS AT BEACH LAKE #2 Tract No: 740200 Sec/Twnship/Range: SEC 23 TWN 02N RNG 06E
Abbreviated Description: SECTION 23, T2N-R6E, THE OAKS AT BEACH LAKE NO. 2, LOT #45. SPLIT ON 12/05/1997 FROM 12-23-200-030-00
City/Muni/Twp: BRIGHTON TWP

Property Characteristics

Lot Size:	37,636 SF	Bedrooms:	4	Pool:	
Building Area:	2814 SF	Baths:	2	Fireplace:	2
Year Built:	1999	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	3	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/18/2026	Sales Price:	N/A
Document #:	2026R-003257 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/27/2020	Loan Amount:	N/A
Document #:	2020R-009252 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: 45 Subdivision: THE OAKS AT BEACH LAKE NO 2
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	02/12/2018	Sales Price:	N/A
Document #:	2018R-003824 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/21/2017	Sales Price:	$420,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97524921

Document Type:
Legal Description:
Lot: 45 Section: 23 District: 12 Subdivision: THE OAKS AT BEACH LAKE #2 Tract No: 740200 Sec/Twnship/Range: SEC 23 TWN 02N RNG 06E
Abbreviated Description: SECTION 23, T2N-R6E, THE OAKS AT BEACH LAKE NO. 2, LOT #45. SPLIT ON 12/05/1997 FROM 12-23-200-030-00
City/Muni/Twp: BRIGHTON TWP

Prior Transfer

Recording Date:	01/05/2015	Sales Price:	N/A
Document #:	2015R-000220 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/23/2014		
Document Type:			

Legal Description:
Lot: 45 Subdivision: THE OAKS AT BEACH LAKE NO 2
City/Muni/Twp: BRIGHTON TWP

Prior Transfer

Recording Date:	05/07/2013	Sales Price:	$395,000
Document #:	2013R-019164 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2013		
Document Type:			

Legal Description:
Lot: 45 Subdivision: THE OAKS AT BEACH LAKE NO 2
City/Muni/Twp: BRIGHTON TWP

Mortgage Record

Recording Date:	05/01/2013	Loan Amount:	N/A
Document #:	2013R-018402 BK-PG -	Loan Type:	
TD Due Date:	05/01/2043	Type Finance:	

Legal Description:
Lot: 45 Subdivision: THE OAKS AT BEACH LAKE NO 2
City/Muni/Twp: BRIGHTON TWP

Mortgage Record

Recording Date:	10/19/2010	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2040	Type Finance:	

Legal Description:
Lot: 45 Subdivision: THE OAKS AT BEACH LAKE NO 2

Prior Transfer

Recording Date:	04/25/2003	Sales Price:	$455,000
Document #:	BK-PG 3881-0215	Type of Sale:	Full Amount on Deed
Contract Date:	07/26/2002		
Document Type:			

Legal Description:
Lot: 45 Subdivision: THE OAKS AT BEACH LAKE #2 Map Ref: MB35 PG42
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	01/16/2001	Sales Price:	$415,000
Document #:	BK-PG 2890-0747	Type of Sale:	Full Amount on Deed
Contract Date:	12/29/2000		
Document Type:			

Legal Description:
Lot: 45 Subdivision: THE OAKS AT BEACH LAKE #2 Map Ref: LB35 PG42-45
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	06/23/1999	Sales Price:	N/A
Document #:	BK-PG 2607-0655	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/16/1999		
Document Type:			

Legal Description:
Lot: 45 Subdivision: THE OAKS AT BEACH LAKE #2 Map Ref: LB35 PG42-45
City/Muni/Twp: BRIGHTON

Area Sales Analysis

Total Area Sales	$4,952,900	Median # of Bedrooms	3
Median Lot Size	149,411 SF	Median # of Baths	2
Median Living Area	1,937 SF	Median Year Built	1985
Price Range - 2 Yrs	$210,000 to $768,000	Age Range	25 years to 86 years
Median Value	$500,950	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**12776 BUNO RD** **MILFORD, MI 48380-2718**	05/14/2026	$325,000	$206	1574	/2/2	1982	304,921 SF	

APN: 12-26-200-040 Document #: 2026R-010322
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3-B-2 Sec/Twnship/Range: E2NE4S26T2NR6E Abbreviated Description: Lot:3-B-2 Sec/Twnship/Range:E2NE4S26T2NR6E City/Muni/Twp:TOWNSHIP OF BRIGHTON City/Muni/Twp: TOWNSHIP OF BRIGHTON

2	.89Mi.	**4329 WINTERVIEW** **MILFORD, MI 48380-2791**	04/20/2026	$685,000	$337	2031	/4/1	1974	348,481 SF	

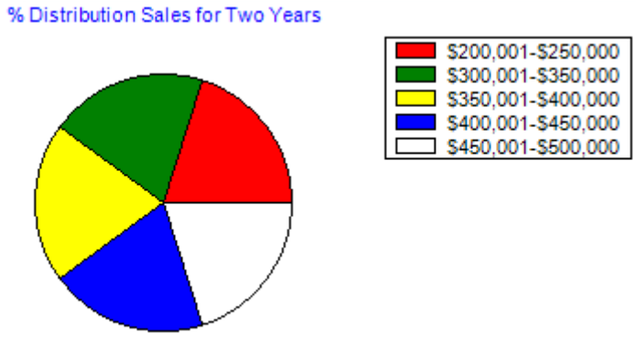
APN: 12-26-100-014 Document #: 2026R-008407
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 97524921

	Legal: Sec/Twnship/Range: NW4S26T2NR06E Abbreviated Description: Sec/Twnship/Range:NW4S26T2NR06E City/Muni/Twp:TOWNSHIP OF BRIGHTON City/Muni/Twp: TOWNSHIP OF BRIGHTON								
3	.8Mi.	**4066 W KNOLL** **MILFORD, MI 48380-3078**	03/16/2026	$585,000	$303	1928	/3/3	1995	109,772 SF
	APN: 12-26-100-053 Document #: 2026R-005155 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S26T2NR6E Abbreviated Description: Sec/Twnship/Range:NW4S26T2NR6E City/Muni/Twp:BRIGHTON TOWNSHIP City/Muni/Twp: BRIGHTON TOWNSHIP								
4	.96Mi.	**12155 SPENCER RD** **MILFORD, MI 48380-2739**	03/13/2026	$553,000	$289	1907	/3/2	1973	392,042 SF
	APN: 12-26-100-012 Document #: 2026R-005039 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S26T2NR06E Abbreviated Description: Sec/Twnship/Range:NW4S26T2NR06E City/Muni/Twp:BRIGHTON TOWNSHIP City/Muni/Twp: BRIGHTON TOWNSHIP								
5	1.08Mi.	**4445 OLD WARNER CT** **MILFORD, MI 48380-2794**	11/17/2025	$489,900	$251	1945	/3/2	2001	95,832 SF
	APN: 12-27-200-052 Document #: 2025R-023284 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4S27T2NR06E Abbreviated Description: Sec/Twnship/Range:NE4S27T2NR06E City/Muni/Twp:TOWNSHIP OF BRIGHTON City/Muni/Twp: TOWNSHIP OF BRIGHTON								
6	.64Mi.	**4097 MERNA LN** **MILFORD, MI 48380-3037**	11/14/2025	$512,000	$196	2606	/4/2	1989	92,348 SF
	APN: 12-26-100-039 Document #: 2025R-023155 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S26T2NR06EMICHIGAN Abbreviated Description: Sec/Twnship/Range:NW4S26T2NR06EMICHIGAN City/Muni/Twp:TOWNSHIP OF BRIGHTON City/Muni/Twp: TOWNSHIP OF BRIGHTON								
7	.75Mi.	**4121 MARSH TRL** **MILFORD, MI 48380-3033**	09/02/2025	$768,000	$259	2965	//2	1988	436,037 SF
	APN: 12-26-100-045 Document #: 2025R-017207 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S26T2NR06E Abbreviated Description: Sec/Twnship/Range:NW4S26T2NR06E City/Muni/Twp:TOWNSHIP OF BRIGHTON City/Muni/Twp: TOWNSHIP OF BRIGHTON								
8	.37Mi.	**3123 KENSINGTON RD** **MILFORD, MI 48380-2819**	06/11/2025	$210,000	$138	1512	/3/2	1940	189,051 SF
	APN: 12-23-200-009 Document #: 2025R-011204 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4S23T02NR06E Abbreviated Description: Sec/Twnship/Range:NE4S23T02NR06E City/Muni/Twp:TOWNSHIP OF BRIGHTON City/Muni/Twp: TOWNSHIP OF BRIGHTON								
9	1.04Mi.	**4398 KENSINGTON RD** **MILFORD, MI 48380-3006**	04/25/2025	$450,000	$222	2025	/4/2	1990	87,120 SF
	APN: 12-26-200-019 Document #: 2025R-007893 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NE4S26T2NR06E Abbreviated Description: Sec/Twnship/Range:E2NE4S26T2NR06E City/Muni/Twp:BRIGHTON TOWNSHIP City/Muni/Twp: BRIGHTON TOWNSHIP								
10	.97Mi.	**4328 KENSINGTON RD** **MILFORD, MI 48380-3006**	03/04/2025	$375,000	$272	1378	/3/3	1979	66,647 SF
	APN: 12-26-200-022 Document #: 2025R-003775 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NE4S26T2NR06E Abbreviated Description: Sec/Twnship/Range:E2NE4S26T2NR06E City/Muni/Twp:TOWNSHIP OF BRIGHTON City/Muni/Twp: TOWNSHIP OF BRIGHTON								

Comparable Sales Chart



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: 97524921

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.	**3279 BEACH LAKE DR E**	**12/21/2017**	$580,600	$290,300	2,814	/4/2	1999	37,636 SF	
.03Mi.	**3263 BEACH LAKE DR E**	**06/18/2002**	$641,000	$320,500	3,309	/4/2	1999	1 SF	
.06Mi.	**3247 BEACH LAKE DR E**	**10/19/2012**	$918,000	$459,000	3,931	/3/4	2000	1 SF	Yes
.06Mi.	**3238 BEACH LAKE DR E**	**06/15/2023**	$758,600	$379,300	3,628	/5/4	1999	2 SF	
.08Mi.	**3222 BEACH LAKE DR E**	**02/22/2002**	$740,400	$370,200	3,836	/4/3	1999	1 SF	
.08Mi.	**3231 BEACH LAKE DR E**	**12/11/2002**	$776,200	$388,100	3,724	/4/3	2000	1 SF	
.1Mi.	**3243 BEACH LAKE DR W**	**03/17/1999**	$634,400	$317,200	3,433	/4/3	1996	2 SF	
.1Mi.	**3206 BEACH LAKE DR E**	**08/25/2014**	$680,200	$340,100	2,965	/4/3	1998	1 SF	
.11Mi.	**3262 BEACH LAKE DR W**	**01/18/2002**	$613,400	$306,700	3,092	/4/2	1999	1 SF	
.11Mi.	**3227 BEACH LAKE DR W**	**01/28/2005**	$674,000	$337,000	3,574	/4/2	1998	1 SF	
.11Mi.	**12450 JACOBY**	**02/11/2003**	$562,600	$281,300	2,664	/3/2	1957	5 SF	
.11Mi.	**3215 BEACH LAKE DR E**	**12/03/2021**	$690,600	$345,300	3,080	/5/3	1998	1 SF	Yes
.12Mi.	**3211 BEACH LAKE DR W**	**06/26/2020**	$762,600	$381,300	3,617	/4/4	1999	1 SF	
.13Mi.	**3190 BEACH LAKE DR E**	**07/30/2021**	$671,200	$335,600	2,725	/3/2		1 SF	
.14Mi.	**3199 BEACH LAKE DR E**	**09/14/2019**	$894,200	$447,100	4,304	/4/4	2000	1 SF	
.14Mi.	**3246 BEACH LAKE DR W**	**08/20/2020**	$723,400	$361,700	3,906	/4/3	1997	1 SF	

Rent vs. Own

Households Occupied by Renters:	2%	Households Occupied by Owners:	94%

Demographics & Income

Median Age:	47.6 years old	Households:	3,291
Median Household Income:	$122,785	Households w/Family:	76%
Household Income Per Capita:	$56,490	Households w/Family Married:	66%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Brighton Area Schools	Students:	5,796
Number of Schools:	9	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.09Mi.	**Brighton High School** Number of Students: 1,887 Student-Teacher Ratio: 19.55 Advanced Placement: Yes	A	Public	9 - 12
5.89Mi.	**Maltby Intermediate School** Number of Students: 866 Student-Teacher Ratio: 18.39	A	Public	5 - 6
2.10Mi.	**Spencer Road Elementary School** Number of Students: 507 Student-Teacher Ratio: 17.36	A+	Public	KG - 4
5.48Mi.	**Scranton Middle School** Number of Students: 850 Student-Teacher Ratio: 20	B-	Public	7 - 8

Flood Report

The Subject Property of **3279 BEACH LAKE DR E, MILFORD, MI 48380-2869** 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	48%	SIGNIFICANTLY LOWER
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	43%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	140%	NOTABLY HIGHER
MURDER	71%	NOTABLY LOWER
OVERALL	64%	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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ICE SiteX Report

OrderID: 97524921

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