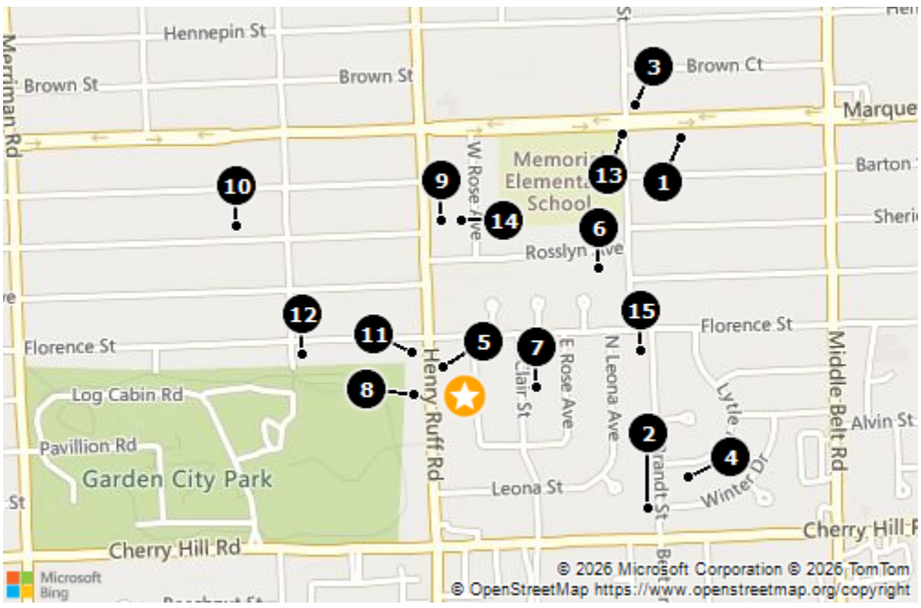
ICE SiteX Report

OrderID: 98730019

SiteX Property Information Report



Subject Property Location

451 W ROSE AVE, GARDEN CITY, MI 48135-2683

County:	**WAYNE MI**	Census Tract:	261635697.001007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	35 019 05 0136 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$234,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$201,240 - $266,760	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	82050
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$5,485
Total Assessed Value:	$100,200	Total Assessor Market Value:	$200,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 136 Section: 05 District: 35 Subdivision: SNIDER PARK
Abbreviated Description: 14P136 LOT 136 SNIDER PARK SUB T2S R9E L75 P53, 54 WCR
City/Muni/Twp: GARDEN CITY

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	981 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		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:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/02/2022	Sales Price:	N/A
Document #:	2022344332 BK-PG 57204-43	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/21/2021	Sales Price:	$157,000
Document #:	2021381549 BK-PG 57134-759	Type of Sale:	Full Amount on Deed
Contract Date:	10/18/2021		
Document Type:			

Legal Description:
Lot: 136 Subdivision: SNIDER PARK SUBDIVISION Map Ref: LB 75 PG 53
City/Muni/Twp: GARDEN CITY

Prior Transfer

Recording Date:	10/18/2021	Sales Price:	$157,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 136 Section: 05 District: 35 Subdivision: SNIDER PARK
Abbreviated Description: 14P136 LOT 136 SNIDER PARK SUB T2S R9E L75 P53, 54 WCR
City/Muni/Twp: GARDEN CITY

ICE SiteX Report

OrderID: 98730019

Prior Transfer

Recording Date:	10/23/2013	Sales Price:	N/A
Document #:	2013449112 BK-PG 40298-0952	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/18/2004	Loan Amount:	N/A
Document #:	204184583 BK-PG 40298-0952	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/08/2014	Type Finance:	VAR

Legal Description:
Lot: 136 Subdivision: SNIDER PARK SUBDIVISION
City/Muni/Twp: GARDEN CITY

Area Sales Analysis

Total Area Sales	$3,896,400	Median # of Bedrooms	
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,341 SF	Median Year Built	1955
Price Range - 2 Yrs	$169,900 to $391,500	Age Range	27 years to 96 years
Median Value	$258,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**29683 MARQUETTE ST** **GARDEN CITY, MI 48135-3601**	08/03/2026	$315,000	$237	1327	//1	1952	6,534 SF	
		APN: 35 019 02 0018 000 Document #: 2026244596 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: MIDDLEBELT GARDEN SUBDIVISION MapRef: LB 73 PG 98 Abbreviated Description: Lot:18 Subdivision:MIDDLEBELT GARDEN SUBDIVISION Map Ref:LB 73 PG 98City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY								
2	.25Mi.	**181 BRANDT ST** **GARDEN CITY, MI 48135-2605**	07/14/2026	$190,000	$199	953	//1	1954	6,534 SF	
		APN: 35 019 04 0146 000 Document #: 2026229302 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 146 Subdivision: MODERN HOMES SUB NO 2 MapRef: LB 74 PG 49 Abbreviated Description: Lot:146 Subdivision:MODERN HOMES SUB NO 2 Map Ref:LB 74 PG 49								
3	.4Mi.	**29764 MARQUETTE ST** **GARDEN CITY, MI 48135-3600**	07/07/2026	$270,000	$243	1110	5/3/1	1954	7,841 SF	
		APN: 35 016 02 0322 002 Document #: 2026223247 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 322 Subdivision: FOLKERS GARDEN CITY ACRES SUBDIVISION NO 1 MapRef: LB 47 PG 24 Abbreviated Description: Subdivision:FOLKERS GARDEN CITY ACRES SUBDIVISION NO 1 Map Ref:LB 47 PG 24Abbreviated Description:PORTION LOT322 City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY								
4	.27Mi.	**316 LYTLE PL** **GARDEN CITY, MI 48135-2642**	06/30/2026	$183,000	$135	1351	//1	1954	6,970 SF	
		APN: 35 019 04 0139 002 Document #: 2026215450 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 139&140 Subdivision: MODERN HOMES SUBDIVISION NO 2 MapRef: LB 74 PG 49 Abbreviated Description: Lot:139&140 Subdivision:MODERN HOMES SUBDIVISION NO 2 Map Ref:LB 74 PG 49Abbreviated Description:PORTION LOT139 City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY								
5	.04Mi.	**534 HENRY RUFF RD** **GARDEN CITY, MI 48135-1371**	06/18/2026	$170,000	$173	981	//1	1955	5,663 SF	
		APN: 35 019 05 0172 000 Document #: 2026209132 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 172 Subdivision: SNIDER PARK SUBDIVISION MapRef: LB 75 PG 53&54 Abbreviated Description: Lot:172 Subdivision:SNIDER PARK SUBDIVISION Map Ref:LB 75 PG 53&54City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY								
6	.22Mi.	**29931 ROSSLYN AVE** **GARDEN CITY, MI 48135-3619**	06/17/2026	$346,000	$229	1510	//2	1999	9,148 SF	
		APN: 35 019 06 0050 000 Document #: 2026208031 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: VICTORIA GARDENS SUBDIVISION MapRef: LB 105 PG 77-80 Abbreviated Description: Lot:50 Subdivision:VICTORIA GARDENS SUBDIVISION Map Ref:LB 105 PG 77-80City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY								
7	.09Mi.	**462 CLAIR ST** **GARDEN CITY, MI 48135-2620**	06/02/2026	$265,000	$270	981	//1	1955	5,663 SF	
		APN: 35 019 05 0097 000 Document #: 2026194706 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 97 Subdivision: SNIDER PARK SUBDIVISION MapRef: LB 75 PG 53&54 Abbreviated Description: Lot:97 Subdivision:SNIDER PARK SUBDIVISION Map Ref:LB 75 PG 53&54City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY								
8	.06Mi.	**489 HENRY RUFF RD** **GARDEN CITY, MI 48135-1370**	05/15/2026	$230,000	$171	1341	//1	1958	6,970 SF	
		APN: 35 018 01 0018 000 Document #: 2026183805 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: BEVRO PARK SUBDIVISION MapRef: LB 79 PG 44 Abbreviated Description: Lot:18 Subdivision:BEVRO PARK SUBDIVISION Map Ref:LB 79 PG 44City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY								
9	.21Mi.	**964 HENRY RUFF RD** **GARDEN CITY, MI 48135-1310**	05/11/2026	$305,000	$177	1717	//2	1996	7,841 SF	
		APN: 35 019 06 0009 000 Document #: 2026177727 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: VICTORIA GARDENS SUBDIVISION MapRef: LB 105 PG 77-80 Abbreviated Description: Lot:9 Subdivision:VICTORIA GARDENS SUBDIVISION Map Ref:LB 105 PG 77-80City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY								
10	.34Mi.	**30808 SHERIDAN ST** **GARDEN CITY, MI 48135-1319**	05/01/2026	$258,000	$135	1911	7//1	1930	8,276 SF	
		APN: 35 018 03 1605 301 Document #: 2026170474 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 1605 Subdivision: FOLKERS GARDEN CITY ACRES NO 10 MapRef: LB 50 PG 29 Abbreviated Description: Subdivision:FOLKERS GARDEN CITY ACRES NO 10 Map Ref:LB 50 PG 29Abbreviated Description:PORTION LOT1605 City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY

11	.09Mi.	**30429 FLORENCE ST** **GARDEN CITY, MI 48135-1306**	03/17/2026	$198,000	$131	1501	5//1	1955	6,970 SF

APN: 35 018 02 0006 005 Document #: 2026132653
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6&7 Subdivision: CHERRY HILL WOODS MapRef: LB 58 PG 85 Abbreviated Description: Subdivision:CHERRY HILL WOODS Map Ref:LB 58 PG 85Abbreviated Description:PORTION LOTS6&7 City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY

12	.2Mi.	**30639 FLORENCE ST** **GARDEN CITY, MI 48135-3313**	02/20/2026	$252,000	$243	1034	//1	1955	6,534 SF

APN: 35 018 02 0012 003 Document #: 2026051627
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: CHERRY HILL WOODS SUBDIVISIO MapRef: LB 58 PG 85 Abbreviated Description: Lot:12 Subdivision:CHERRY HILL WOODS SUBDIVISIO Map Ref:LB 58 PG 85City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY

13	.39Mi.	**1125 BRANDT ST** **GARDEN CITY, MI 48135-2386**	02/05/2026	$353,000	$208	1690	//2		10,890 SF

APN: 35 016 02 0323 301 Document #: 2026041770
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 323 Subdivision: FOLKERS GARDEN CITY ACRES NO 1 MapRef: LB 47 PG 24 Abbreviated Description: Subdivision:FOLKERS GARDEN CITY ACRES NO 1 Map Ref:LB 47 PG 24Abbreviated Description:PORTION LOT323 City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY

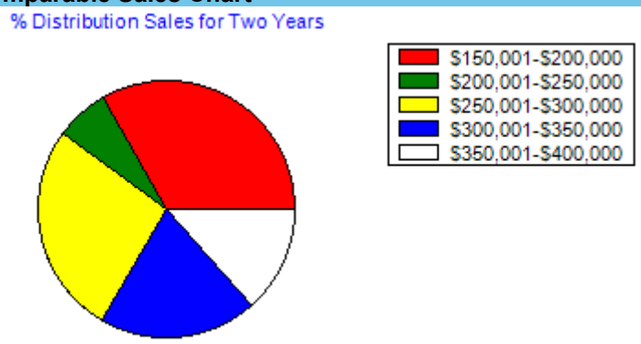
14	.21Mi.	**961 W ROSE AVE** **GARDEN CITY, MI 48135-3616**	01/16/2026	$391,500	$169	2311	6//2	1995	7,841 SF

APN: 35 019 06 0016 000 Document #: 2026030213
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: VICTORIA GARDENS SUBDIVISION MapRef: LB 105 PG 77-80 Abbreviated Description: Lot:16 Subdivision:VICTORIA GARDENS SUBDIVISION Map Ref:LB 105 PG 77-80City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY

15	.22Mi.	**577 BRANDT ST** **GARDEN CITY, MI 48135-2669**	12/08/2025	$169,900	$200	847	//1	1954	5,663 SF

APN: 35 019 04 0164 001 Document #: 2026005172
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 164 Subdivision: MODERN HOMES SUBDIVISION Abbreviated Description: Subdivision:MODERN HOMES SUBDIVISION Abbreviated Description:PORTION LOT164 City/Muni/Twp:GARDEN CITY City/Muni/Twp: GARDEN CITY

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.

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.	**451 W ROSE AVE**	**10/18/2021**	$200,400	$100,200	981	//1	1955	5,663 SF	
.01Mi.	**441 W ROSE AVE**	**04/19/2018**	$192,400	$96,200	967	//1	1955	5,663 SF	
.01Mi.	**461 W ROSE AVE**	**09/23/2020**	$194,200	$97,100	967	5//1	1955	5,663 SF	
.02Mi.	**431 W ROSE AVE**	**04/06/2022**	$178,000	$89,000	981	//1	1955	5,663 SF	
.02Mi.	**503 W ROSE AVE**	**10/25/2016**	$197,200	$98,600	967	//1	1955	5,663 SF	
.02Mi.	**482 HENRY RUFF RD**	**10/09/2015**	$195,200	$97,600	981	//1	1955	5,663 SF	
.02Mi.	**464 HENRY RUFF RD**	**06/24/2016**	$216,200	$108,100	1,195	//1	1955	5,663 SF	
.02Mi.	**500 HENRY RUFF RD**	**09/28/2005**	$193,200	$96,600	981	//1	1955	5,663 SF	
.03Mi.	**421 W ROSE AVE**		$196,200	$98,100	967	//1	1955	5,663 SF	
.03Mi.	**511 W ROSE AVE**		$221,200	$110,600	1,174	//1	1955	5,663 SF	
.03Mi.	**442 HENRY RUFF RD**	**04/25/2025**	$202,000	$101,000	999	5//1	1955	5,663 SF	
.03Mi.	**510 HENRY RUFF RD**	**04/05/2019**	$193,800	$96,900	967	5//1	1955	5,663 SF	
.03Mi.	**450 W ROSE AVE**	**04/28/1995**	$200,200	$100,100	967	//1	1955	5,663 SF	
.03Mi.	**440 W ROSE AVE**		$196,800	$98,400	981	5//1	1955	5,663 SF	
.03Mi.	**460 W ROSE AVE**	**08/31/2004**	$196,000	$98,000	967	//1	1955	5,663 SF	
.04Mi.	**430 HENRY RUFF RD**	**03/22/2015**	$196,600	$98,300	967	//1	1955	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

ICE SiteX Report

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Demographics & Income

Median Age:	41.5 years old	Households:	11,131
Median Household Income:	$66,136	Households w/Family:	63%
Household Income Per Capita:	$32,133	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Garden City School District	Students:	3,217
Number of Schools:	8	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Douglas Elementary School 3-4 Campus** Number of Students: 412 Student-Teacher Ratio: 14.66	C-	Public	3 - 4
1.01Mi.	**Lathers Early Childhood and Kindergarten Center** Number of Students: 222 Student-Teacher Ratio: 7.82	NA	Public	EE - KG
1.60Mi.	**Farmington Elementary School 5-6 Campus** Number of Students: 455 Student-Teacher Ratio: 17.91	C-	Public	5 - 6
1.54Mi.	**Garden City High School** Number of Students: 896 Student-Teacher Ratio: 18.1 Advanced Placement: Yes	C-	Public	9 - 12
0.31Mi.	**Memorial Elementary School 1-2 Campus** Number of Students: 419 Student-Teacher Ratio: 14.65	NA	Public	1 - 2
2.03Mi.	**Garden City Middle School** Number of Students: 423 Student-Teacher Ratio: 16.52	D	Public	7 - 8

Flood Report

The Subject Property of **451 W ROSE AVE, GARDEN CITY, MI 48135-2683** 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	97%	SIMILAR
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	100%	SIMILAR
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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