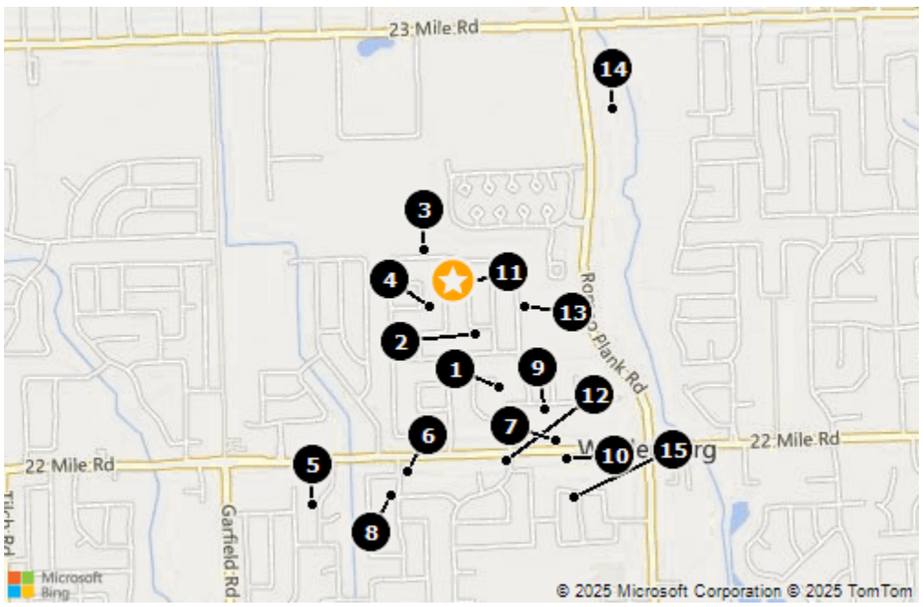
ICE SiteX Report

OrderID: 95845624

SiteX Property Information Report



Subject Property Location

49772 RED PINE DR, MACOMB, MI 48044-1695

County:	**MACOMB MI**	Census Tract:	260992240.014006
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	20-08-20-406-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$445,000**	FSD:	7
Value Range:	$413,850 - $476,150	Confidence Score:	93

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:	$7,943
Total Assessed Value:	$207,100	Total Assessor Market Value:	$414,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 137 District: 20 Subdivision: WALNUT CREEK SUB
Abbreviated Description: WALNUT CREEK SUB #2 LOT 137 LIBER: 120 PAGES: 6-10
City/Muni/Twp: MACOMB TWP

Property Characteristics

Lot Size:	8,407 SF	Bedrooms:		Pool:	
Building Area:	2272 SF	Baths:	1	Fireplace:	1
Year Built:	1997	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/22/2025	Sales Price:	N/A
Document #:	202500064534 BK-PG 29896-450	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/02/2025	Sales Price:	N/A
Document #:	202500000097 BK-PG 27039-93	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/17/2024	Sales Price:	$445,000
Document #:	202400103609 BK-PG 29896-448	Type of Sale:	Full Amount on Deed
Contract Date:	12/11/2024		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 137 Subdivision: WALNUT CREEK SUBDIVISION NO 2 Map Ref: LB 120 PG 6-10
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	12/11/2024	Sales Price:	$445,000

ICE SiteX Report

OrderID: 95845624

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

Legal Description:
Lot: 137 District: 20 Subdivision: WALNUT CREEK SUB
Abbreviated Description: WALNUT CREEK SUB #2 LOT 137 LIBER: 120 PAGES: 6-10
City/Muni/Twp: MACOMB TWP

Mortgage Record

Recording Date:	10/01/2020	Loan Amount:	N/A
Document #:	2118709 BK-PG 27039-93	Loan Type:	New Conventional
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 137 Subdivision: WALNUT CREEK SUBDIVISION NO 2
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	08/07/2020	Sales Price:	$284,905
Document #:	2092322 BK-PG 2526-729	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/12/2018	Sales Price:	$299,900
Document #:	8113683 BK-PG 25626-728	Type of Sale:	Full Amount on Deed
Contract Date:	10/01/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 137 Subdivision: WALNUT CREEK SUBDIVISION Map Ref: LB 120 PG 6-10

Prior Transfer

Recording Date:	10/01/2018	Sales Price:	$299,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/05/2018	Sales Price:	$10,000
Document #:	8001678 BK-PG 25150-096	Type of Sale:	Full Amount on Deed
Contract Date:	12/31/2017		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 137 Subdivision: WALNUT CREEK SUBDIVISION Map Ref: LB 120 PG 6-10
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	01/04/2018	Sales Price:	$198,751
Document #:	8001178 BK-PG 25147-380	Type of Sale:	Full Amount on Deed
Contract Date:	12/15/2017		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 137 Subdivision: WALNUT CREEK SUBDIVISION NO 2 Map Ref: LB 120 PG 6-10
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	10/21/2016	Sales Price:	$253,500
Document #:	6124825 BK-PG 19366-800	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/06/2008	Loan Amount:	N/A
Document #:	8070388 BK-PG 19366-800	Loan Type:	FHA
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:
Lot: 137 Subdivision: WALNUT CREEK SUBDIVISION #2
City/Muni/Twp: MACOMB

Prior Transfer

Recording Date:	08/10/1998	Sales Price:	$190,700
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/10/1998		
Document Type:	Deed		

Legal Description:
Abbreviated Description: WALNUT CREEK SUB NO 2 LOT 137 CHIPPEWA VALLEY SCHOOLS

Area Sales Analysis

Total Area Sales	$6,711,900	Median # of Bedrooms	
Median Lot Size	11,282 SF	Median # of Baths	1
Median Living Area	2,259 SF	Median Year Built	1996
Price Range - 2 Yrs	$250,000 to $540,000	Age Range	15 years to 67 years
Median Value	$447,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**17892 ANNA CT MACOMB, MI 48044-1641**	09/22/2025	$535,000	$210	2544	//2	1995	11,631 SF	

ICE SiteX Report

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APN: 20-08-20-453-007 Document #: 202500083997
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: WILLOWOOD SUBDIVISION NO1 MapRef: LB 106 PG 14 Abbreviated Description: Lot:24 Subdivision:WILLOWOOD SUBDIVISION NO1 Map Ref:LB 106 PG 14City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

2	.14Mi.	**17764 JOSEPH DR** **MACOMB, MI 48044-1652**	09/03/2025	$538,000	$217	2474	//1	1996	11,456 SF

APN: 20-08-20-403-014 Document #: 202500078469
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: WILLOWOOD SUBDIVISION NO 2 Abbreviated Description: Lot:105 Subdivision:WILLOWOOD SUBDIVISION NO 2 City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

3	.1Mi.	**17519 ROCCO DR** **MACOMB, MI 48044-1692**	08/27/2025	$445,000	$211	2105	//1	1998	10,498 SF

APN: 20-08-20-326-002 Document #: 202500076644
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 128 Subdivision: WALNUT CREEK SUBDIVISION NO 2 MapRef: LB 120 PG 6-10 Abbreviated Description: Lot:128 Subdivision:WALNUT CREEK SUBDIVISION NO 2 Map Ref:LB 120 PG 6-10City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

4	.08Mi.	**49638 STREAMWOOD DR** **MACOMB, MI 48044-1690**	08/11/2025	$447,000	$197	2259	//1	1998	10,062 SF

APN: 20-08-20-328-033 Document #: 202500071291
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 188 Subdivision: WALNUT CREEK SUBDIVISION NO 2 MapRef: LB 120 PG 6-10 Abbreviated Description: Lot:188 Subdivision:WALNUT CREEK SUBDIVISION NO 2 Map Ref:LB 120 PG 6-10City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

5	.63Mi.	**48753 CROSS CREEK DR** **MACOMB, MI 48044-5589**	08/06/2025	$410,000	$147	2774	//2	1997	9,714 SF

APN: 20-08-29-103-012 Document #: 202500070288
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: CROSS CREEK SUBDIVISION MapRef: LB 106 PG 23 Abbreviated Description: Lot:89 Subdivision:CROSS CREEK SUBDIVISION Map Ref:LB 106 PG 23City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

6	.46Mi.	**48864 HUNTER DR** **MACOMB, MI 48044-5571**	07/09/2025	$515,000	$260	1974	//2	1993	8,668 SF

APN: 20-08-29-126-002 Document #: 202500060548
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 114 Subdivision: BRENTWOOD FARMS SUBDIVISION NO 2 Abbreviated Description: Lot:114 Subdivision:BRENTWOOD FARMS SUBDIVISION NO 2 City/Muni/Twp:MACOMB TWP City/Muni/Twp: MACOMB TWP

7	.43Mi.	**18135 22 MILE RD** **MACOMB, MI 48044-1630**	06/25/2025	$250,000	$234	1064	//1	1958	41,077 SF

APN: 20-08-20-476-005 Document #: 202500056117
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

8	.53Mi.	**48803 HUNTER DR** **MACOMB, MI 48044-5569**	06/03/2025	$445,000	$238	1863	//1	1993	11,282 SF

APN: 20-08-29-127-002 Document #: 202500049585
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 172 Subdivision: BRENTWOOD FARMS SUBDIVISION NO 2 MapRef: LB 101 PG 32-37 Abbreviated Description: Lot:172 Subdivision:BRENTWOOD FARMS SUBDIVISION NO 2 Map Ref:LB 101 PG 32-37City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

9	.38Mi.	**18114 TERESA DR** **MACOMB, MI 48044-1681**	05/22/2025	$489,900	$180	2714	//2	1997	8,451 SF

APN: 20-08-20-480-001 Document #: 202500046443
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 172 Subdivision: WILLOWOOD SUBDIVISION NO 3 MapRef: LB 119 PG 39-43 Abbreviated Description: Lot:172 Subdivision:WILLOWOOD SUBDIVISION NO 3 Map Ref:LB 119 PG 39-43City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

10	.52Mi.	**18150 22 MILE RD** **MACOMB, MI 48044-1618**	03/24/2025	$350,000	$209	1671	//1	1967	22,869 SF

APN: 20-08-29-226-004 Document #: 202500022255
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: FOERSTER SUBDIVISION MapRef: LB 48 PG 12 Abbreviated Description: Lot:6 Subdivision:FOERSTER SUBDIVISION Map Ref:LB 48 PG 12City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

11	.02Mi.	**49835 GUY DR** **MACOMB, MI 48044-1648**	01/28/2025	$485,000	$185	2620	/4/1	1997	8,756 SF

APN: 20-08-20-403-004 Document #: 202500006962
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: WILLOWOOD SUBDIVISION NO 2 MapRef: LB 112 PG 1-7 Abbreviated Description: Lot:95 Subdivision:WILLOWOOD SUBDIVISION NO 2 Map Ref:LB 112 PG 1-7City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

12	.45Mi.	**48933 VALLEY FORGE DR** **MACOMB, MI 48044-2068**	12/18/2024	$387,000	$206	1878	//1	1991	10,629 SF

APN: 20-08-29-203-001 Document #: 202400103666
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: BRENTWOOD FARMS SUBDIVISION NO 1 MapRef: LB 93 PG 42-47 Abbreviated Description: Lot:112 Subdivision:BRENTWOOD FARMS SUBDIVISION NO 1 Map Ref:LB 93 PG 42-47City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

13	.19Mi.	**49730 WILLOWOOD DR** **MACOMB, MI 48044-1655**	12/12/2024	$500,000	$206	2423	//2	1997	16,509 SF

APN: 20-08-20-402-021 Document #: 202400102289
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: WILLOWOOD SUBDIVISION NO 2 MapRef: LB 112 PG 1-7 Abbreviated Description: Lot:71 Subdivision:WILLOWOOD SUBDIVISION NO 2 Map Ref:LB 112 PG 1-7City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

14	.56Mi.	**50600 ROMEO PLANK RD** **MACOMB, MI 48044-1115**	12/04/2024	$375,000	$170	2193	//1	1971	104,327 SF

APN: 20-08-20-200-021 Document #: 202400099796
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S20T03NR13E Abbreviated Description: Sec/Twnship/Range:NE4 S20T03NR13E City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

15	.59Mi.	**48763 MARBERRY DR** **MACOMB, MI 48044-5625**	12/02/2024	$540,000	$237	2274	/3/1	2010	16,248 SF

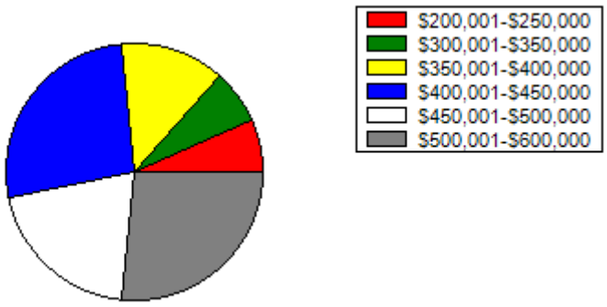
ICE SiteX Report

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APN: 20-08-29-231-015 Document #: 202400097937
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: TURNBERRY POINTE SUBDIVISION MapRef: LB 158 PG 60-63 Abbreviated Description: Lot:16 Subdivision:TURNBERRY POINTE SUBDIVISION Map Ref:LB 158 PG 60-63City/Muni/Twp:MACOMB City/Muni/Twp: MACOMB

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.	**49772 RED PINE DR**	**12/11/2024**	$414,200	$207,100	2,272	//1	1997	8,407 SF	
.01Mi.	**49744 RED PINE DR**	**12/30/1997**	$406,200	$203,100	1,974	//1	1997	8,407 SF	
.01Mi.	**49806 RED PINE DR**	**05/15/1998**	$422,200	$211,100	2,405	//1	1997	8,407 SF	
.02Mi.	**49863 GUY DR**	**10/30/1998**	$386,400	$193,200	1,903	//1	1998	8,756 SF	
.02Mi.	**49835 GUY DR**	**01/24/2025**	$433,000	$216,500	2,620	/4/1	1997	8,756 SF	
.03Mi.	**49716 RED PINE DR**	**10/23/1998**	$469,400	$234,700	2,855	//1	1998	8,407 SF	
.03Mi.	**49834 RED PINE DR**	**07/18/2005**	$392,800	$196,400	1,973	//1	1997	8,407 SF	
.03Mi.	**49891 GUY DR**	**11/13/1997**	$429,600	$214,800	2,608	//1	1997	8,756 SF	
.03Mi.	**49807 GUY DR**	**08/29/2004**	$382,200	$191,100	1,872	//1	1997	8,756 SF	
.03Mi.	**49787 RED PINE DR**	**10/27/1997**	$398,000	$199,000	1,972	//2	1997	8,538 SF	
.04Mi.	**49755 RED PINE DR**	**10/23/1998**	$428,400	$214,200	2,389	//1	1998	8,538 SF	
.04Mi.	**49819 RED PINE DR**	**11/20/2002**	$423,400	$211,700	2,133	//2	1998	8,538 SF	
.04Mi.	**49678 RED PINE DR**	**09/04/1998**	$469,800	$234,900	2,853	//1	1998	8,407 SF	
.04Mi.	**49919 GUY DR**	**04/11/2005**	$430,200	$215,100	2,613	//2	2000	10,149 SF	
.04Mi.	**49868 RED PINE DR**	**11/24/1999**	$413,400	$206,700	2,376	//1	1999	10,237 SF	
.04Mi.	**49779 GUY DR**	**10/03/2006**	$414,000	$207,000	2,285	//1	1996	8,756 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	38.6 years old	Households:	19,391
Median Household Income:	$106,362	Households w/Family:	78%
Household Income Per Capita:	$41,483	Households w/Family Married:	64%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Chippewa Valley Schools	Students:	14,855
Number of Schools:	20	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.92Mi.	**Mohawk Elementary School** Number of Students: 398 Student-Teacher Ratio: 15.9	B+	Public	KG - 5
2.25Mi.	**Dakota High School** Number of Students: 2,826 Student-Teacher Ratio: 21 Advanced Placement: Yes	B+	Public	9 - 12
6.05Mi.	**Clinton Valley Elementary School** Number of Students: 291 Student-Teacher Ratio: 16.68	C+	Public	PK - 5
0.80Mi.	**Iroquois Middle School** Number of Students: 851	B	Public	6 - 8

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Student-Teacher Ratio: 21.71			
2.31Mi. **Shawnee Elementary School** Number of Students: 679 Student-Teacher Ratio: 19.46	B	Public	PK - 5
5.04Mi. **Huron Elementary School** Number of Students: 470 Student-Teacher Ratio: 17.74	B-	Public	PK - 5
2.00Mi. **Fox Elementary School** Number of Students: 456 Student-Teacher Ratio: 16.89	C-	Public	PK - 5

Flood Report

The Subject Property of **49772 RED PINE DR, MACOMB, MI 48044-1695** 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	57%	NOTABLY LOWER
BURGLARY	46%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	25%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	118%	HIGHER
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	32%	SIGNIFICANTLY 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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