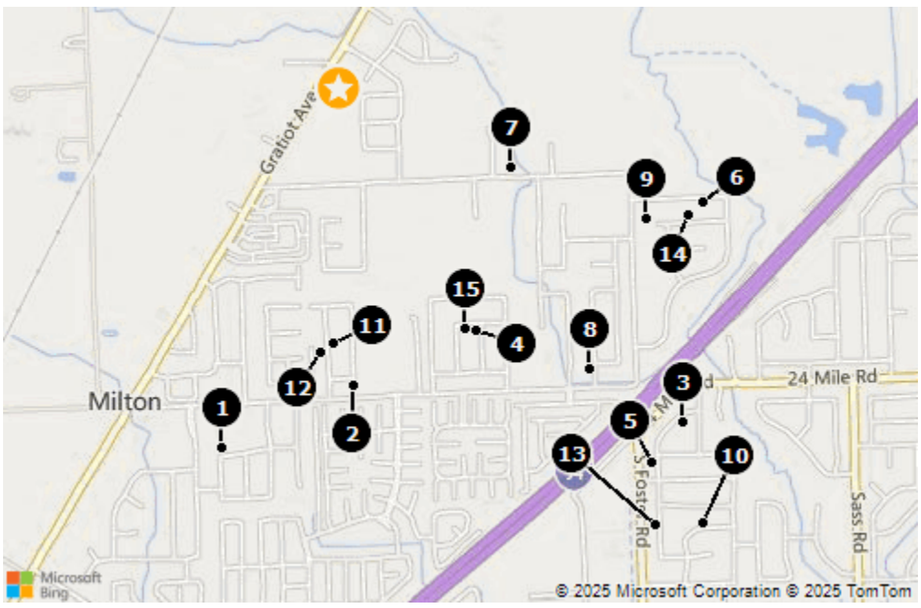
ICE SiteX Report

OrderID: 95610314

SiteX Property Information Report



Subject Property Location

54480 GRATIOT AVE, CHESTERFIELD, MI 48051-1722

County:	**MACOMB MI**	Census Tract:	260992218.001027
Property Use:	Single Family Residential	Zoning:	RM2 MU
Parcel Number:	15-09-09-176-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$248,000**	FSD:	8
Value Range:	$228,160 - $267,840	Confidence Score:	92

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:	$5,201
Total Assessed Value:	$97,700	Total Assessor Market Value:	$195,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 9,9 District: 15 Sec/Twnship/Range: SEC 09 TWN 03N RNG 14E

Abbreviated Description: T3N,R14E SEC 9 COMM AT NW COR SEC 9; TH S87*13'E 2492.10 FT ALG N SEC LINE; TH S31*30'W 1627.80 FT ALG CEN LINE GRATIOT AVE

City/Muni/Twp: CHESTERFIELD TWP

Property Characteristics

Lot Size:	40,816 SF	Bedrooms:	3	Pool:	
Building Area:	1179 SF	Baths:	2	Fireplace:	Yes
Year Built:	1938	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/22/2022	Sales Price:	$157,003
Document #:	202200036401 BK-PG 25761-892	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/16/2019	Sales Price:	$157,003
Document #:	9142949 BK-PG 25761-892	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/09/2019	Sales Price:	$159,900
Document #:	9003506 BK-PG 25761-890	Type of Sale:	Full Amount on Deed
Contract Date:	12/28/2018		
Document Type:	Warranty Deed		
Legal Description:			

Sec/Twnship/Range: NW4 S09T03NR14E
City/Muni/Twp: CHESTERFIELD

ICE SiteX Report

OrderID: 95610314

Prior Transfer

Recording Date:	12/28/2018	Sales Price:	$159,900
Document #:	BK-PG 25761 -890	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 9,9 District: 15 Sec/Twnship/Range: SEC 09 TWN 03N RNG 14E
Abbreviated Description: T3N,R14E SEC 9 COMM AT NW COR SEC 9; TH S87*13'E 2492.10 FT ALG N SEC LINE; TH S31*30'W 1627.80 FT ALG CEN LINE GRATIOT AVE
City/Muni/Twp: CHESTERFIELD TWP

Prior Transfer

Recording Date:	04/07/2005	Sales Price:	$165,000
Document #:	5059567 BK-PG 16565-429	Type of Sale:	Full Amount on Deed
Contract Date:	05/19/2004		
Document Type:	Warranty Deed		

Legal Description:
Sec/Twnship/Range: PART NW4 S09T03NR14E
City/Muni/Twp: CHESTERFIELD

Prior Transfer

Recording Date:	05/19/2004	Sales Price:	$165,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/25/2003	Loan Amount:	N/A
Document #:	3247402 BK-PG 14088-229	Loan Type:	Unknown
TD Due Date:	05/01/2033	Type Finance:	

Legal Description:
Sec/Twnship/Range: PART NW4 S09T03NR14E
City/Muni/Twp: CHESTERFIELD

Prior Transfer

Recording Date:	05/29/1997	Sales Price:	$98,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/27/1997		
Document Type:	Deed		

Legal Description:
Abbreviated Description: T3N,R14E SEC 9 COMM AT NW COR NEW HAVEN SD

Area Sales Analysis

Total Area Sales	$5,849,371	Median # of Bedrooms	3
Median Lot Size	10,411 SF	Median # of Baths	2
Median Living Area	1,939 SF	Median Year Built	1998
Price Range - 2 Yrs	$167,500 to $455,000	Age Range	9 years to 83 years
Median Value	$412,500	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.9Mi.	**29183 DERECK DR** **CHESTERFIELD, MI 48051-3727**	08/29/2025	$410,000	$182	2241	/4/3	1999	7,928 SF	
		APN: 15-09-16-103-014 Document #: 202500077491 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Subdivision: PLEASANT MEADOWS SUBDIVISION MapRef: LB 112 PG 46-49 Abbreviated Description: Lot:43 Subdivision:PLEASANT MEADOWS SUBDIVISION Map Ref:LB 112 PG 46-49City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD								
2	.71Mi.	**29716 CHELSEA ST** **CHESTERFIELD, MI 48051-1763**	08/25/2025	$455,000	$193	2346	/4/2	1997	9,453 SF	
		APN: 15-09-09-376-026 Document #: 202500075660 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: HILLCREST MEADOWS SUBDIVISION MapRef: LB 109 PG 46-48 Abbreviated Description: Lot:4 Subdivision:HILLCREST MEADOWS SUBDIVISION Map Ref:LB 109 PG 46-48								
3	1.15Mi.	**52588 ROBINS NEST DR** **CHESTERFIELD, MI 48047-3539**	08/11/2025	$428,571	$231	1848	/3/2	2001	11,326 SF	
		APN: 15-09-15-106-002 Document #: 202500071045 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 52 Subdivision: BLUE HERON POINTE SUBDIVISION MapRef: LB 138 PG 8 Abbreviated Description: Lot:52 Subdivision:BLUE HERON POINTE SUBDIVISION Map Ref:LB 138 PG 8City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD								
4	.66Mi.	**53095 WINDHAM DR** **CHESTERFIELD, MI 48051-1795**	08/06/2025	$400,000	$193	2067	/3/2	1998	10,411 SF	
		APN: 15-09-09-453-009 Document #: 202500069926 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 84 Subdivision: RIDGEWOOD ESTATES SUBDIVISION MapRef: LB 116 PG 13-18 Abbreviated Description: Lot:84 Subdivision:RIDGEWOOD ESTATES SUBDIVISION Map Ref:LB 116 PG 13-18City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD								
5	1.16Mi.	**52531 ROBINS NEST DR** **CHESTERFIELD, MI 48047-3539**	07/29/2025	$415,000	$272	1521	/3/2	2000	11,848 SF	
		APN: 15-09-15-105-014 Document #: 202500066773 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: BLUE HERON POINTE SUBDIVISION MapRef: LB 138 PG 78 Abbreviated Description: Lot:37 Subdivision:BLUE HERON POINTE SUBDIVISION Map Ref:LB 138 PG 78City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD								
6	.91Mi.	**31390 ROWLAND LN** **CHESTERFIELD, MI 48051-1817**	07/24/2025	$424,900	$189	2238	/4/2	2001	9,757 SF	
		APN: 15-09-10-301-016 Document #: 202500065651 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 22 Subdivision: ROWLAND MEADOWS SUBDIVISION Abbreviated Description: Lot:22 Subdivision:ROWLAND MEADOWS SUBDIVISION City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD

7	.45Mi.	**30449 HICKEY RD** **CHESTERFIELD, MI 48051-1738**	07/11/2025	$292,500	$232	1259	//1	1942	24,742 SF

APN: 15-09-09-200-013 Document #: 202500061498
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S09T03NR14E Abbreviated Description: Sec/Twnship/Range:SW4 S09T03NR14E

8	.9Mi.	**53075 PIMPERNIL LN** **CHESTERFIELD, MI 48051-1779**	07/08/2025	$417,500	$298	1398	/3/2	1995	8,146 SF

APN: 15-09-09-476-021 Document #: 202500059956
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: FOSTER MEADOWS SUBDIVISION NO 1 MapRef: LB 110 PG 13 Abbreviated Description: Lot:67 Subdivision:FOSTER MEADOWS SUBDIVISION NO 1 Map Ref:LB 110 PG 13City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD

9	.8Mi.	**53800 N FOSTER RD** **CHESTERFIELD, MI 48051-1714**	06/27/2025	$167,500	$142	1176	//1	1960	53,840 SF

APN: 15-09-10-300-026 Document #: 202500057222
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S10TNR14E Abbreviated Description: Sec/Twnship/Range:SW4 S10TNR14E City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD

10	1.35Mi.	**31194 TIGER DR** **CHESTERFIELD, MI 48047-3550**	06/25/2025	$450,000	$227	1981	/3/2	2016	10,498 SF

APN: 15-09-15-151-025 Document #: 202500056268
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: LIONS POINTE SUBDIVISION MapRef: LB 151 PG 15 Abbreviated Description: Lot:82 Subdivision:LIONS POINTE SUBDIVISION Map Ref:LB 151 PG 15City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD

11	.61Mi.	**53302 ELYSIA DR** **CHESTERFIELD, MI 48051-1768**	06/23/2025	$380,000	$176	2153	/4/2	1997	8,494 SF

APN: 15-09-09-378-007 Document #: 202500055116
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: HILLCREST MEADOWS SUBDIVISION MapRef: LB 109 PG 46-48 Abbreviated Description: Lot:64 Subdivision:HILLCREST MEADOWS SUBDIVISION Map Ref:LB 109 PG 46-48City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD

12	.63Mi.	**53245 ELYSIA DR** **CHESTERFIELD, MI 48051-1768**	05/22/2025	$412,500	$217	1900	/3/2	1996	8,494 SF

APN: 15-09-09-377-009 Document #: 202500046444
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: HILLCREST MEADOWS SUBDIVISION MapRef: LB 109 PG 46-48 Abbreviated Description: Lot:38 Subdivision:HILLCREST MEADOWS SUBDIVISION Map Ref:LB 109 PG 46-48City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD

13	1.28Mi.	**52449 ROBINS NEST DR** **CHESTERFIELD, MI 48047-3558**	05/22/2025	$416,000	$238	1745	/3/2	2004	11,979 SF

APN: 15-09-15-109-018 Document #: 202500046583
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: LIONS POINTE SUBDIVISION MapRef: LB 151 PG 15-28 Abbreviated Description: Lot:41 Subdivision:LIONS POINTE SUBDIVISION Map Ref:LB 151 PG 15-28City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD

14	.89Mi.	**31183 GRAYSON DR** **CHESTERFIELD, MI 48051-1815**	05/20/2025	$400,000	$206	1939	/3/2	1998	8,407 SF

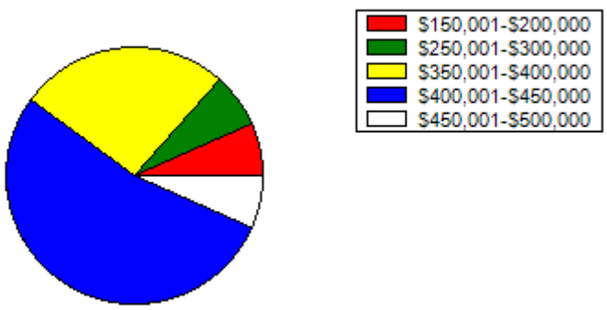
APN: 15-09-10-301-006 Document #: 202500045489
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: BRODERICK ESTATES SUBDIVISION NO 2 MapRef: LB 125 PG 8 Abbreviated Description: Lot:89 Subdivision:BRODERICK ESTATES SUBDIVISION NO 2 Map Ref:LB 125 PG 8

15	.65Mi.	**53094 HILLSBORO DR** **CHESTERFIELD, MI 48051-1791**	05/01/2025	$379,900	$173	2195	/3/2	2002	10,498 SF

APN: 15-09-09-453-001 Document #: 202500039897
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: RIDGEWOO ESTATES SUBDIVISION MapRef: LB 116 PG 13-18 Abbreviated Description: Lot:85 Subdivision:RIDGEWOO ESTATES SUBDIVISION Map Ref:LB 116 PG 13-18City/Muni/Twp:CHESTERFIELD City/Muni/Twp: CHESTERFIELD

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.

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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.	**54480 GRATIOT AVE**	**12/28/2018**	$195,400	$97,700	1,179	/3/2	1938	40,816 SF	
.02Mi.	**54470 GRATIOT AVE**	**03/29/1996**	$266,600	$133,300	1,546	//1	1970	1 SF	
.04Mi.	**54400 GRATIOT AVE**	**06/02/1997**	$244,400	$122,200	1,620	//1	1972	1 SF	
.08Mi.	**54360 GRATIOT AVE**	**10/25/2017**	$240,000	$120,000	1,968	/3/1	1948	2 SF	
.1Mi.	**54322 GRATIOT AVE**	**04/08/2022**	$214,400	$107,200	1,575	/4/2	1964	1 SF	
.12Mi.	**54300 GRATIOT AVE**	**05/13/2013**	$395,600	$197,800	2,413	//2	1920	1 SF	
.13Mi.	**54244 GRATIOT AVE**	**02/24/2022**	$273,400	$136,700	1,260	/3/1	1985	1 SF	
.15Mi.	**54740 GRATIOT AVE**	**08/25/2016**	$321,200	$160,600	728	//1	1938	3 SF	
.18Mi.	**29533 HICKEY RD**	**10/29/1998**	$240,200	$120,100	1,248	//1	1981	1 SF	
.18Mi.	**29511 HICKEY RD**	**11/25/2014**	$357,000	$178,500	1,725	6/3/2	1984	1 SF	
.18Mi.	**29567 HICKEY RD**	**04/30/2002**	$193,600	$96,800	1,280	//1	1968	33,977 SF	
.19Mi.	**29595 HICKEY RD**	**12/30/2021**	$243,400	$121,700	1,440	/3/2	1966	23,522 SF	
.2Mi.	**29601 HICKEY RD**		$237,000	$118,500	1,435	//1	1963	17,598 SF	
.21Mi.	**29679 HICKEY RD**	**11/17/2015**	$218,600	$109,300	1,508	/3/2	1957	17,598 SF	
.22Mi.	**29701 HICKEY RD**	**01/16/2014**	$150,000	$75,000	1,085	//1	1958	17,598 SF	
.23Mi.	**29721 HICKEY RD**	**12/08/1976**	$193,600	$96,800	1,102	//1	1965	17,598 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	New Haven Community Schools	Students:	1,300
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.20Mi.	**New Haven Elementary School** Number of Students: 416 Student-Teacher Ratio: 18.49	C-	Public	PK - 5
2.02Mi.	**New Haven High School** Number of Students: 331 Student-Teacher Ratio: 18.47 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **54480 GRATIOT AVE, CHESTERFIELD, MI 48051-1722** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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