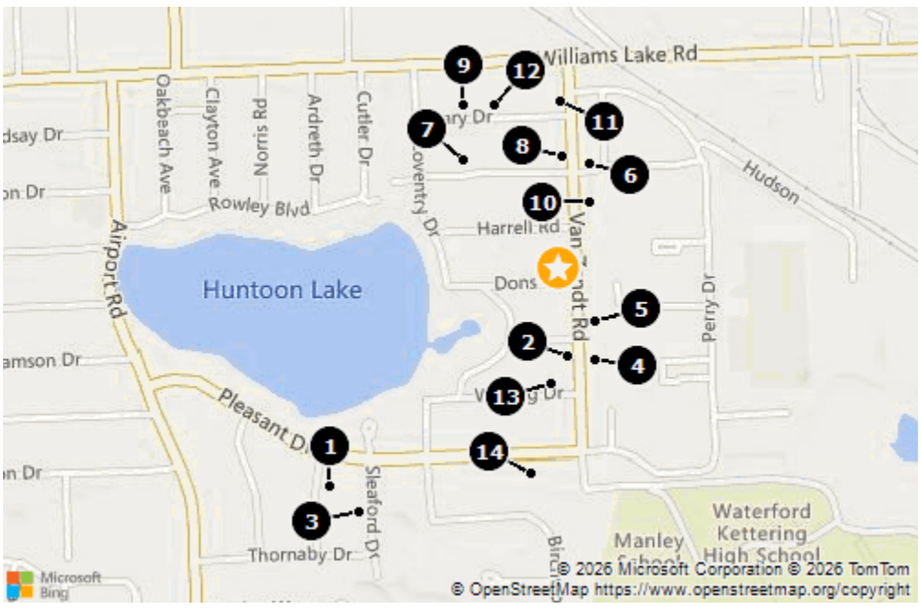
# ICE SiteX Report

**OrderID: 98714755**

## SiteX Property Information Report




## Subject Property Location

### 5510 DONS DR, WATERFORD, MI 48329-3227

| | | | |
|---|---|---|---|
| County: | **OAKLAND MI** | Census Tract: | 261251444.001010 |
| Property Use: | Single Family Residential | Zoning: | SI |
| Parcel Number: | W -13-09-131-022 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$349,000** | FSD: | 14 | Common Confidence Score: | 55 |
| Value Range: | $300,140 - $397,860 | ICE Confidence Score: | 86 | | |

## 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: | $4,982 |
| Total Assessed Value: | $136,150 | Total Assessor Market Value: | $272,300 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 241-242 District: W Subdivision: BURLINGHAM LAKE PARK SUB Sec/Twnship/Range: SEC 09 TWN 03N RNG 09E
Abbreviated Description: T3N, R9E, SEC 9 BURLINGHAM LAKE PARK SUB LOTS 241 & 242
City/Muni/Twp: WATERFORD TWP

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 11,587 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1698 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1948 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | Garage | Heating: | Forced Air |
| Number of Stories: | 1+B | Number of Cars: | 5 | A/C: | |
| Style: | Ranch | Basement: | Yes | Roof Cover: | |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/23/2021 | Sales Price: | $265,000 |
| | | | Multiple Parcels Involved in this transaction |
| Document #: | 183051 BK-PG 56592-204 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 07/20/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 241-243 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION Map Ref: LB 47 PG 13
City/Muni/Twp: WATERFORD

## Prior Transfer

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

**Legal Description:**
Lot: 241-242 District: W Subdivision: BURLINGHAM LAKE PARK SUB Sec/Twnship/Range: SEC 09 TWN 03N RNG 09E
Abbreviated Description: T3N, R9E, SEC 9 BURLINGHAM LAKE PARK SUB LOTS 241 & 242
City/Muni/Twp: WATERFORD TWP

# ICE SiteX Report

**OrderID: 98714755**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,269,400 | Median # of Bedrooms | 3 |
| Median Lot Size | 8,974 SF | Median # of Baths | 1 |
| Median Living Area | 1,256 SF | Median Year Built | 1967 |
| Price Range - 2 Yrs | $157,500 to $301,000 | Age Range | 35 years to 98 years |
| Median Value | $250,000 | Median Age | 59 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .38Mi. | **2964 WALLSEND DR**<br>**WATERFORD, MI 48329-3362** | 08/28/2026 | $301,000 | $239 | 1259 | 5/3/1 | 1967 | 14,288 SF | |
| | | APN: W -13-09-154-002 Document #: 20260129352<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 102 Subdivision: HUNTOON SHORES NO 3 MapRef: LB 122 PG 19&20 Abbreviated Description: Lot:102 Subdivision:HUNTOON SHORES NO 3 Map Ref:LB 122 PG 19&20City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |
| 2 | .11Mi. | **5505 SUNWOOD DR**<br>**WATERFORD, MI 48329-3257** | 08/17/2026 | $251,000 | $138 | 1807 | 7/4/2 | 1954 | 11,587 SF | |
| | | APN: W -13-09-178-006 Document #: 20260122317<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 263&264 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:263&264 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |
| 3 | .38Mi. | **2971 SLEAFORD DR**<br>**WATERFORD, MI 48329-3348** | 05/29/2026 | $185,000 | $121 | 1525 | 3/3/1 | 1968 | 11,979 SF | |
| | | APN: W -13-09-303-005 Document #: 20260074993<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 97 Subdivision: HUNTOON SHORES NO 3 MapRef: LB 122 PG 19 Abbreviated Description: Lot:97 Subdivision:HUNTOON SHORES NO 3 Map Ref:LB 122 PG 19City/Muni/Twp:WATERFORD TOWNSHIP City/Muni/Twp: WATERFORD TOWNSHIP | | | | | | | | |
| 4 | .12Mi. | **3140 VAN ZANDT RD**<br>**WATERFORD, MI 48329-3258** | 03/10/2026 | $250,000 | $183 | 1364 | 3/3/1 | 1971 | 5,793 SF | |
| | | APN: W -13-09-181-018 Document #: 20260029411<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Block: 9 Subdivision: BURLINGHAM LAKE PARK Sec/Twnship/Range: S09T03NR09E Abbreviated Description: Lot:18 Block:9 Subdivision:BURLINGHAM LAKE PARK Sec/Twnship/Range:S09T03NR09E City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |
| 5 | .08Mi. | **3246 VAN ZANDT RD**<br>**WATERFORD, MI 48329-3259** | 03/04/2026 | $202,000 | $186 | 1084 | 2/3/1 | 1974 | 5,793 SF | |
| | | APN: W -13-09-181-013 Document #: 20260026287<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 24 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:24 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD TOWNSHIP City/Muni/Twp: WATERFORD TOWNSHIP | | | | | | | | |
| 6 | .13Mi. | **3410 VAN ZANDT RD**<br>**WATERFORD, MI 48329-3262** | 02/25/2026 | $270,000 | $241 | 1120 | 3/3/1 | 1974 | 5,793 SF | |
| | | APN: W -13-09-132-011 Document #: 20260023254<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 47 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:47 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |
| 7 | .17Mi. | **5654 ROWLEY BLVD**<br>**WATERFORD, MI 48329-3245** | 02/20/2026 | $299,900 | $185 | 1614 | 6/3/1 | 1991 | 5,793 SF | |
| | | APN: W -13-09-129-020 Document #: 20260021264<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 147 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:147 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |
| 8 | .13Mi. | **5502 ROWLEY BLVD**<br>**WATERFORD, MI 48329-3243** | 12/10/2025 | $250,000 | $207 | 1204 | 4/3/1 | 1956 | 11,587 SF | |
| | | APN: W -13-09-129-029 Document #: 20250154727<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 162&163 Subdivision: BURLINGHAM LAKEPARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:162&163 Subdivision:BURLINGHAM LAKEPARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD CHARTER City/Muni/Twp: WATERFORD CHARTER | | | | | | | | |
| 9 | .23Mi. | **5616 CLEARY DR**<br>**WATERFORD, MI 48329-3210** | 11/17/2025 | $160,000 | $166 | 962 | 4/2/1 | 1955 | 11,195 SF | |
| | | APN: W -13-09-128-021 Document #: 20250143999<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 114&115 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:114&115 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |
| 10 | .09Mi. | **3360 VAN ZANDT RD**<br>**WATERFORD, MI 48329-3260** | 10/16/2025 | $157,500 | $125 | 1253 | 7/3/1 | 1928 | 8,276 SF | |
| | | APN: W -13-09-181-003 Document #: 131632<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 43 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:43 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |
| 11 | .2Mi. | **5516 CLEARY DR**<br>**WATERFORD, MI 48329-3208** | 09/29/2025 | $251,000 | $181 | 1384 | 3/3/1 | 1971 | 9,365 SF | |
| | | APN: W -13-09-128-032 Document #: 121926<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 122&123 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:122&123 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |
| 12 | .21Mi. | **5576 CLEARY DR**<br>**WATERFORD, MI 48329-3208** | 09/18/2025 | $225,000 | $227 | 989 | 4/3/1 | 1956 | 8,407 SF | |
| | | APN: W -13-09-128-024 Document #: 117134<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 119&120 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:119&120 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD | | | | | | | | |

# ICE SiteX Report

**OrderID: 98714755**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .13Mi. | **5524 WALLING DR**<br>**WATERFORD, MI 48329-3263** | 09/16/2025 | $197,000 | $204 | 962 | 5/3/1 | 1957 | 8,712 SF |

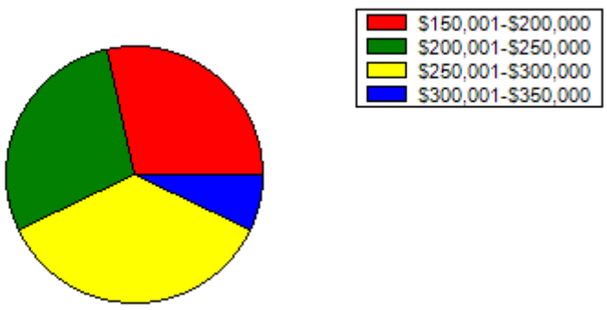
APN: W -13-09-178-013 Document #: 115448
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 285&286 Subdivision: BURLINGHAM LAKE PARK SUBDIVISION MapRef: LB 47 PG 13 Abbreviated Description: Lot:285&286 Subdivision:BURLINGHAM LAKE PARK SUBDIVISION Map Ref:LB 47 PG 13Abbreviated Description:EAST2 LOT285 City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .25Mi. | **5549 PLEASANT DR**<br>**WATERFORD, MI 48329-3335** | 08/26/2025 | $270,000 | $197 | 1366 | 5/4/2 | 1978 | 9,235 SF |

APN: W -13-09-183-024 Document #: 106131
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 343&344 Subdivision: BURLINGHAM LAKE PARK MapRef: LB 47 PG 13 Abbreviated Description: Lot:343&344 Subdivision:BURLINGHAM LAKE PARK Map Ref:LB 47 PG 13City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

## 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. | **5510 DONS DR** | | $272,300 | $136,150 | 1,698 | 6/3/2 | 1948 | 11,587 SF | |
| .02Mi. | **5534 DONS DR** | **04/14/2006** | $173,300 | $86,650 | 958 | 4/3/2 | 1956 | 11,587 SF | |
| .02Mi. | **3307 VAN ZANDT RD** | | $121,280 | $60,640 | 664 | 2/1/1 | 1947 | 7,231 SF | |
| .03Mi. | **5540 DONS DR** | | $202,280 | $101,140 | 958 | 4/3/1 | 1956 | 8,712 SF | |
| .03Mi. | **5545 HARRELL RD** | **04/19/2010** | $133,640 | $66,820 | 884 | 5/3/1 | 1956 | 8,712 SF | |
| .03Mi. | **5561 HARRELL RD** | **04/12/2013** | $202,080 | $101,040 | 1,080 | 4/2/1 | 1955 | 8,712 SF | |
| .03Mi. | **3319 VAN ZANDT RD** | | $200,560 | $100,280 | 1,092 | 4/3/1 | 1967 | 7,231 SF | |
| .04Mi. | **5515 DONS DR** | **04/29/2014** | $170,500 | $85,250 | 864 | 4/3/1 | 1956 | 8,712 SF | |
| .04Mi. | **5564 DONS DR** | **05/30/2017** | $200,340 | $100,170 | 952 | 4/3/1 | 1957 | 8,712 SF | |
| .04Mi. | **5509 DONS DR** | **03/21/2014** | $174,020 | $87,010 | 899 | 2/1/1 | 1956 | 8,712 SF | |
| .04Mi. | **3298 VAN ZANDT RD** | | $249,500 | $124,750 | 1,423 | 5/3/1 | 1990 | 8,712 SF | |
| .04Mi. | **5533 DONS DR** | | $260,460 | $130,230 | 1,644 | 2/4/1 | 1974 | 11,587 SF | |
| .04Mi. | **5571 HARRELL RD** | **10/21/2010** | $173,940 | $86,970 | 878 | 3/2/1 | 1955 | 8,712 SF | |
| .04Mi. | **3290 VAN ZANDT RD** | | $166,500 | $83,250 | 962 | 5/3/1 | 1948 | 14,505 SF | |
| .04Mi. | **3304 VAN ZANDT RD** | **03/19/2012** | $214,940 | $107,470 | 951 | 5/2/1 | 1929 | 14,505 SF | |
| .05Mi. | **3280 VAN ZANDT RD** | | $197,440 | $98,720 | 947 | 4/3/1 | 1956 | 11,587 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 11% | Households Occupied by Owners: | 86% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 44.7 years old | Households: | 9,949 |
| Median Household Income: | $85,967 | Households w/Family: | 63% |
| Household Income Per Capita: | $44,173 | Households w/Family Married: | 49% |
| Most Common Education Level: | Some College | Households w/Family Children: | 25% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Waterford School District | Students: | 6,773 |
| Number of Schools: | 17 | Rating: | C+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.89Mi. | **Pierce Middle School** | C+ | Public | 6 - 8 |

Number of Students: 733
Student-Teacher Ratio: 18.33

| | | | | |
|---|---|---|---|---|
| 1.85Mi. | **Stepanski Early Childhood Center** | NA | Public | EE - PK |

# ICE SiteX Report

**OrderID: 98714755**

| | | | | |
|---|---|---|---|---|
| Number of Students: NA<br>Student-Teacher Ratio: NA | | | | |
| 0.87Mi. **Schoolcraft Elementary School**<br>Number of Students: 398<br>Student-Teacher Ratio: 17.33 | | B+ | Public | KG - 5 |
| 0.50Mi. **Kettering High School**<br>Number of Students: 909<br>Student-Teacher Ratio: 22.41 | | C+ | Public | 9 - 12 |

## Flood Report

The Subject Property of **5510 DONS DR, WATERFORD, MI 48329-3227** 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** | 107% | SIMILAR |
| **BURGLARY** | 84% | LOWER |
| **MOTOR VEHICLE THEFT** | 88% | LOWER |
| **FORCIBLE ROBBERY** | 114% | HIGHER |
| **AGGRAVATED ASSAULT** | 70% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 124% | HIGHER |
| **MURDER** | 82% | LOWER |
| **OVERALL** | 90% | 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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