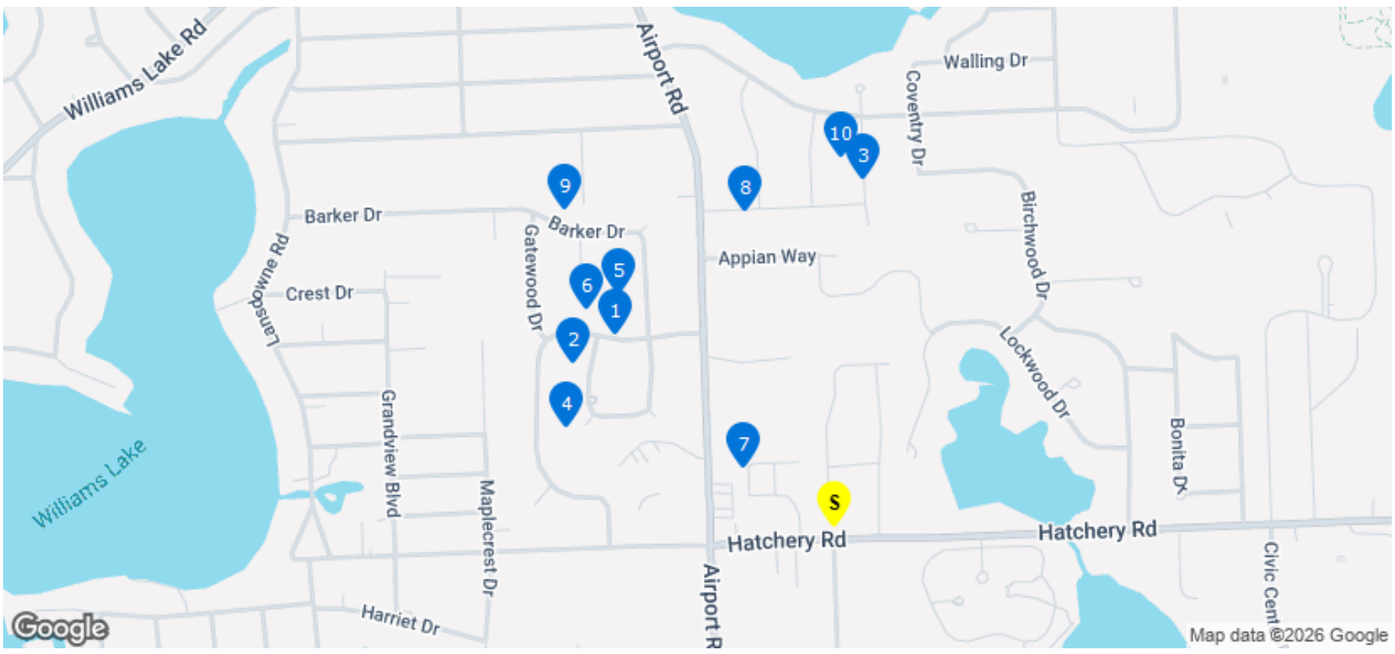
ICE SiteX Report

OrderID: 98745852

SiteX Property Information Report



Subject Property Location

5876 HATCHERY RD, WATERFORD, MI 48329-3326

County:	**OAKLAND MI**	Census Tract:	1444.00
Property Use:	Single Family Residential	Zoning:	SI
Parcel Number:	W -13-09-351-026	Thomas Bros Pg-Grid:	

Valuation

Value:	**$293,000**	FSD:	13	Common Confidence Score:	54
Value Range:	$254,910 - $331,090	ICE Confidence Score:	87		

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:	$3,046
Total Assessed Value:	$114,440	Total Assessor Market Value:	$228,880	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 14 District: W Sec/Twnship/Range: SEC 09 TWN 03N RNG 09E

Abbreviated Description:	T3N, R9E, SEC 9 SUPERVISOR'S PLAT NO 40 PART OF LOT 14 BEG AT PT DIST N 87-34-04 E 660 FT & N 02-33-09 W 33 FT FROM SW SEC
City/Muni/Twp:	WATERFORD TWP

Property Characteristics

Lot Size:	1.155 AC	Bedrooms:	4	Pool:	
Building Area:	1558 SF	Baths:	1	Fireplace:	
Year Built:	1936	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:	Bungalow	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/21/2006	Loan Amount:	N/A
Document #:	183141 BK-PG 37872-501	Loan Type:	Credit Line (Revolving)
Contract Date:	05/08/2006		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: SW4SW4 S09T03NR09E
Abbreviated Description: SUPERVISORS PLAT #40
City/Muni/Twp: WATERFORD

Prior Transfer

Recording Date:	07/28/2005	Sales Price:	$250,000
Document #:	210490 BK-PG 35947-858	Type of Sale:	Arms-Length Transfer
Contract Date:	12/30/2004		
Document Type:	Deed		

Legal Description:
Lot: MP Sec/Twnship/Range: PART SW4SW4 S09T03NR09E
Abbreviated Description: SUPERVISORS PLAT #40
City/Muni/Twp: WATERFORD

ICE SiteX Report

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Prior Transfer

Recording Date:	05/03/2005	Sales Price:	$212,500
Document #:	125185 BK-PG 35433-608	Type of Sale:	Non Residential Transfer
Contract Date:	12/30/2004		
Document Type:	Deed		

Legal Description:
Lot: P Map Ref: LB60 PG42 Sec/Twnship/Range: SW4SW4 S09T03NR09E
Abbreviated Description: SUPERVISORS PLAT #40
City/Muni/Twp: WATERFORD

Prior Transfer

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

Legal Description:
Lot: P District: W Sec/Twnship/Range: SEC 09 TWN 03N RNG 09E
Abbreviated Description: T3N, R9E, SEC 9 SUPERVISOR'S PLAT NO 40 PART OF LOT 14 BEG AT PT DIST N 87-34-04 E 660 FT & N 02-33-09 W 33 FT FROM SW SEC
City/Muni/Twp: WATERFORD TWP

Area Sales Analysis

Total Area Sales	$2,974,500	Median # of Bedrooms	3
Median Lot Size	12,851 SF	Median # of Baths	1
Median Living Area	1,521 SF	Median Year Built	1977
Price Range - 2 Yrs	$185,000 to $340,000	Age Range	31 years to 59 years
Median Value	$313,000	Median Age	49.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**2487 JONES RD** **WATERFORD, MI 48327-1233**	06/08/2026	$325,000	$237	1371	9/3/2	2015	9,845 SF	
		APN: W -13-16-101-066 Document #: 20260081314 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: AIRPORT SUBDIVISION MapRef: LB 15 PG 40 Abbreviated Description: Subdivision:AIRPORT SUBDIVISION Map Ref:LB 15 PG 40Abbreviated Description:PORTION N2 LOT5 City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
2	.11Mi.	**2550 COMPTON DR** **WATERFORD, MI 48329-3377**	09/24/2026	$347,000	$192	1812	12/3/2	2008	6,621 SF	
		APN: W -13-09-352-037 Document #: 20260141454 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Lot: 37 Subdivision: FORESTBROOK CONDOMINIUM MapRef: LB 36305 PG 69 Abbreviated Description: Lot:37 Subdivision:FORESTBROOK CONDOMINIUM Map Ref:LB 36305 PG 69City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
3	.12Mi.	**2420 JONES RD** **WATERFORD, MI 48327-1228**	04/22/2026	$310,000	$249	1243	8/3/1	2014	11,500 SF	
		APN: W -13-16-102-041 Document #: 20260054234 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 60 Subdivision: AIRPORT SUBDIVISION MapRef: LB 15 PG 40 Abbreviated Description: Lot:60 Subdivision:AIRPORT SUBDIVISION Map Ref:LB 15 PG 40City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
4	.14Mi.	**2610 AIRPORT RD** **WATERFORD, MI 48329-3373**	01/14/2026	$320,000	$248	1288	6/3/2	1995	19,994 SF	
		APN: W -13-09-351-003 Document #: 20260005755 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Abbreviated Description: Lot:3 City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
5	.14Mi.	**2615 COMPTON DR** **WATERFORD, MI 48329-3379**	11/24/2025	$399,999	$201	1994	13/3/2	2008	6,752 SF	
		APN: W -13-09-352-055 Document #: 20250146603 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: FORESTBROOK CONDOMINIUM Legal Unit: 55 MapRef: LB 36305 PG 69-134 Abbreviated Description: Subdivision:FORESTBROOK CONDOMINIUM Legal Unit:55 Map Ref:LB 36305 PG 69-134Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1783 City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
6	.2Mi.	**5754 LOCKWOOD DR** **WATERFORD, MI 48329-3499**	01/13/2026	$305,000	$177	1724	7/3/2	1998	9,235 SF	
		APN: W -13-09-377-039 Document #: 20260005387 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: THE HILLS OF WATERFORD CONDOMINIUM Legal Unit: 39 MapRef: LB 17355 PG 462 Abbreviated Description: Subdivision:THE HILLS OF WATERFORD CONDOMINIUM Legal Unit:39 Map Ref:LB 17355 PG 462Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1056 City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
7	.2Mi.	**5620 HATCHERY RD** **WATERFORD, MI 48329-3445**	11/19/2025	$395,000	$178	2225	12/5/3	1999	19,907 SF	
		APN: W -13-09-376-011 Document #: 20250145150 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4SW4 S09T03NR09E Abbreviated Description: Sec/Twnship/Range:SE4SW4 S09T03NR09E City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
8	.22Mi.	**2780 AIRPORT RD** **WATERFORD, MI 48329-3303**	03/30/2026	$575,000	$308	1867	7/3/2	1991	78,582 SF	
		APN: W -13-09-351-022 Document #: 20260037048 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SUPERVISORS PLAT NO 40 MapRef: LB 60 PG 42 Abbreviated Description: Subdivision:SUPERVISORS PLAT NO 40 Map Ref:LB 60 PG 42Abbreviated Description:NORTH125FT LOT1 City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
9	.28Mi.	**6042 BARKER DR** **WATERFORD, MI 48329-3100**	04/13/2026	$320,000	$241	1326	6/3/2	1987	12,284 SF	
		APN: W -13-08-477-028 Document #: 20260049167 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98745852

Legal: Lot: 138 Subdivision: CAMPBELLGATE FARMS SUBDIVISION NO 5 MapRef: LB 167 PG 38 Abbreviated Description: Lot:138 Subdivision:CAMPBELLGATE FARMS SUBDIVISION NO 5 Map Ref:LB 167 PG 38City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

10	.3Mi.	**2718 MOOSEWOOD DR** **WATERFORD, MI 48329-4813**	07/24/2026	$403,000	$217	1853	7/4/2	1998	11,718 SF

APN: W -13-09-377-061 Document #: 20260111106
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE HILLS OF WATERFORD Legal Unit: 61 MapRef: LB 17355 PG 462-513 Abbreviated Description: Subdivision:THE HILLS OF WATERFORD Legal Unit:61 Map Ref:LB 17355 PG 462-513Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1056 City/Muni/Twp:WATERFORD TOWNSHIP City/Muni/Twp: WATERFORD TOWNSHIP

11	.31Mi.	**2739 MOOSEWOOD DR** **WATERFORD, MI 48329-4814**	11/19/2025	$325,000	$189	1724	7/3/2	1998	7,100 SF

APN: W -13-09-377-050 Document #: 20250145410
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE HILLS OF WATERFORD CONDOMINIUM Legal Unit: 50 MapRef: LB 17355 PG 462 Abbreviated Description: Subdivision:THE HILLS OF WATERFORD CONDOMINIUM Legal Unit:50 Map Ref:LB 17355 PG 462Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 105 City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

12	.35Mi.	**6175 HATCHERY RD** **WATERFORD, MI 48329-3146**	04/13/2026	$250,000	$245	1019	5/3/1	1970	40,032 SF

APN: W -13-17-226-003 Document #: 20260049088
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: JONES AIRPORT SUBDIVISION NO 1 MapRef: LB 56 PG 42 Abbreviated Description: Lot:15 Subdivision:JONES AIRPORT SUBDIVISION NO 1 Map Ref:LB 56 PG 42City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

13	.36Mi.	**6010 BARKER DR** **WATERFORD, MI 48329-3100**	09/24/2026	$275,000	$239	1153	4/3/1	1981	13,199 SF

APN: W -13-08-477-019 Document #: 20260140923
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: CAMPBELLGATE FARMS SUBDIVISION NO 5 MapRef: LB 167 PG 38 Abbreviated Description: Lot:130 Subdivision:CAMPBELLGATE FARMS SUBDIVISION NO 5 Map Ref:LB 167 PG 38City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

14	.36Mi.	**5930 APPIAN WAY** **WATERFORD, MI 48329-3317**	06/12/2026	$253,000	$222	1141	5/3/2	1959	14,418 SF

APN: W -13-09-306-002 Document #: 20260083644
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SW4 S09T03NR09E Abbreviated Description: Sec/Twnship/Range:NW4SW4 S09T03NR09E City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

15	.37Mi.	**2648 CAMPBELLGATE DR** **WATERFORD, MI 48329-3120**	09/30/2026	$260,000	$148	1761	5/3/1	1973	12,023 SF

APN: W -13-08-477-006 Document #: 20260144386
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: CAMPBELLGATE FARMS SUBDIVISION MapRef: LB 138 PG 8&9 Abbreviated Description: Lot:25 Subdivision:CAMPBELLGATE FARMS SUBDIVISION Map Ref:LB 138 PG 8&9City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

16	.38Mi.	**2507 DRIFTWOOD DR** **WATERFORD, MI 48329-4809**	03/13/2026	$394,000	$213	1849	7/4/2	1999	9,453 SF

APN: W -13-09-377-001 Document #: 20260031219
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE HILLS OF WATERFORD Legal Unit: 1 MapRef: LB 17355 PG 462 Abbreviated Description: Subdivision:THE HILLS OF WATERFORD Map Ref:LB 17355 PG 462Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1056 City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

17	.38Mi.	**2715 CAMPBELLGATE DR** **WATERFORD, MI 48329-3124**	02/17/2026	$306,000	$199	1540	5/3/1	1977	11,979 SF

APN: W -13-08-428-012 Document #: 20260019684
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: CAMPBELLGATE FARMS NO 3 MapRef: LB 153 PG 2 Abbreviated Description: Lot:70 Subdivision:CAMPBELLGATE FARMS NO 3 Map Ref:LB 153 PG 2City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

18	.4Mi.	**5610 CROSWELL RD** **WATERFORD, MI 48327-1319**	07/22/2026	$450,000	$276	1630	5/4/1	1932	62,204 SF

APN: W -13-16-176-012 Document #: 20260110233
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: SUPERVISORS PLAT NO 13 MapRef: LB 54 PG 25 Abbreviated Description: Lot:22 Subdivision:SUPERVISORS PLAT NO 13 Map Ref:LB 54 PG 25City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

19	.4Mi.	**2686 CAMPBELLGATE DR** **WATERFORD, MI 48329-3120**	05/11/2026	$335,000	$200	1678	7/4/1	1976	22,041 SF

APN: W -13-08-477-001 Document #: 20260062962
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: CAMPBELLGATE FARMS MapRef: LB 138 PG 8 Abbreviated Description: Lot:20 Subdivision:CAMPBELLGATE FARMS Map Ref:LB 138 PG 8City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

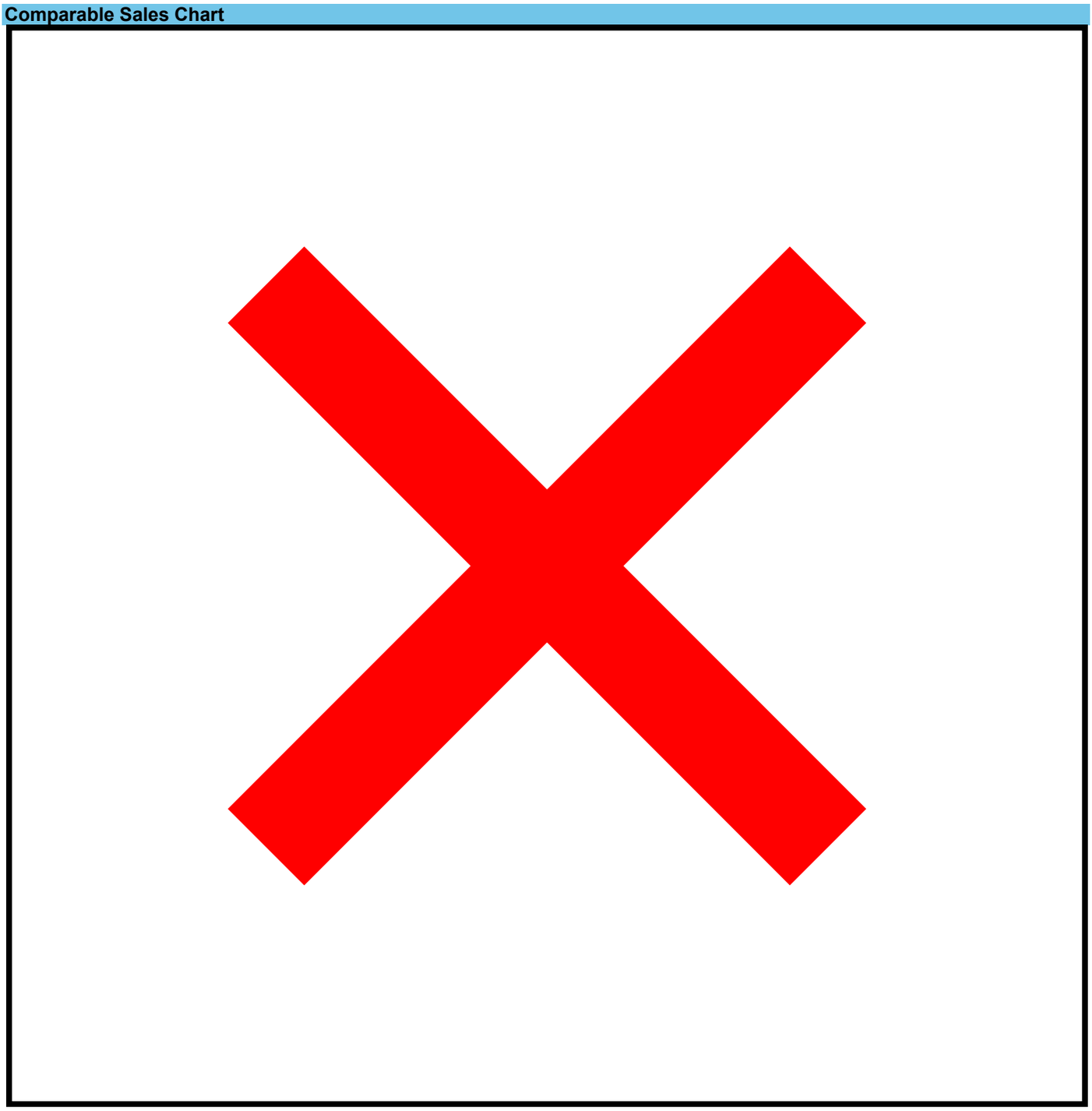
20	.41Mi.	**6157 BARKER CIR** **WATERFORD, MI 48329-3115**	11/19/2025	$327,500	$216	1517	7/3/1	1978	11,021 SF

APN: W -13-08-428-023 Document #: 20250145018
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 108 Subdivision: CAMPBELLGATE FARMS NO 4 MapRef: LB 159 PG 24&25 Abbreviated Description: Lot:108 Subdivision:CAMPBELLGATE FARMS NO 4 Map Ref:LB 159 PG 24&25City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

ICE SiteX Report

OrderID: 98745852

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

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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.	**5876 HATCHERY RD**		$228,880	$114,440	1,558	9/4/1	1936	1 SF	
.03Mi.	**5840 HATCHERY RD**	**05/30/2012**	$280,000	$140,000	2,524	8/3/1	1940	1 SF	
.05Mi.	**5910 HATCHERY RD**		$169,300	$84,650	828	3/2/1	1939	21,693 SF	
.05Mi.	**2487 JONES RD**		$305,740	$152,870	1,371	9/3/2	2015	9,845 SF	
.06Mi.	**5830 HATCHERY RD**	**10/21/2015**	$207,360	$103,680	1,202	8/3/2	1946	21,606 SF	
.06Mi.	**2482 JONES RD**		$242,740	$121,370	1,638	5/4/2	1977	14,375 SF	
.07Mi.	**2485 JONES RD**		$164,740	$82,370	1,009	4/3/1	1952	8,756 SF	
.07Mi.	**5940 HATCHERY RD**		$231,000	$115,500	1,660	5/4/1	1941	20,299 SF	
.08Mi.	**2455 JONES RD**		$246,960	$123,480	1,540	2/3/2	1984	9,453 SF	
.08Mi.	**2460 JONES RD**		$302,920	$151,460	2,008	3/3/2	1977	12,066 SF	
.09Mi.	**5829 HATCHERY RD**	**12/07/2016**	$226,960	$113,480	1,396	1/3/1	1977	38,681 SF	
.1Mi.	**5960 HATCHERY RD**		$147,660	$73,830	1,020	5/3/1	1949	12,545 SF	
.1Mi.	**2445 JONES RD**	**02/10/2012**	$156,660	$78,330	1,196	5/3/2	1952	9,453 SF	
.1Mi.	**5790 HATCHERY RD**	**11/18/2007**	$216,720	$108,360	1,105	8/4/2	1947	37,592 SF	
.1Mi.	**2440 JONES RD**		$216,240	$108,120	1,146	4/3/1	1977	12,066 SF	
.12Mi.	**2425 JONES RD**		$225,020	$112,510	1,372	8/4/2	1962	1 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
0.71Mi.	**Pierce Middle School** Number of Students: 733 Student-Teacher Ratio: 18.33	C+	Public	6 - 8
1.09Mi.	**Stepanski Early Childhood Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	EE - PK
1.68Mi.	**Cooley Elementary School** Number of Students: 377 Student-Teacher Ratio: 17.58	B	Public	KG - 5
0.72Mi.	**Kettering High School** Number of Students: 909 Student-Teacher Ratio: 22.41	C+	Public	9 - 12

Flood Report

The Subject Property of **5876 HATCHERY RD, WATERFORD, MI 48329-3326** 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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ICE SiteX Report

OrderID: 98745852

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Data deemed reliable, but not guaranteed.

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