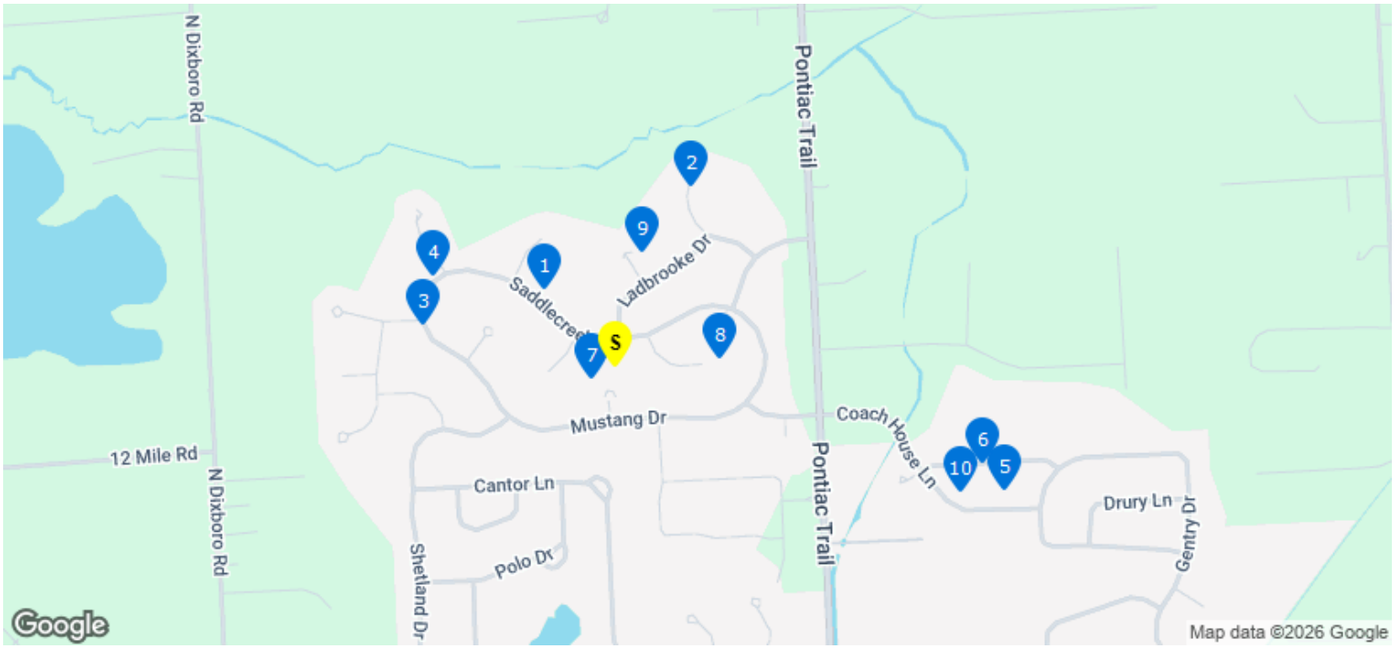
ICE SiteX Report

OrderID: 98788985

SiteX Property Information Report



Subject Property Location

61191 SADDLECREEK DR, SOUTH LYON, MI 48178-8219

County:	**OAKLAND MI**	Census Tract:	1383.01
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	K -21-18-226-040	Thomas Bros Pg-Grid:	

Valuation

Value:	**$679,000**	FSD:	14	Common Confidence Score:	55
Value Range:	$583,940 - $774,060	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$7,359
Total Assessed Value:	$272,440	Total Assessor Market Value:	$544,880	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: K Subdivision: OAKLAND COUNTY CONDOMINIUM Legal Unit: 40 Sec/Twnship/Range: SEC 01 TWN 01N RNG 07E

Abbreviated Description:	T1N, R7E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 1683 SADDLE CREEK UNIT 40 L 34453 P 438 11-19-04 FR 200-003
City/Muni/Twp:	LYON TWP

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:	5	Pool:	
Building Area:	2640 SF	Baths:	4	Fireplace:	1
Year Built:	2005	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:	3	A/C:	Yes
Style:	Colonial	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/09/2026	Loan Amount:	N/A
Document #:	20260029011 BK-PG 61005-500	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/11/2026		
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
Abbreviated Description: CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1683
City/Muni/Twp: SOUTH LYON

Mortgage Record

Recording Date:	01/30/2025	Loan Amount:	N/A
Document #:	11671 BK-PG 59965-704	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/24/2024		
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
Abbreviated Description: CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1683
City/Muni/Twp: SOUTLYON

ICE SiteX Report

OrderID: 98788985

Mortgage Record

Recording Date:	12/23/2020	Loan Amount:	N/A
Document #:	273791 BK-PG 55391-332	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/13/2020		
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
Abbreviated Description: CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1683

Prior Transfer

Recording Date:	12/16/2020	Sales Price:	N/A
Document #:	267509 BK-PG 53032-208	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	07/22/2019	Sales Price:	$278,000
Document #:	116561 BK-PG 51531-00843	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/17/2019	Loan Amount:	N/A
Document #:	113520 BK-PG 53032-00208	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/03/2019		
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
Abbreviated Description: CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1683
City/Muni/Twp: SOUTH LYON

Prior Transfer

Recording Date:	02/09/2018	Sales Price:	$251,882
Document #:	21400 BK-PG 50153-00877	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/05/2018	Loan Amount:	N/A
Document #:	018454 BK-PG 51531-00843	Loan Type:	Unknown Loan Type
Contract Date:	01/27/2018		
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
Abbreviated Description: CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1683
City/Muni/Twp: SOUTH LYON

Mortgage Record

Recording Date:	12/07/2016	Loan Amount:	N/A
Document #:	232313 BK-PG 50153-00877	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/29/2016		
TD Due Date:	12/01/2046	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
Abbreviated Description: CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1683
City/Muni/Twp: SOUTH LYON

Prior Transfer

Recording Date:	04/02/2015	Sales Price:	$171,350
Document #:	061487 BK-PG 44765-771	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	03/15/2013	Sales Price:	N/A
Document #:	071111 BK-PG 37183-224	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	11/30/2012	Sales Price:	N/A
Document #:	266078 BK-PG 41820-401	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/04/2012	Loan Amount:	N/A
Document #:	215953 BK-PG 44765-771	Loan Type:	Conventional
Contract Date:	09/26/2012		
TD Due Date:	10/01/2042	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
City/Muni/Twp: SOUTH LYON

Mortgage Record

Recording Date:	02/04/2010	Loan Amount:	N/A
Document #:	018960 BK-PG 41820-401	Loan Type:	Conventional
Contract Date:	01/15/2010		

ICE SiteX Report

OrderID: 98788985

TD Due Date:	02/01/2040	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
City/Muni/Twp: SOUTH LYON

Prior Transfer

Recording Date:	02/04/2010	Sales Price:	N/A
Document #:	018958 BK-PG 41820-383	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/16/2010		
Document Type:	Deed		

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40
City/Muni/Twp: SOUTH LYON

Prior Transfer

Recording Date:	01/27/2010	Sales Price:	$270,000
Document #:	014110 BK-PG 41800-646	Type of Sale:	Arms-Length Transfer
Contract Date:	01/15/2010		
Document Type:	Deed		

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40
City/Muni/Twp: LYON

Prior Transfer

Recording Date:	09/15/2008	Sales Price:	$300,000
Document #:	167368 BK-PG 40590-679	Type of Sale:	Arms-Length Transfer
Contract Date:	08/28/2008		
Document Type:	Deed		

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40
Abbreviated Description: OAKLAND COUNTY CONDO SUB PLAN #1683
City/Muni/Twp: LYON

Mortgage Record

Recording Date:	09/09/2008	Loan Amount:	N/A
Document #:	165048 BK-PG 40581-144	Loan Type:	Unknown Loan Type
Contract Date:	08/28/2008		
TD Due Date:	09/01/2038	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
Abbreviated Description: OAKLAND COUNTY CONDO SUB PLAN #1683
City/Muni/Twp: LYON

Prior Transfer

Recording Date:	12/18/2006	Sales Price:	N/A
Document #:	302794 BK-PG 37183-224	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	07/10/2006	Sales Price:	N/A
Document #:	173269 BK-PG 37814-274	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/09/2006		
Document Type:	Deed		

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: LB34453 PG438
Abbreviated Description: OAKLAND COUNTY CONDO SUB PLAN #1683
City/Muni/Twp: LYON

Prior Transfer

Recording Date:	07/10/2006	Sales Price:	N/A
Document #:	173250 BK-PG 37814-253	Type of Sale:	Arms-Length Transfer
Contract Date:	06/09/2006		
Document Type:	Deed		

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: LB34452 PG438
Abbreviated Description: OAKLAND COUNTY CONDO SUB PLAN #1683
City/Muni/Twp: LYON

Mortgage Record

Recording Date:	06/22/2006	Loan Amount:	N/A
Document #:	160616 BK-PG 37745-480	Loan Type:	Unknown Loan Type
Contract Date:	06/09/2006		
TD Due Date:	07/01/2036	Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
Abbreviated Description: OAKLAND COUNTY CONDO SUB PLAN #1683

Prior Transfer

Recording Date:	06/22/2006	Sales Price:	N/A
Document #:	160604 BK-PG 37745-404	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/09/2006		
Document Type:	Deed		

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: LB34453 PG438
Abbreviated Description: OAKLAND COUNTY CONDO SUB PLAN #1683
City/Muni/Twp: LYON

ICE SiteX Report

OrderID: 98788985

Mortgage Record

Recording Date:	03/01/2006	Loan Amount:	N/A
Document #:	55101 BK-PG 37183-00224	Loan Type:	Building or Construction Loan
Contract Date:	01/26/2006		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: SADDLE CREEK Legal Unit: 40 Map Ref: 0
City/Muni/Twp: LYON

Area Sales Analysis

Total Area Sales	$6,550,500	Median # of Bedrooms	4
Median Lot Size	13,939 SF	Median # of Baths	3
Median Living Area	2,842 SF	Median Year Built	2008
Price Range - 2 Yrs	$495,000 to $850,000	Age Range	7 years to 22 years
Median Value	$654,000	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**61328 SADDLECREEK DR** **SOUTH LYON, MI 48178-8351**	10/02/2026	$633,000	$271	2338	9/3/2	2014	13,939 SF	
		APN: K -21-18-226-095 Document #: 20260146431 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: SADDLE CREEK Legal Unit: 92 MapRef: LB 34453 PG 438 Abbreviated Description: Subdivision:SADDLE CREEK Legal Unit:92 Map Ref:LB 34453 PG 438Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 1683 City/Muni/Twp:LYON City/Muni/Twp: LYON								
2	.21Mi.	**26758 STARTERS WAY** **SOUTH LYON, MI 48178-1394**	01/05/2026	$640,000	$203	3155	13/5/3	2025	16,988 SF	
		APN: K -21-18-406-018 Document #: 20260000860 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 18 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:18 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON								
3	.22Mi.	**1159 HORSESHOE DR** **SOUTH LYON, MI 48178-5310**	04/09/2026	$500,000	$186	2688	9/4/2	2003	11,326 SF	P
		APN: 80-21-18-404-034 Document #: 20260048098 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: TROTTERS POINTE Legal Unit: 291 MapRef: LB 19187 PG 30 Abbreviated Description: Subdivision:TROTTERS POINTE Legal Unit:291 Map Ref:LB 19187 PG 30Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 951 City/Muni/Twp:SOUTH LYON City/Muni/Twp: SOUTH LYON								
4	.22Mi.	**26759 STARTERS WAY** **SOUTH LYON, MI 48178-1394**	02/04/2026	$727,936	$285	2551	//1	2025	15,246 SF	
		APN: K -21-18-406-013 Document #: 20260015435 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 13 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:13 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:SOUTH LYON City/Muni/Twp: SOUTH LYON								
5	.22Mi.	**26549 TRIPLE CROWN DR** **SOUTH LYON, MI 48178-1400**	12/01/2025	$685,640	$230	2982	12/4/2	2025	16,117 SF	
		APN: K -21-18-406-007 Document #: 20250148749 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 7 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:7 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON								
6	.23Mi.	**26748 STARTERS WAY** **SOUTH LYON, MI 48178-1394**	05/19/2026	$691,375			//		15,682 SF	
		APN: K -21-18-406-017 Document #: 20260067844 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 17 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:17 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON								
7	.23Mi.	**26551 TRIPLE CROWN DR** **SOUTH LYON, MI 48178-1400**	03/25/2026	$646,172			//		14,810 SF	
		APN: K -21-18-406-006 Document #: 20260035487 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 6 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:6 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON								
8	.25Mi.	**61151 PALOMINO CT** **SOUTH LYON, MI 48178-8216**	07/30/2026	$745,000	$259	2876	10/4/2	2010	14,375 SF	
		APN: K -21-18-226-013 Document #: 20260114434 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: SADDLE CREEK CONDOMINIUM Legal Unit: 13 MapRef: LB 34453 PG 438-510 Abbreviated Description: Subdivision:SADDLE CREEK CONDOMINIUM Legal Unit:13 Map Ref:LB 34453 PG 438-510Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1683 City/Muni/Twp:LYON City/Muni/Twp: LYON								
9	.25Mi.	**26557 TRIPLE CROWN DR** **SOUTH LYON, MI 48178-1400**	04/10/2026	$697,332	$274	2547	10/4/2	2025	14,810 SF	
		APN: K -21-18-406-005 Document #: 20260048497 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: CONDOMINIUM SUBDIVISION PLAN NO 2421 Legal Unit: 5 MapRef: LB 59254 PG 433 Abbreviated Description: Legal Unit:5 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON								
10	.26Mi.	**1174 HORSESHOE DR** **SOUTH LYON, MI 48178-5310**	09/25/2026	$522,000	$207	2520	9/4/2	2001	9,583 SF	
		APN: 80-21-18-402-005 Document #: 20260142309								

ICE SiteX Report

OrderID: 98788985

Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TROTTERS POINTE Legal Unit: 297 MapRef: LB 15880 PG 661 Abbreviated Description: Subdivision:TROTTERS POINTE Legal Unit:297 Map Ref:LB 15880 PG 661Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 951 City/Muni/Twp:SOUTH LYON City/Muni/Twp: SOUTH LYON

11	.26Mi.	**26569 TRIPLE CROWN DR** **SOUTH LYON, MI 48178-1400**	04/16/2026	$697,190	$273	2557	10/3/1	2025	15,682 SF

APN: K -21-18-406-004 Document #: 20260051280
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 4 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON

12	.26Mi.	**61964 SADDLECREEK DR** **SOUTH LYON, MI 48178-8362**	03/25/2026	$725,000	$229	3166	11/4/2	2017	13,939 SF

APN: K -21-18-226-168 Document #: 20260035578
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SADDLE CREEK CONDOMINIUM Legal Unit: 160 MapRef: LB 34453 PG 438-510 Abbreviated Description: Subdivision:SADDLE CREEK CONDOMINIUM Legal Unit:160 Map Ref:LB 34453 PG 438-510Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 1683 City/Muni/Twp:LYON City/Muni/Twp: LYON

13	.27Mi.	**26718 STARTERS WAY** **SOUTH LYON, MI 48178-1394**	04/22/2026	$716,450	$237	3018	12/4/2	2025	14,810 SF

APN: K -21-18-406-029 Document #: 20260053933
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 29 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:29 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON

14	.28Mi.	**26575 TRIPLE CROWN DR** **SOUTH LYON, MI 48178-1400**	05/14/2026	$650,295			//		18,295 SF

APN: K -21-18-406-003 Document #: 20260065241
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 3 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:3 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON

15	.29Mi.	**26721 STARTERS WAY** **SOUTH LYON, MI 48178-1394**	08/05/2026	$728,001			//		15,246 SF

APN: K -21-18-406-033 Document #: 20260116813
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 33 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:33 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:SOUTH LYON City/Muni/Twp: SOUTH LYON

16	.29Mi.	**1090 POLO DR** **SOUTH LYON, MI 48178-5322**	04/23/2026	$550,000	$204	2697	9/4/2	2000	10,019 SF

APN: 80-21-18-404-009 Document #: 20260054844
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TROTTERS POINTE Legal Unit: 266 MapRef: LB 19187 PG 30 Abbreviated Description: Subdivision:TROTTERS POINTE Legal Unit:266 Map Ref:LB 19187 PG 30Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 951 City/Muni/Twp:SOUTH LYON City/Muni/Twp: SOUTH LYON

17	.3Mi.	**26583 TRIPLE CROWN DR** **SOUTH LYON, MI 48178-1400**	08/24/2026	$696,399			//		19,602 SF

APN: K -21-18-406-002 Document #: 20260126200
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 242 Legal Unit: 2 MapRef: LB 59254 PG 433 Abbreviated Description: Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON

18	.3Mi.	**26719 STARTERS WAY** **SOUTH LYON, MI 48178-1394**	07/07/2026	$661,860			//		15,246 SF

APN: K -21-18-406-034 Document #: 20260096744
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STERLING TRAIL SITE CONDOMINTUM Legal Unit: 34 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINTUM Legal Unit:34 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON

19	.31Mi.	**26707 STARTERS WAY** **SOUTH LYON, MI 48178-1394**	02/26/2026	$759,801	$215	3534	//1	2025	14,810 SF

APN: K -21-18-406-035 Document #: 20260023944
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 35 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:35 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON

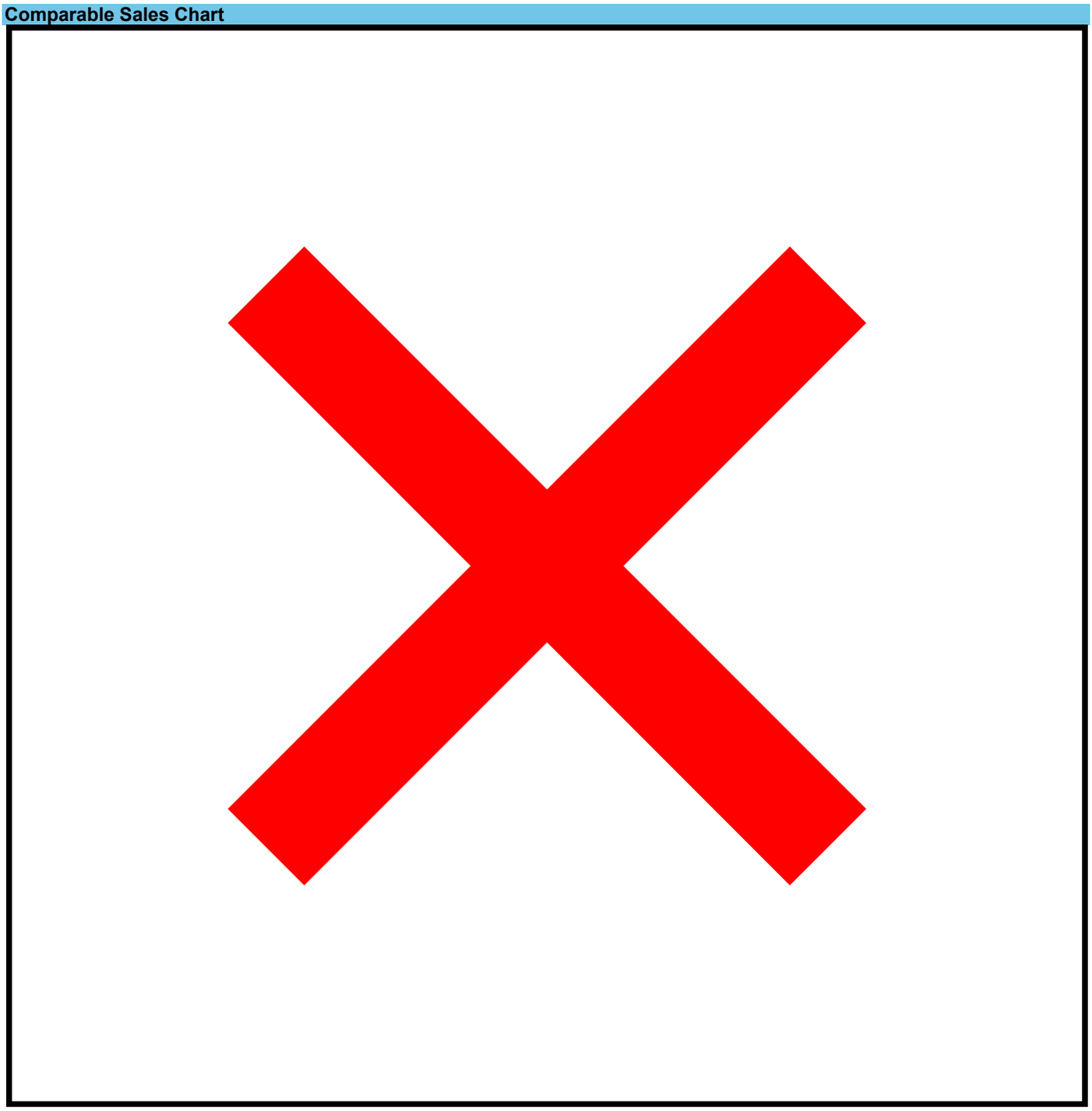
20	.35Mi.	**26669 TRIPLE CROWN DR** **SOUTH LYON, MI 48178-1791**	04/27/2026	$723,941			//		18,295 SF

APN: K -21-18-406-039 Document #: 20260055830
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STERLING TRAIL SITE CONDOMINIUM Legal Unit: 39 MapRef: LB 59254 PG 433 Abbreviated Description: Subdivision:STERLING TRAIL SITE CONDOMINIUM Legal Unit:39 Map Ref:LB 59254 PG 433Abbreviated Description:CONDO NAME: OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 2421 City/Muni/Twp:LYON City/Muni/Twp: LYON

ICE SiteX Report

OrderID: 98788985

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

OrderID: 98788985

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.	**61191 SADDLECREEK DR**		$544,880	$272,440	2,640	10/5/4	2005	11,761 SF	
.02Mi.	**61181 SADDLECREEK DR**		$548,360	$274,180	2,729	10/4/3	2011	11,761 SF	
.02Mi.	**61201 SADDLECREEK DR**		$555,420	$277,710	2,718	11/4/2	2012	15,682 SF	
.03Mi.	**26609 DERBY CT**		$737,500	$368,750	3,665	10/5/3	2016	17,860 SF	
.03Mi.	**26720 KENTUCKY CT**		$465,540	$232,770	1,884	7/3/3	2010	12,632 SF	
.03Mi.	**61171 SADDLECREEK DR**		$534,620	$267,310	2,852	11/4/2	2011	13,068 SF	
.04Mi.	**61190 SADDLECREEK DR**		$532,520	$266,260	2,680	4/4/2	2011	12,197 SF	
.04Mi.	**61180 SADDLECREEK DR**		$563,720	$281,860	2,848	11/4/3	2005	12,197 SF	
.04Mi.	**26604 DERBY CT**		$584,560	$292,280	2,318	8/3/2	2016	17,424 SF	
.05Mi.	**61200 SADDLECREEK DR**		$478,280	$239,140	1,777	6/3/3	2010	12,197 SF	
.05Mi.	**26710 KENTUCKY CT**		$402,640	$201,320	1,869	6/3/2	2010	13,068 SF	
.05Mi.	**61211 SADDLECREEK DR**		$433,340	$216,670	1,921	8/3/2	2011	13,939 SF	
.05Mi.	**61161 SADDLECREEK DR**		$671,320	$335,660	2,821	9/4/4	2006	16,553 SF	
.05Mi.	**26593 DERBY CT**		$699,900	$349,950	3,458	12/4/2	2015	15,246 SF	
.06Mi.	**61201 LADBROOKE DR**		$525,800	$262,900	2,734	12/4/2	2013	13,939 SF	
.06Mi.	**26598 DERBY CT**		$676,080	$338,040	3,624	12/4/2	2015	15,246 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	43.6 years old	Households:	14,219
Median Household Income:	$114,799	Households w/Family:	72%
Household Income Per Capita:	$50,083	Households w/Family Married:	61%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	South Lyon Community Schools	Students:	8,387
Number of Schools:	13	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.75Mi.	**Kent Lake Elementary School** Number of Students: 518 Student-Teacher Ratio: 17.15	A-	Public	KG - 5
2.59Mi.	**Centennial Middle School** Number of Students: 898 Student-Teacher Ratio: 19.11	A-	Public	6 - 8
0.86Mi.	**South Lyon High School** Number of Students: 1,245 Student-Teacher Ratio: 17.08 Advanced Placement: Yes	A+	Public	9 - 12

Flood Report

The Subject Property of **61191 SADDLECREEK DR, SOUTH LYON, MI 48178-8219** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	77%	NOTABLY LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	73%	NOTABLY LOWER
OVERALL	68%	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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ICE SiteX Report

OrderID: 98788985

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