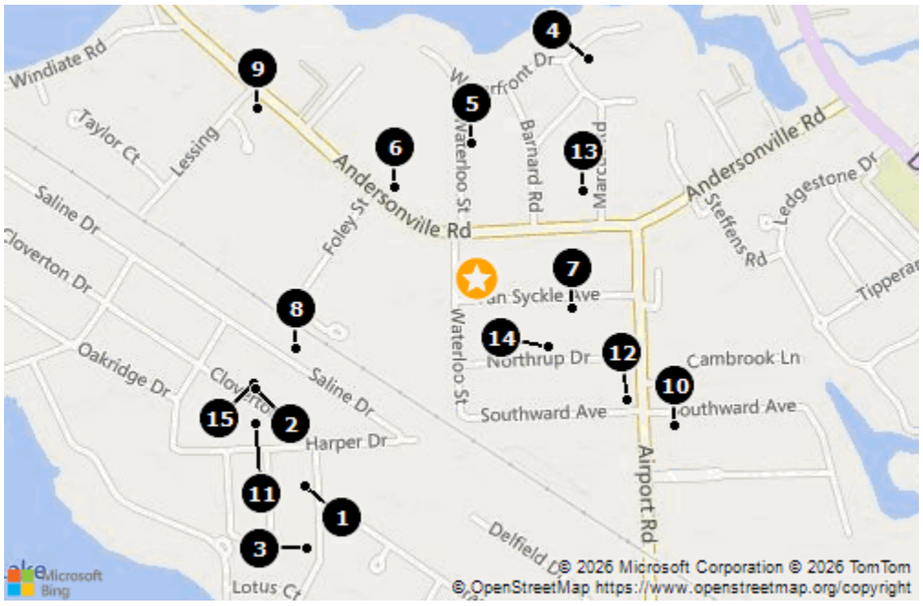
ICE SiteX Report

OrderID: 98730169

SiteX Property Information Report



Subject Property Location

6166 VAN SYCKLE AVE, WATERFORD, MI 48329-1442

County:	**OAKLAND MI**	Census Tract:	261251441.003011
Property Use:	Single Family Residential	Zoning:	SI
Parcel Number:	W -13-05-277-013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$255,000**	FSD:	28	Common Confidence Score:	25
Value Range:	$183,600 - $326,400	ICE Confidence Score:	72		

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:	$3,996
Total Assessed Value:	$92,040	Total Assessor Market Value:	$184,080	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 District: W Subdivision: L V VAN SYCKLE SUB Sec/Twnship/Range: SEC 05 TWN 03N RNG 09E
Abbreviated Description: T3N, R9E, SEC 5 L V VAN SYCKLE SUB LOT 15
City/Muni/Twp: WATERFORD TWP

Property Characteristics

Lot Size:	14,985 SF	Bedrooms:	3	Pool:	
Building Area:	1104 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:	1	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:	2	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/22/2024	Loan Amount:	N/A
Document #:	118055 BK-PG 59732-191	Loan Type:	FHA
TD Due Date:	11/01/2064	Type Finance:	

Legal Description:
Lot: 15 Subdivision: L V VAN SKCKLE SUBDIVISION
City/Muni/Twp: WATERFORD

Mortgage Record

Recording Date:	09/13/2023	Loan Amount:	N/A
Document #:	100182 BK-PG 58872-465	Loan Type:	FHA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Lot: 15 Subdivision: L V VAN SYCKLE SUBDIVISION
City/Muni/Twp: WATERFORD

Prior Transfer

Recording Date:	11/04/2022	Sales Price:	N/A
Document #:	467821 BK-PG 53523-844	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	01/12/2022	Loan Amount:	N/A
Document #:	291644 BK-PG 57274-688	Loan Type:	FHA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Lot: 15 Subdivision: L V VAN SYCKLE
City/Muni/Twp: WATERFORD

Prior Transfer

Recording Date:	12/04/2019	Sales Price:	N/A
Document #:	203036 BK-PG 34638-00415	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/19/2019	Sales Price:	$155,000 Multiple Parcels Involved in this transaction
Document #:	194484 BK-PG 53523-00843	Type of Sale:	Full Amount on Deed
Contract Date:	11/08/2019		
Document Type:			

Legal Description:
Lot: 15 Subdivision: L V VAN SYCKLE SUBDIVISION Map Ref: LB 38 PG 15
City/Muni/Twp: WATERFORD

Mortgage Record

Recording Date:	12/22/2004	Loan Amount:	N/A
Document #:	496898 BK-PG 34638-415	Loan Type:	VA
TD Due Date:	01/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 15 Subdivision: L V VAN SYCKLE

Prior Transfer

Recording Date:	06/11/2002	Sales Price:	$145,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/21/2002		
Document Type:			

Legal Description:
Abbreviated Description: T3N, R9E, SEC 5 L V VAN SYCKLEWATERFORD SD

Prior Transfer

Recording Date:	06/25/2001	Sales Price:	$143,500
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/27/2001		
Document Type:			

Legal Description:
Abbreviated Description: T3N, R9E, SEC 5 L V VAN SYCKLEWATERFORD SD

Prior Transfer

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

Legal Description:
Lot: 15 District: W Subdivision: L V VAN SYCKLE SUB Sec/Twnship/Range: SEC 05 TWN 03N RNG 09E
Abbreviated Description: T3N, R9E, SEC 5 L V VAN SYCKLE SUB LOT 15
City/Muni/Twp: WATERFORD TWP

Area Sales Analysis

Total Area Sales	$3,779,207	Median # of Bedrooms	3
Median Lot Size	10,019 SF	Median # of Baths	1
Median Living Area	1,175 SF	Median Year Built	1956
Price Range - 2 Yrs	$128,707 to $327,500	Age Range	26 years to 98 years
Median Value	$265,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**3953 PERCY KING RD** **WATERFORD, MI 48329-1371**	10/15/2026	$265,000	$225	1175	5/3/1	1961	11,238 SF	
		APN: W -13-05-401-008 Document #: 20260152517 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 242 Subdivision: LOTUS LAKE SUBDIVISION NO 3 MapRef: LB 100 PG 20&21 Abbreviated Description: Lot:242 Subdivision:LOTUS LAKE SUBDIVISION NO 3 Map Ref:LB 100 PG 20&21City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
2	.29Mi.	**6426 CLOVERTON DR** **WATERFORD, MI 48329-1313**	10/14/2026	$128,707	$129	992	3/3/1	1972	7,013 SF	
		APN: W -13-05-252-041 Document #: 20260152061 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 186 Subdivision: MEADOWOOD MapRef: LB 47 PG 46 Abbreviated Description: Lot:186 Subdivision:MEADOWOOD Map Ref:LB 47 PG 46City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
3	.38Mi.	**3923 PERCY KING RD** **WATERFORD, MI 48329-1369**	09/16/2026	$290,000	$167	1728	7/4/1	1960	12,066 SF	
		APN: W -13-05-401-013 Document #: 20260137787 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 247 Subdivision: LOTUS LAKE SUBDIVISION NO 3 MapRef: LB 100 PG 20&21 Abbreviated Description: Lot:247 Subdivision:LOTUS LAKE SUBDIVISION NO 3 Map Ref:LB 100 PG 20&21City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD								
4	.29Mi.	**6047 ROLTON CT** **WATERFORD, MI 48329-1435**	09/04/2026	$260,000	$156	1666	6/3/1	1934	8,581 SF	

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APN: W -13-05-228-006 Document #: 20260131973
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 127&128 Subdivision: ELMER F BARNES SUBDIVISION MapRef: LB 44 PG 23 Abbreviated Description: Lot:127&128 Subdivision:ELMER F BARNES SUBDIVISION Map Ref:LB 44 PG 23City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

5	.17Mi.	**4344 WATERLOO ST** **WATERFORD, MI 48329-1466**	08/07/2026	$268,000	$230	1164	5/3/2	1958	15,594 SF

APN: W -13-05-230-006 Document #: 20260118097
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: ELMER F BARNES SUBDIVISION MapRef: LB 44 PG 23 Abbreviated Description: Lot:63 Subdivision:ELMER F BARNES SUBDIVISION Map Ref:LB 44 PG 23City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

6	.15Mi.	**6266 ANDERSONVILLE RD** **WATERFORD, MI 48329-1406**	08/07/2026	$144,000	$132	1086	4/3/1	1955	24,132 SF

APN: W -13-05-202-024 Document #: 20260118249
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: WATERFORD ACRES SUBDIVISION MapRef: LB 33 PG 29 Abbreviated Description: Lot:2 Subdivision:WATERFORD ACRES SUBDIVISION Map Ref:LB 33 PG 29City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

7	.12Mi.	**6053 VAN SYCKLE AVE** **WATERFORD, MI 48329-1441**	07/17/2026	$327,500	$204	1600	9/4/2	1959	14,985 SF

APN: W -13-05-278-009 Document #: 20260107114
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: LV VAN SYCKLE SUBDIVISION MapRef: LB 38 PG 15 Abbreviated Description: Lot:34 Subdivision:LV VAN SYCKLE SUBDIVISION Map Ref:LB 38 PG 15City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

8	.23Mi.	**6428 SALINE DR** **WATERFORD, MI 48329-1376**	06/30/2026	$281,000	$182	1536	7/3/1	2000	7,057 SF

APN: W -13-05-255-031 Document #: 20260094348
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: MEADOWOOD MapRef: LB 47 PG 46 Abbreviated Description: Lot:21 Subdivision:MEADOWOOD Map Ref:LB 47 PG 46City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

9	.33Mi.	**6423 ANDERSONVILLE RD** **WATERFORD, MI 48329-1472**	06/25/2026	$290,000	$258	1120	5/3/1	1929	10,019 SF

APN: W -13-05-203-002 Document #: 20260091814
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: WATERFORD ACRES MapRef: LB 33 PG 29 Abbreviated Description: Lot:31 Subdivision:WATERFORD ACRES Map Ref:LB 33 PG 29City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

10	.29Mi.	**5947 SOUTHWARD AVE** **WATERFORD, MI 48329-1580**	06/25/2026	$251,000	$249	1008	4/2/2	1956	11,238 SF

APN: W -13-04-154-002 Document #: 20260091711
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: NORTHRIDGE SUBDIVISION MapRef: LB 72 PG 20 Abbreviated Description: Lot:10 Subdivision:NORTHRIDGE SUBDIVISION Map Ref:LB 72 PG 20City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

11	.31Mi.	**6421 CLOVERTON DR** **WATERFORD, MI 48329-1314**	06/22/2026	$170,000	$147	1156	4/3/1	1951	5,314 SF

APN: W -13-05-253-006 Document #: 20260088211
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 278 Subdivision: MEADOWOOD MapRef: MF 47 PG 46 Abbreviated Description: Lot:278 Subdivision:MEADOWOOD Map Ref:MF 47 PG 46City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

12	.23Mi.	**4009 AIRPORT RD** **WATERFORD, MI 48329-1501**	05/04/2026	$300,000	$160	1868	5/2/1	1952	9,583 SF

APN: W -13-05-279-042 Document #: 20260059859
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7-10 Subdivision: FAIRFIELD HOMES ADDITION MapRef: LB 50 PG 46 Abbreviated Description: Lot:7-10 Subdivision:FAIRFIELD HOMES ADDITION Map Ref:LB 50 PG 46City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

13	.17Mi.	**4281 MARCUS RD** **WATERFORD, MI 48329-1427**	04/27/2026	$254,000	$158	1604	7/3/2	1940	9,191 SF

APN: W -13-05-231-013 Document #: 20260056240
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: ELMER F BARNES SUBDIVISION MapRef: LB 44 PG 23 Abbreviated Description: Lot:24 Subdivision:ELMER F BARNES SUBDIVISION Map Ref:LB 44 PG 23City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

14	.12Mi.	**6080 NORTHRUP DR** **WATERFORD, MI 48329-1430**	03/09/2026	$295,000	$201	1465	6/3/2	1928	15,420 SF

APN: W -13-05-278-029 Document #: 20260028693
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36-38 Subdivision: FAIRFIELD HOMES ADDITION MapRef: LB 50 PG 46 Abbreviated Description: Lot:36-38 Subdivision:FAIRFIELD HOMES ADDITION Map Ref:LB 50 PG 46City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

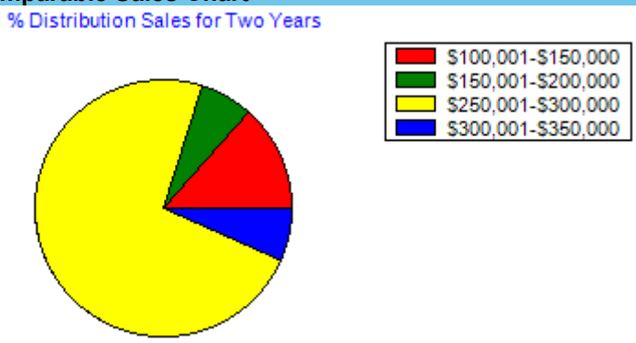
15	.29Mi.	**6428 CLOVERTON DR** **WATERFORD, MI 48329-1313**	03/06/2026	$255,000	$257	992	5/3/2	1972	7,013 SF

APN: W -13-05-252-040 Document #: 20260028345
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 187 Subdivision: MEADOWOOD SUBDIVISION MapRef: LB 47 PG 46 Abbreviated Description: Lot:187 Subdivision:MEADOWOOD SUBDIVISION Map Ref:LB 47 PG 46City/Muni/Twp:WATERFORD City/Muni/Twp: WATERFORD

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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.

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.	**6166 VAN SYCKLE AVE**		$184,080	$92,040	1,104	6/3/1	1970	14,985 SF	
.01Mi.	**6180 VAN SYCKLE AVE**		$190,460	$95,230	1,182	5/3/1	1920	14,985 SF	
.01Mi.	**6150 VAN SYCKLE AVE**	**04/22/2016**	$163,260	$81,630	956	4/3/1	1959	14,985 SF	
.03Mi.	**6130 VAN SYCKLE AVE**		$296,240	$148,120	1,381	7/3/2	1994	14,985 SF	
.04Mi.	**6155 ANDERSONVILLE RD**		$184,040	$92,020	1,048	4/2/1	1948	25,047 SF	
.04Mi.	**6175 ANDERSONVILLE RD**		$244,460	$122,230	1,442	10/4/2	1933	12,545 SF	
.04Mi.	**6120 VAN SYCKLE AVE**		$206,280	$103,140	1,386	7/5/2	1946	14,985 SF	
.04Mi.	**4201 WATERLOO ST**		$199,040	$99,520	1,092	4/3/1	1964	13,199 SF	
.05Mi.	**6135 ANDERSONVILLE RD**		$218,780	$109,390	1,644	7/3/2	1925	12,545 SF	
.05Mi.	**4215 WATERLOO ST**		$211,660	$105,830	1,105	4/3/1	1964	13,199 SF	
.05Mi.	**6169 VAN SYCKLE AVE**	**05/10/2012**	$139,140	$69,570	888	4/2/1	1954	14,985 SF	
.05Mi.	**4187 WATERLOO ST**	**05/02/2012**	$237,020	$118,510	1,544	5/4/2	1964	13,199 SF	Yes
.05Mi.	**4172 WATERLOO ST**		$178,960	$89,480	1,390	5/3/1	1937	14,985 SF	
.05Mi.	**6133 VAN SYCKLE AVE**	**07/02/2012**	$198,880	$99,440	992	5/2/1	1929	30,013 SF	
.06Mi.	**6123 ANDERSONVILLE RD**	**04/18/2003**	$240,300	$120,150	1,758	7/3/1	1925	12,545 SF	
.06Mi.	**6110 VAN SYCKLE AVE**	**05/18/2010**	$342,440	$171,220	1,560	7/2/2	1990	14,985 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
2.49Mi.	**Mason Middle School** Number of Students: 731 Student-Teacher Ratio: 16.54	C-	Public	6 - 8
2.77Mi.	**Stepanski Early Childhood Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	EE - PK
1.64Mi.	**Kettering High School** Number of Students: 909 Student-Teacher Ratio: 22.41	C+	Public	9 - 12
0.78Mi.	**Waterford Village Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5

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Flood Report

The Subject Property of **6166 VAN SYCKLE AVE, WATERFORD, MI 48329-1442** 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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