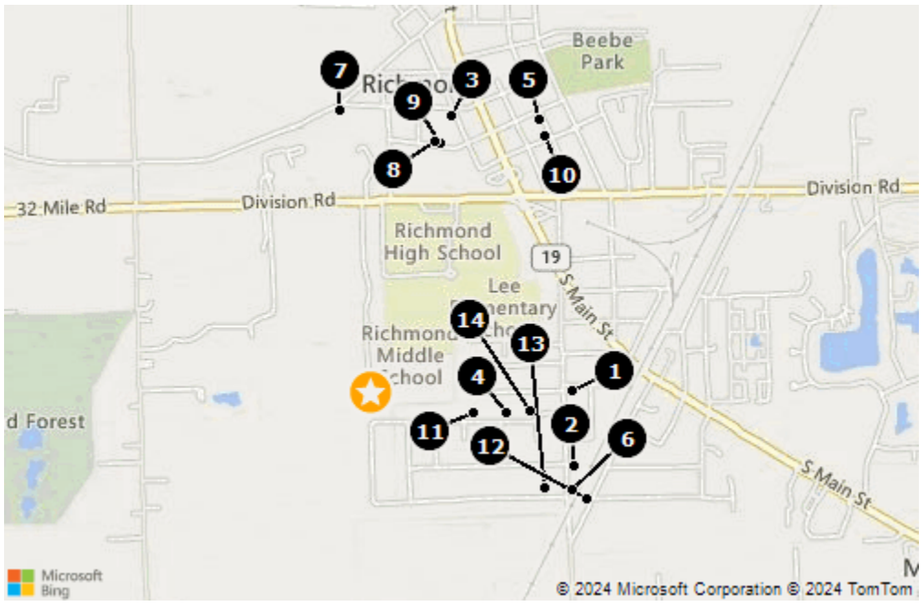
ICE SiteX Report

OrderID: 93353158

SiteX Property Information Report



Subject Property Location

68051 STOECKER LN, RICHMOND, MI 48062-8124

County:	**MACOMB MI**	Census Tract:	260992110.002016
Property Use:	Single Family Residential	Zoning:	R-3
Parcel Number:	07-06-02-251-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$510,000**	FSD:	7
Value Range:	$474,300 - $545,700	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$5,950
Total Assessed Value:	$237,400	Total Assessor Market Value:	$474,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 2 District: 07 Sec/Twnship/Range: SEC 02 TWN 04N RNG 14E

Abbreviated Description:	T4N, R14E, SEC 2; BEG AT CEN POST SEC 2; TH N01*30'W 380.50 FT ALG N-S 1/4 LINE; TH N88*47'01"E 411.63 FT; TH S0*58'E 383.46
City/Muni/Twp:	RICHMOND CITY

Property Characteristics

Lot Size:	3.614 AC	Bedrooms:		Pool:	
Building Area:	2861 SF	Baths:	3	Fireplace:	2
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/14/2023	Sales Price:	$475,000
Document #:	202300012222 BK-PG 29006-758	Type of Sale:	Full Amount on Deed
Contract Date:	02/10/2023		
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: RICHMOND

Prior Transfer

Recording Date:	02/10/2023	Sales Price:	$475,000
Document #:	BK-PG 29006 -758	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 2 District: 07 Sec/Twnship/Range: SEC 02 TWN 04N RNG 14E
Abbreviated Description: T4N, R14E, SEC 2; BEG AT CEN POST SEC 2; TH N01*30'W 380.50 FT ALG N-S 1/4 LINE; TH N88*47'01"E 411.63 FT; TH S0*58'E 383.46
City/Muni/Twp: RICHMOND CITY

Prior Transfer

Recording Date:	12/26/2017	Sales Price:	N/A
Document #:	7151989 BK-PG 25133-347	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/14/2017		
Document Type:	Intra-family Transfer or Dissolution		

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Legal Description:
City/Muni/Twp: RICHMOND

Prior Transfer

Recording Date:	03/02/2011	Sales Price:	N/A
Document #:	1122447 BK-PG 14652-593	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/18/2003	Loan Amount:	N/A
Document #:	3348974 BK-PG 14652-593	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: S02T04NR14E
City/Muni/Twp: RICHMOND

Area Sales Analysis

Total Area Sales	$3,871,200	Median # of Bedrooms	1.5
Median Lot Size	14,157 SF	Median # of Baths	1
Median Living Area	1,606 SF	Median Year Built	1931
Price Range - 2 Yrs	$140,000 to $440,000	Age Range	20 years to 146 years
Median Value	$243,000	Median Age	93 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**68080 S FOREST AVE** **RICHMOND, MI 48062-1335**	12/10/2024	$196,000	$117	1670	//1	1903	13,678 SF	
		APN: 07-06-01-159-001 Document #: 202400101225 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 107 Subdivision: ASSESSORS PLAT NO 6 MapRef: LB 17 PG 10 Abbreviated Description: Lot:107 Subdivision:ASSESSORS PLAT NO 6 Map Ref:LB 17 PG 10City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
2	.52Mi.	**67700 S FOREST AVE** **RICHMOND, MI 48062-1312**	11/20/2024	$265,000	$252	1050	//1	1919	14,636 SF	
		APN: 07-06-01-304-011 Document #: 202400095569 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S01T04NR14E Abbreviated Description: Sec/Twnship/Range:SW4 S01T04NR14E City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
3	.68Mi.	**35394 PARK ST** **RICHMOND, MI 48062-1123**	10/30/2024	$240,000	$126	1898	//1	1879	7,754 SF	
		APN: 07-03-35-453-005 Document #: 202400089765 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: ASSESSORS PLAT NO 4 MapRef: LB 17 PG 9 Abbreviated Description: Lot:23 Subdivision:ASSESSORS PLAT NO 4 Map Ref:LB 17 PG 9City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
4	.32Mi.	**35711 WOODSIDE DR** **RICHMOND, MI 48062-5631**	10/25/2024	$437,500	$191	2289	8/3/2	2002	15,812 SF	
		APN: 07-06-02-425-006 Document #: 202400088030 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: RICHWOOD FOREST SUBDIVISION MapRef: LB 141 PG 38-42 Abbreviated Description: Lot:24 Subdivision:RICHWOOD FOREST SUBDIVISION Map Ref:LB 141 PG 38-42City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
5	.76Mi.	**35980 MONROE ST** **RICHMOND, MI 48062-1118**	08/22/2024	$140,000	$65	2152	//2	1900	6,621 SF	
		APN: 07-03-35-482-006 Document #: 202400069316 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1&4 Block: I Subdivision: E M BEEBES THIRD ADDITION MapRef: LB 2 PG 8 Abbreviated Description: Subdivision:E M BEEBES THIRD ADDITION Map Ref:LB 2 PG 8Abbreviated Description:PORTION LOTS1&4 City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
6	.53Mi.	**67600 S FOREST AVE** **RICHMOND, MI 48062-1624**	08/07/2024	$185,000	$136	1359	/3/1	1878	10,803 SF	
		APN: 07-06-01-304-009 Document #: 202400064971 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S01T04NR14E Abbreviated Description: Sec/Twnship/Range:S01T04NR14E City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
7	.66Mi.	**35000 PARK ST** **RICHMOND, MI 48062-1121**	07/31/2024	$330,000	$132	2482	12/4/2	1900	22,303 SF	
		APN: 07-03-35-377-004 Document #: 202400062743 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: SETH LATHROPS SECOND ADDITION MapRef: LB 17 PG 9 Abbreviated Description: Lot:18 Subdivision:SETH LATHROPS SECOND ADDITION Map Ref:LB 17 PG 9City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
8	.63Mi.	**35349 MONROE ST** **RICHMOND, MI 48062-1151**	07/23/2024	$219,500	$201	1092	//1	1969	11,195 SF	
		APN: 07-03-35-453-009 Document #: 202400059853 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: A Subdivision: SETH LATHRUPS THIRD ADDITION MapRef: LB 2 PG 7 Abbreviated Description: Lot:6 Block:A Subdivision:SETH LATHRUPS THIRD ADDITION Map Ref:LB 2 PG 7City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
9	.64Mi.	**35361 MONROE ST** **RICHMOND, MI 48062-1151**	06/28/2024	$246,000	$189	1300	//1	1903	16,466 SF	
		APN: 07-03-35-453-010 Document #: 202400053676 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: A Subdivision: SETH LATHROPS THIRD ADDITION MapRef: LB 2 PG 7 Abbreviated Description: Lot:6 Block:A Subdivision:SETH LATHROPS THIRD ADDITION Map Ref:LB 2 PG 7City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND								
10	.73Mi.	**69215 STONE ST** **RICHMOND, MI 48062-1141**	06/04/2024	$240,000	$239	1002	//1	1944	10,977 SF	
		APN: 07-03-35-482-008 Document #: 202400046161								

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Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: ERASTUS M BEEBES THIRD ADDITION MapRef: LB 1 PG 8 Abbreviated Description: Lot:8 Block:1 Subdivision:ERASTUS M BEEBES THIRD ADDITION Map Ref:LB 1 PG 8City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

11	.25Mi.	**35567 WOODSIDE DR RICHMOND, MI 48062-5631**	05/02/2024	$430,000	$223	1921	/3/2	2001	15,812 SF

APN: 07-06-02-425-002 Document #: 202400037756
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: RICHWOOD FOREST SUBDIVISION MapRef: LB 141 PG 38 Abbreviated Description: Lot:28 Subdivision:RICHWOOD FOREST SUBDIVISION Map Ref:LB 141 PG 38City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

12	.57Mi.	**67567 GLEASON ST RICHMOND, MI 48062-1638**	02/26/2024	$198,200	$196	1008	/3/1	1948	7,579 SF

APN: 07-06-01-305-021 Document #: 202400013564
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: GIERK AND CHASKEYS ADDITION MapRef: LB 2 PG 229 Abbreviated Description: Lot:11 Subdivision:GIERK AND CHASKEYS ADDITION Map Ref:LB 2 PG 229City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

13	.47Mi.	**35887 DIANE LN RICHMOND, MI 48062-1655**	01/29/2024	$304,000	$197	1542	/3/2	1993	17,598 SF

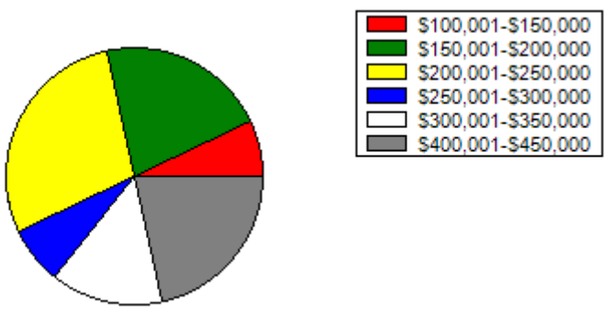
APN: 07-06-02-428-007 Document #: 202400006775
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SILVERWOOD ESTATES MapRef: LB 84 PG 31 AND 32 Abbreviated Description: Lot:3 Subdivision:SILVERWOOD ESTATES Map Ref:LB 84 PG 31 AND 32

14	.39Mi.	**35825 WOODSIDE DR RICHMOND, MI 48062-5631**	12/19/2023	$440,000	$202	2168	/3/2	2004	35,981 SF

APN: 07-06-02-425-009 Document #: 202300104872
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: RICHWOOD FOREST SUBDIVISION MapRef: LB 141 PG 38-42 Abbreviated Description: Lot:21 Subdivision:RICHWOOD FOREST SUBDIVISION Map Ref:LB 141 PG 38-42City/Muni/Twp:RICHMOND City/Muni/Twp: RICHMOND

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.	**68051 STOECKER LN**	**02/10/2023**	$474,800	$237,400	2,861	//3	1970	4 SF	
.05Mi.	**68208 STOECKER LN**		$459,400	$229,700	2,520	//3	1990	31,058 SF	
.05Mi.	**68211 STOECKER LN**	**09/01/2023**	$402,400	$201,200	2,671	//2	1987	31,058 SF	
.08Mi.	**68300 STOECKER LN**	**03/09/2015**	$399,400	$199,700	2,011	//2	1989	31,058 SF	
.08Mi.	**68301 STOECKER LN**	**11/20/1991**	$483,600	$241,800	2,641	//2	1987	31,058 SF	
.15Mi.	**35377 WOODSIDE DR**	**02/07/2008**	$502,400	$251,200	2,658	/3/2	2004	30,492 SF	
.16Mi.	**67845 JOEWOOD DR**	**12/11/2015**	$512,600	$256,300	2,331	//2	2017	16,379 SF	
.18Mi.	**35415 WOODSIDE DR**	**09/29/2005**	$348,800	$174,400	1,885	/3/2	2001	15,812 SF	
.18Mi.	**67787 JOEWOOD DR**	**06/05/2018**	$508,400	$254,200	2,171	//2	2017	30,492 SF	
.19Mi.	**35453 WOODSIDE DR**	**03/26/2002**	$345,000	$172,500	1,885	/3/2	2001	15,812 SF	
.2Mi.	**67840 JOEWOOD DR**	**09/22/2016**	$493,600	$246,800	2,298	//2	2017	17,032 SF	
.2Mi.	**67759 JOEWOOD DR**	**07/15/2016**	$367,200	$183,600	2,209	//2	2005	15,507 SF	
.21Mi.	**67816 JOEWOOD DR**	**02/25/2010**	$348,600	$174,300	2,170	//2	2004	15,899 SF	
.21Mi.	**35491 WOODSIDE DR**	**10/17/2016**	$409,800	$204,900	2,294	/3/2	2004	15,812 SF	
.21Mi.	**67731 JOEWOOD DR**	**09/28/2018**	$355,800	$177,900	2,209	//2	2005	15,682 SF	
.22Mi.	**67843 LORRA CT**	**08/09/2017**	$489,400	$244,700	2,272	/3/3	2002	16,814 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	81%

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Demographics & Income

Median Age:	41.7 years old	Households:	3,934
Median Household Income:	$80,313	Households w/Family:	65%
Household Income Per Capita:	$36,243	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Richmond Community Schools	Students:	1,487
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Richmond Middle School** Number of Students: 549 Student-Teacher Ratio: 20.09	C+	Public	4 - 8
0.41Mi.	**Richmond Community High School** Number of Students: 470 Student-Teacher Ratio: 18.79	B-	Public	9 - 12
0.42Mi.	**Will L Lee School** Number of Students: 446 Student-Teacher Ratio: 14.65	B+	Public	PK - 3

Flood Report

The Subject Property of **68051 STOECKER LN, RICHMOND, MI 48062-8124** 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	76%	NOTABLY LOWER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	86%	LOWER
OVERALL	96%	SIMILAR

Disaster Alerts

8/24/2023 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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