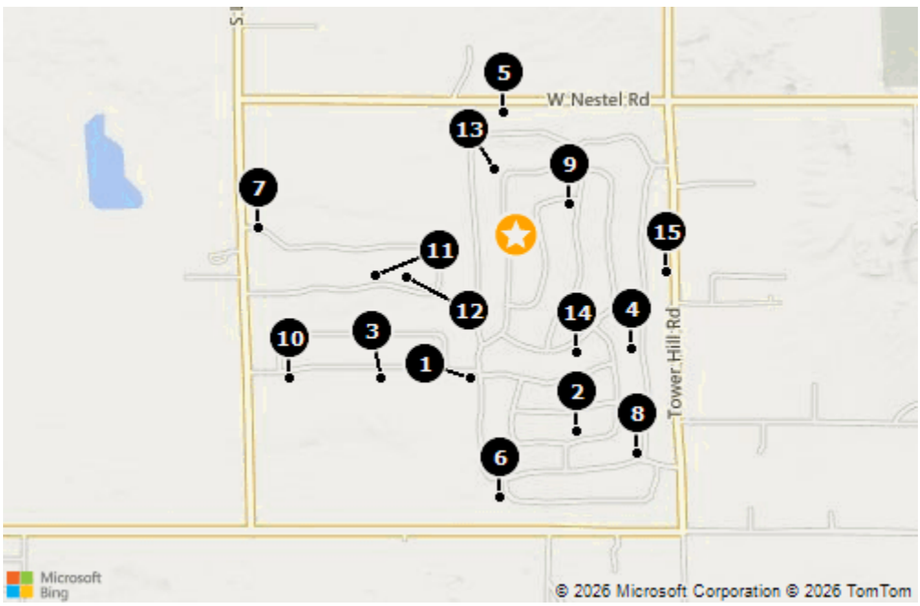
ICE SiteX Report

OrderID: 98697742

SiteX Property Information Report



Subject Property Location

705 GOLDENROD DR, HOUGHTON LAKE, MI 48629-8921

County:	**ROSCOMMON MI**	Census Tract:	261439710.031020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	011-541-507-1000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$273,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$223,860 - $322,140	ICE Confidence Score:	82		

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:	$2,161
Total Assessed Value:	$151,400	Total Assessor Market Value:	$302,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 507-508 District: 011

Abbreviated Description: L-1043 P-843 (L-1028P-2413&L-944P-1956) 224 LOTS 507 & 508 SOUTH HOUGHTON LAKE FOREST ESTATES PP; 011-541-507-0000 &

City/Muni/Twp: ROSCOMMON TOWNSHIP

Property Characteristics

Lot Size:	28,314 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/05/2024	Loan Amount:	N/A
Document #:	202400005546 BK-PG 1188-338	Loan Type:	FHA
TD Due Date:	10/01/2064	Type Finance:	

Legal Description:

City/Muni/Twp: HOUGHTON LAKE

Prior Transfer

Recording Date:	02/27/2018	Sales Price:	N/A
Document #:	201800001146 BK-PG 1162-2467	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/05/2017	Loan Amount:	N/A
Document #:	201700005070 BK-PG 1162-2467	Loan Type:	FHA
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:

Lot: 507&508 Subdivision: SOUTH HOUGHTON LAKE FOREST ESTATES

City/Muni/Twp: ROSCOMMON

ICE SiteX Report

OrderID: 98697742

Prior Transfer

Recording Date:	07/05/2017	Sales Price:	$118,800
Document #:	201700005068 BK-PG 1162 -2465	Type of Sale:	Full Amount on Deed
Contract Date:	06/12/2017		
Document Type:			

Legal Description:
Lot: 507&508 Subdivision: SOUTH HOUGHTON LAKE FOREST ESTATES Map Ref: LB 7 PG 7

Prior Transfer

Recording Date:	06/12/2017	Sales Price:	$118,800
Document #:	BK-PG 1162 -2465	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 507-508 District: 011
Abbreviated Description: L-1043 P-843 (L-1028P-2413&L-944P-1956) 224 LOTS 507 & 508 SOUTH HOUGHTON LAKE FOREST ESTATES PP; 011-541-507-0000 &
City/Muni/Twp: ROSCOMMON TOWNSHIP

Prior Transfer

Recording Date:	06/23/2006	Sales Price:	N/A
Document #:	200600005246 BK-PG 1032-0100	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/09/2006	Sales Price:	$165,000
Document #:	200600003939 BK-PG 1043 -0843	Type of Sale:	Full Amount on Deed
Contract Date:	05/06/2006		
Document Type:			

Legal Description:
Lot: 507&508 Subdivision: SOUTH HOUGHTON LAKE FOREST ESTATES Map Ref: LB7 PG7
City/Muni/Twp: ROSCOMMON

Mortgage Record

Recording Date:	09/07/2005	Loan Amount:	N/A
Document #:	200500007831 BK-PG 1032-0100	Loan Type:	New Conventional
TD Due Date:	09/01/2035	Type Finance:	

Legal Description:
Lot: 507&508 Subdivision: SOUTH HOUGHTON LAKE FOREST ESTATES
City/Muni/Twp: ROSCOMMON

Mortgage Record

Recording Date:	05/16/2005	Loan Amount:	N/A
Document #:	200500004256 BK-PG 1025-2108	Loan Type:	Unknown
TD Due Date:	05/02/2020	Type Finance:	

Legal Description:
Lot: 507&508 Subdivision: SOUTH HOUGHTON LAKE FOREST ESTATES
City/Muni/Twp: ROSCOMMON

Area Sales Analysis

Total Area Sales	$2,645,850	Median # of Bedrooms	
Median Lot Size	16,117 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$6,000 to $505,000	Age Range	
Median Value	$179,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**302 REDWINE DR** **HOUGHTON LAKE, MI 48629-9214**	09/09/2026	$183,000			//		18,731 SF	
		APN: 011-541-103-0000 Document #: 202600006321 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROSCOMMON City/Muni/Twp: ROSCOMMON								
2	.48Mi.	**112 ACORN LN** **HOUGHTON LAKE, MI 48629-9139**	08/25/2026	$505,000			//		27,878 SF	
		APN: 011-541-332-1000 Document #: 202600005939 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE								
3	.47Mi.	**226 REDWINE DR** **HOUGHTON LAKE, MI 48629-9135**	08/24/2026	$7,500			//		26,572 SF	
		APN: 011-542-786-1000 Document #: 202600005887 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE								
4	.38Mi.	**210 WHITEBIRCH DR** **HOUGHTON LAKE, MI 48629-9100**	08/20/2026	$273,000			//		16,117 SF	
		APN: 011-541-291-0000 Document #: 202600005839 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE								
5	.29Mi.	**7397 W NESTEL RD** **HOUGHTON LAKE, MI 48629-8250**	07/21/2026	$269,000			//		13,068 SF	
		APN: 011-541-007-0000 Document #: 202600005048 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROSCOMMON City/Muni/Twp: ROSCOMMON								
6	.61Mi.	**153 SNOWFLAKE WAY**	05/05/2026	$6,000			//		24,829 SF	

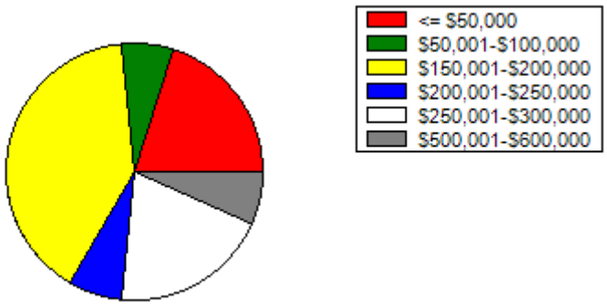
ICE SiteX Report

OrderID: 98697742

		HOUGHTON LAKE, MI 48629-9152				
	APN: 011-541-122-0000 Document #: 202600003147					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE					
7	.53Mi.	**103 HIDDEN HILLS RD**	04/28/2026	$6,500	//	SF
		HOUGHTON LAKE, MI 48629-7514				
	APN: 011-365-002-0000 Document #: 202600003014					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE					
8	.58Mi.	**1673 GOLDENROD DR**	01/30/2026	$179,000	//	17,424 SF
		HOUGHTON LAKE, MI 48629-7510				
	APN: 011-541-278-0000 Document #: 202600000532					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ROSCOMMON City/Muni/Twp: ROSCOMMON					
9	.14Mi.	**101 WINDING DR**	01/13/2026	$272,950	//	12,197 SF
		HOUGHTON LAKE, MI 48629-9153				
	APN: 011-541-571-0000 Document #: 202600000255					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE					
10	.62Mi.	**202 REDWINE DR**	11/17/2025	$155,000	//	26,572 SF
		HOUGHTON LAKE, MI 48629-9135				
	APN: 011-542-774-0000 Document #: 202500007926					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE					
11	.34Mi.	**164 HIDDEN HILLS RD**	10/31/2025	$215,900	//	SF
		HOUGHTON LAKE, MI 48629-7514				
	APN: 011-365-059-1000 Document #: 202500007612					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE					
12	.27Mi.	**158 HIDDEN HILLS RD**	09/11/2025	$181,000	//	SF
		HOUGHTON LAKE, MI 48629-7514				
	APN: 011-365-062-0000 Document #: 202500006241					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE					
13	.16Mi.	**550 GOLDENROD DR**	08/01/2025	$170,000	//	20,909 SF
		HOUGHTON LAKE, MI 48629-8920				
	APN: 011-541-473-0000 Document #: 202500005182					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE					
14	.31Mi.	**307 SILVERHILL DR**	07/11/2025	$69,000	//	14,375 SF
		HOUGHTON LAKE, MI 48629-9155				
	APN: 011-541-406-0000 Document #: 202500004709					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:ROSCOMMON City/Muni/Twp: ROSCOMMON					
15	.36Mi.	**3398 TOWER HILL RD**	06/10/2025	$153,000	//	13,068 SF
		HOUGHTON LAKE, MI 48629-9066				
	APN: 011-541-756-0000 Document #: 202500003983					
	Document Type: Price Code: D					
	Land Use: Single Family Residential					
	Legal: Abbreviated Description: City/Muni/Twp:HOUGHTON LAKE City/Muni/Twp: HOUGHTON LAKE					

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.

ICE SiteX Report

OrderID: 98697742

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.	**705 GOLDENROD DR**	**06/12/2017**	$302,800	$151,400				28,314 SF	
.03Mi.	**729 GOLDENROD DR**	**04/16/2021**	$362,800	$181,400				29,185 SF	
.04Mi.	**657 GOLDENROD DR**	**04/28/2006**	$263,800	$131,900				13,504 SF	
.05Mi.	**118 WINDING DR**	**12/11/2022**	$211,800	$105,900				1 SF	
.05Mi.	**720 GOLDENROD DR**	**11/30/2021**	$159,400	$79,700				39,204 SF	
.05Mi.	**688 GOLDENROD DR**	**07/27/2015**	$202,600	$101,300				12,197 SF	
.05Mi.	**126 WINDING DR**		$332,000	$166,000				29,185 SF	
.05Mi.	**672 GOLDENROD DR**	**06/01/1999**	$153,600	$76,800				12,632 SF	
.06Mi.	**752 GOLDENROD DR**	**04/24/2012**	$172,200	$86,100				13,939 SF	
.07Mi.	**625 GOLDENROD DR**	**11/25/2019**	$250,400	$125,200				14,375 SF	
.07Mi.	**165 PEPPERELL AVE**		$244,600	$122,300				12,197 SF	
.08Mi.	**640 GOLDENROD DR**	**09/15/2021**	$234,200	$117,100				12,197 SF	
.08Mi.	**768 GOLDENROD DR**	**11/02/2023**	$229,200	$114,600				13,068 SF	
.08Mi.	**115 WINDING DR**	**07/08/2021**	$196,000	$98,000				16,988 SF	
.09Mi.	**785 GOLDENROD DR**	**01/19/2022**	$199,200	$99,600				14,375 SF	
.1Mi.	**800 GOLDENROD DR**	**07/01/2020**	$243,400	$121,700				26,136 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	54.7 years old	Households:	2,300
Median Household Income:	$50,203	Households w/Family:	54%
Household Income Per Capita:	$29,498	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	15%

School District

School District Zone:	Houghton Lake Community School District	Students:	1,076
Number of Schools:	3	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.83Mi.	**Houghton Lake Jr/Sr High School**	C-	Public	7 - 12
Number of Students: 484 Student-Teacher Ratio: 15.17 Advanced Placement: Yes				
1.70Mi.	**Collins Elementary School**	C-	Public	PK - 6
Number of Students: 489 Student-Teacher Ratio: 15.28				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	71%	NOTABLY LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	105%	SIMILAR
OVERALL	93%	SIMILAR

Disaster Alerts

4/10/2026 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.