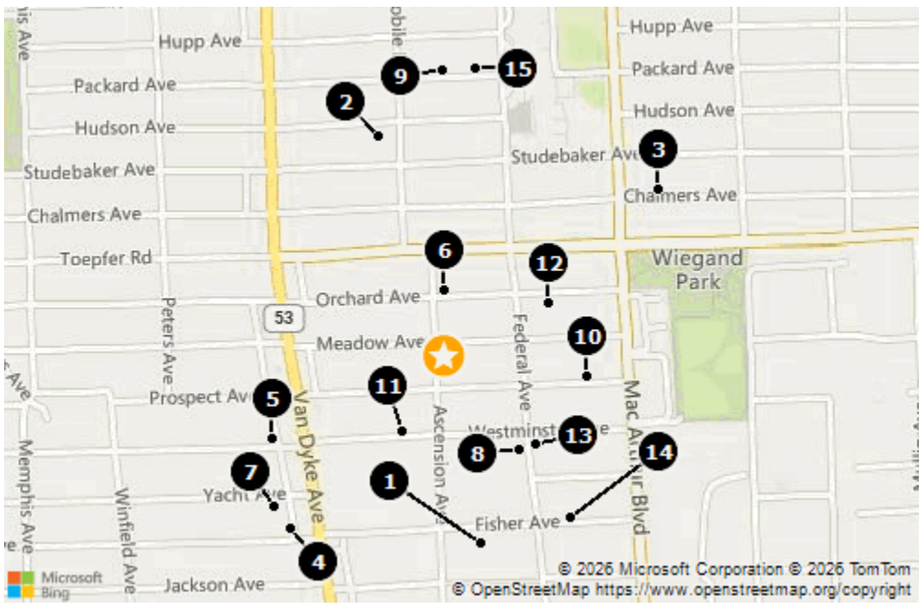
ICE SiteX Report

OrderID: 98206993

SiteX Property Information Report



Subject Property Location

8208 MEADOW AVE, WARREN, MI 48089-2931

County:	**MACOMB MI**	Census Tract:	260992640.001010
Property Use:	Single Family Residential	Zoning:	R-1-C
Parcel Number:	12-13-34-307-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$152,000**	FSD:	23	Common Confidence Score:	30
Value Range:	$117,040 - $186,960	ICE Confidence Score:	77		

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:	$1,788
Total Assessed Value:	$77,310	Total Assessor Market Value:	$154,620	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 147-148 District: 12 Subdivision: THE MAPLES SUBDN

Abbreviated Description:	THE MAPLES SUBDN LOTS 147 & 148 L3 P111 INCL 1/2 VAC. ALLEY ADJ. TO REAR
City/Muni/Twp:	WARREN CITY

Property Characteristics

Lot Size:	7,187 SF	Bedrooms:	3	Pool:	
Building Area:	1317 SF	Baths:	1	Fireplace:	1
Year Built:	1945	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Bungalow	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/25/2022	Sales Price:	N/A
Document #:	202200090075 BK-PG 26914-653	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/13/2020	Loan Amount:	N/A
Document #:	2095873 BK-PG 26914-653	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:

Lot: 147&148 Subdivision: THE MAPLES SUBDIVISION

Prior Transfer

Recording Date:	03/14/2018	Sales Price:	$60,000
Document #:	8027012 BK-PG 25256-507	Type of Sale:	Full Amount on Deed
Contract Date:	12/27/2017		
Document Type:			

Legal Description:

Lot: 147&148 Subdivision: THE MAPLES SUBDIVISION Map Ref: LB 3 PG 111
City/Muni/Twp: WARREN

ICE SiteX Report

OrderID: 98206993

Prior Transfer

Recording Date:	12/27/2017	Sales Price:	$60,000
Document #:	BK-PG 25256 -507	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 147-148 District: 12 Subdivision: THE MAPLES SUBDN
Abbreviated Description: THE MAPLES SUBDN LOTS 147 & 148 L3 P111 INCL 1/2 VAC. ALLEY ADJ. TO REAR
City/Muni/Twp: WARREN CITY

Prior Transfer

Recording Date:	05/06/2002	Sales Price:	$73,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/17/2002		
Document Type:			

Legal Description:
Abbreviated Description: THE MAPLES SUBDN LOTS 147 & 14VAN DYKE PUBLIC SCHOOLS

Prior Transfer

Recording Date:	04/17/2002	Sales Price:	$73,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/04/1999	Sales Price:	$73,000
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/04/1999		
Document Type:			

Legal Description:
Abbreviated Description: N 147 & 148 $THE MAPLES SUBDN VAN DYKE PUBLIC SCHOOLS

Area Sales Analysis

Total Area Sales	$1,970,000	Median # of Bedrooms	
Median Lot Size	4,487 SF	Median # of Baths	1
Median Living Area	1,012 SF	Median Year Built	1947
Price Range - 2 Yrs	$45,000 to $250,000	Age Range	24 years to 106 years
Median Value	$125,000	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**8238 FISHER AVE** **WARREN, MI 48089-2922**	08/06/2026	$160,000	$129	1239	5//1	1947	13,591 SF	
		APN: 12-13-34-356-008 Document #: 202600075087 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34&35 Subdivision: KROLL VAN DYKE AVE SUB MapRef: LB 6 PG 56 Abbreviated Description: Lot:34&35 Subdivision:KROLL VAN DYKE AVE SUB Map Ref:LB 6 PG 56								
2	.27Mi.	**8128 HUDSON AVE** **WARREN, MI 48089-2382**	07/28/2026	$45,000	$36	1226	//1	1959	4,356 SF	
		APN: 12-13-34-153-014 Document #: 202600071529 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 286 Subdivision: PIPERS SECOND VAN DYKE FARMS SUBDIVISION MapRef: LB 3 PG 115 Abbreviated Description: Lot:286 Subdivision:PIPERS SECOND VAN DYKE FARMS SUBDIVISION Map Ref:LB 3 PG 115City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
3	.33Mi.	**8647 CHALMERS AVE** **WARREN, MI 48089-2435**	07/28/2026	$92,000	$88	1041	4//1	1940	4,487 SF	
		APN: 12-13-34-184-024 Document #: 202600071600 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2405 Subdivision: PIPERS VAN DYKE SUBDIVISON NO 8 MapRef: LB 6 PG 82 Abbreviated Description: Lot:2405 Subdivision:PIPERS VAN DYKE SUBDIVISON NO 8 Map Ref:LB 6 PG 82City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
4	.27Mi.	**7645 FISHER AVE** **WARREN, MI 48091-4803**	07/22/2026	$168,000	$117	1434	//1	1922	4,661 SF	
		APN: 12-13-33-476-041 Document #: 202600069603 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Subdivision: RIVARDS GARDENS SUBDIVISION MapRef: LB 4 PG 39 Abbreviated Description: Lot:62 Subdivision:RIVARDS GARDENS SUBDIVISION Map Ref:LB 4 PG 39City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
5	.22Mi.	**7641 WESTMINSTER AVE** **WARREN, MI 48091-4891**	06/23/2026	$155,000	$184	839	//1	1941	6,970 SF	
		APN: 12-13-33-429-051 Document #: 202600059194 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 64 Subdivision: LEO A TEMROWSKIS SUBDIVISION MapRef: LB 7 PG 92 Abbreviated Description: Lot:64 Subdivision:LEO A TEMROWSKIS SUBDIVISION Map Ref:LB 7 PG 92								
6	.09Mi.	**8209 ORCHARD AVE** **WARREN, MI 48089-2932**	06/17/2026	$90,000	$125	720	6//1	1920	3,615 SF	
		APN: 12-13-34-305-016 Document #: 202600057571 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 259 Subdivision: MAPLES SUBDIVISION MapRef: LB 3 PG 111 Abbreviated Description: Lot:259 Subdivision:MAPLES SUBDIVISION Map Ref:LB 3 PG 111City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
7	.27Mi.	**7624 YACHT AVE** **WARREN, MI 48091-6305**	05/26/2026	$219,000	$172	1268	//1	1951	5,793 SF	
		APN: 12-13-33-476-020 Document #: 202600050011 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: RIVARDS GARDENS SUBDIVISION MapRef: LB 4 PG 39 Abbreviated Description: Lot:60 Subdivision:RIVARDS GARDENS SUBDIVISION Map Ref:LB 4 PG 39City/Muni/Twp:WARREN City/Muni/Twp: WARREN								
8	.14Mi.	**8286 WESTMINSTER AVE** **WARREN, MI 48089-2927**	05/20/2026	$250,000	$200	1250	/3/2	2002	8,973 SF	

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APN: 12-13-34-355-017 Document #: 202600048762
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 93&92 Subdivision: WINCHESTER SUBDIVISION MapRef: LB 8 PG 7 Abbreviated Description: Lot:93&92 Subdivision:WINCHESTER SUBDIVISION Map Ref:LB 8 PG 7Abbreviated Description:EAST15FT LOT92 City/Muni/Twp:WARREN City/Muni/Twp: WARREN

9	.35Mi.	**8249 PACKARD AVE** **WARREN, MI 48089-2334**	05/19/2026	$68,000	$78	871	//1	1940	6,534 SF

APN: 12-13-34-156-018 Document #: 202600047986
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 234&235 Subdivision: SECOND VAN DYKE FARMS MapRef: LB 3 PG 115 Abbreviated Description: Lot:234&235 Subdivision:SECOND VAN DYKE FARMS Map Ref:LB 3 PG 115City/Muni/Twp:WARREN City/Muni/Twp: WARREN

10	.17Mi.	**8477 PROSPECT AVE** **WARREN, MI 48089-3044**	05/19/2026	$90,000	$129	696	5//1	1953	3,920 SF

APN: 12-13-34-328-023 Document #: 202600048056
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: VAN DYKE VIEW SUBDIVISION MapRef: LB 9 PG 37 Abbreviated Description: Lot:28 Subdivision:VAN DYKE VIEW SUBDIVISION Map Ref:LB 9 PG 37City/Muni/Twp:WARREN City/Muni/Twp: WARREN

11	.1Mi.	**8129 WESTMINSTER AVE** **WARREN, MI 48089-2995**	05/18/2026	$168,000	$115	1450	7//3	1938	4,487 SF

APN: 12-13-34-304-033 Document #: 202600047772
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: WINCHESTER SUBDIVISION MapRef: LB 8 PG 7 Abbreviated Description: Lot:37 Subdivision:WINCHESTER SUBDIVISION Map Ref:LB 8 PG 7City/Muni/Twp:WARREN City/Muni/Twp: WARREN

12	.14Mi.	**8434 ORCHARD AVE** **WARREN, MI 48089-3041**	05/14/2026	$125,000	$123	1012	//1	1960	4,182 SF

APN: 12-13-34-327-005 Document #: 202600046861
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: VAN DYKE VIEW SUBDIVISION MapRef: LB 9 PG 37 Abbreviated Description: Lot:85 Subdivision:VAN DYKE VIEW SUBDIVISION Map Ref:LB 9 PG 37City/Muni/Twp:WARREN City/Muni/Twp: WARREN

13	.15Mi.	**8404 WESTMINSTER AVE** **WARREN, MI 48089-3047**	05/13/2026	$115,000	$118	973	4//1	1954	4,487 SF

APN: 12-13-34-330-001 Document #: 202600046101
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: WINCHESTER SUBDIVISION MapRef: LB 8 PG 7 Abbreviated Description: Lot:94 Subdivision:WINCHESTER SUBDIVISION Map Ref:LB 8 PG 7City/Muni/Twp:WARREN City/Muni/Twp: WARREN

14	.24Mi.	**8441 FISHER AVE** **WARREN, MI 48089-3048**	04/14/2026	$125,000	$126	992	5//1	1941	4,269 SF

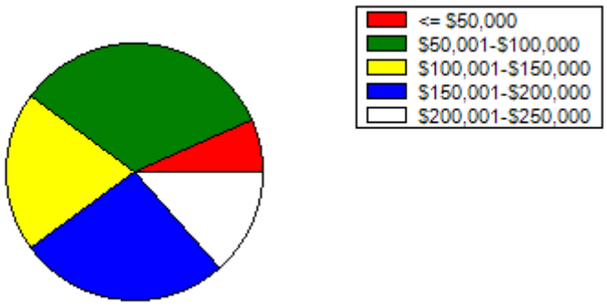
APN: 12-13-34-376-017 Document #: 202600035665
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 156 Subdivision: WINCHESTER SUBDIVISION MapRef: LB 8 PG 7 Abbreviated Description: Lot:156 Subdivision:WINCHESTER SUBDIVISION Map Ref:LB 8 PG 7City/Muni/Twp:WARREN City/Muni/Twp: WARREN

15	.35Mi.	**8285 PACKARD AVE** **WARREN, MI 48089-2334**	04/08/2026	$100,000	$105	944	5//1	1965	4,356 SF

APN: 12-13-34-156-023 Document #: 202600033426
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 237 Subdivision: PIPERS SECOND VAN DYKE FARMS SUBDIVISION MapRef: LB 3 PG 115 Abbreviated Description: Lot:237 Subdivision:PIPERS SECOND VAN DYKE FARMS SUBDIVISION Map Ref:LB 3 PG 115City/Muni/Twp:WARREN City/Muni/Twp: WARREN

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.

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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.	**8208 MEADOW AVE**	**12/27/2017**	$154,620	$77,310	1,317	/3/1	1945	7,187 SF	
.01Mi.	**8214 MEADOW AVE**		$111,200	$55,600	832	//1	1954	6,011 SF	
.02Mi.	**8166 MEADOW AVE**	**02/11/2019**	$94,160	$47,080	876	5//1	1930	3,354 SF	
.02Mi.	**8226 MEADOW AVE**	**08/07/2023**	$127,260	$63,630	1,054	5//1	1955	6,011 SF	
.02Mi.	**8201 PROSPECT AVE**	**03/21/2014**	$120,220	$60,110	1,200	6//1	1950	5,401 SF	
.02Mi.	**8213 PROSPECT AVE**	**09/13/2023**	$86,720	$43,360	936	//1	1952	5,401 SF	
.03Mi.	**8219 PROSPECT AVE**	**09/15/1998**	$102,580	$51,290	832	4//1	1950	5,401 SF	
.03Mi.	**8238 MEADOW AVE**	**05/12/2022**	$119,300	$59,650	1,243	6//1	1954	6,011 SF	
.03Mi.	**8154 MEADOW AVE**	**05/24/2017**	$112,860	$56,430	1,203	5//1	1930	3,354 SF	
.03Mi.	**8171 PROSPECT AVE**	**01/20/2016**	$98,880	$49,440	986	5//1	1952	4,487 SF	
.03Mi.	**8209 MEADOW AVE**	**02/21/2017**	$76,560	$38,280	924	7//1	1936	3,354 SF	
.03Mi.	**8215 MEADOW AVE**	**02/08/2023**	$96,740	$48,370	990	6//1	1928	3,354 SF	
.03Mi.	**8231 PROSPECT AVE**		$128,860	$64,430	1,044	5//1	1962	5,401 SF	
.03Mi.	**8221 MEADOW AVE**	**12/02/2023**	$115,200	$57,600	1,687	6//1	1936	3,354 SF	
.04Mi.	**8163 PROSPECT AVE**	**05/24/2019**	$82,260	$41,130	696	4/3/1	1952	4,487 SF	
.04Mi.	**8227 MEADOW AVE**	**06/19/2009**	$69,220	$34,610	880	//1	1935	3,354 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	35.3 years old	Households:	12,469
Median Household Income:	$54,986	Households w/Family:	59%
Household Income Per Capita:	$27,042	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Van Dyke Public Schools	Students:	2,085
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Lincoln Middle School** Number of Students: 408 Student-Teacher Ratio: 16.13	C	Public	6 - 8
0.58Mi.	**Lincoln High School** Number of Students: 489 Student-Teacher Ratio: 14.77	D	Public	9 - 12
0.30Mi.	**Lincoln Elementary School** Number of Students: 378 Student-Teacher Ratio: 15.12	C-	Public	KG - 5

Flood Report

The Subject Property of **8208 MEADOW AVE, WARREN, MI 48089-2931** 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	142%	NOTABLY HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	83%	LOWER
MURDER	129%	HIGHER
OVERALL	135%	NOTABLY HIGHER

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

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