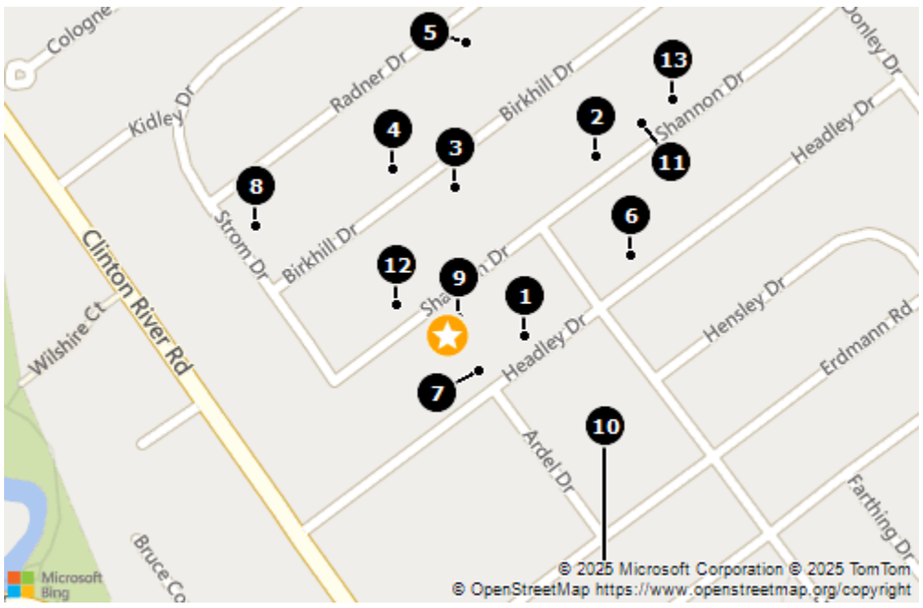
ICE SiteX Report

OrderID: 96116967

SiteX Property Information Report



Subject Property Location

8774 SHANNON DR, STERLING HEIGHTS, MI 48314-2526

County:	**MACOMB MI**	Census Tract:	260992304.001025
Property Use:	Single Family Residential	Zoning:	R-60
Parcel Number:	10-10-03-402-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$265,000**	FSD:	10
Value Range:	$238,500 - $291,500	Confidence Score:	90

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:	$5,237
Total Assessed Value:	$134,800	Total Assessor Market Value:	$269,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 81 District: 10 Subdivision: DRESDEN VILLAGE SUBDIVISION
Abbreviated Description: DRESDEN VILLAGE SUBDIVISION LOT 81
City/Muni/Twp: STERLING HEIGHTS CITY

Property Characteristics

Lot Size:	7,797 SF	Bedrooms:	3	Pool:	
Building Area:	1271 SF	Baths:	1	Fireplace:	Yes
Year Built:	1958	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/07/2025	Sales Price:	$220,924
Document #:	202500089718 BK-PG 28950-719	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/23/2025	Loan Amount:	N/A
Document #:	202500005933 BK-PG 29938-625	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 81 Subdivision: DRESDEN VILLAGE SUBDIVISION
City/Muni/Twp: STERLING HEIGHTS

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	$225,000
Document #:	202200138492 BK-PG 28950-716	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 81 Subdivision: DRESDEN VILLAGE SUBDIVISION Map Ref: LB 34 PG 21&22
City/Muni/Twp: STERLING HEIGHTS

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Prior Transfer

Recording Date:	12/20/2022	Sales Price:	$225,000
Document #:	BK-PG L28950 -P716	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 81 District: 10 Subdivision: DRESDEN VILLAGE SUBDIVISION
Abbreviated Description: DRESDEN VILLAGE SUBDIVISION LOT 81
City/Muni/Twp: STERLING HEIGHTS CITY

Prior Transfer

Recording Date:	09/01/2016	Sales Price:	N/A
Document #:	6103345 BK-PG 24134-461	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/31/2016		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 81 Subdivision: DRESDEN VILLAGE SUBDIVISION Map Ref: LB34 PG21&22 Sec/Twnship/Range: S03T02NR12E
City/Muni/Twp: STERLING HEIGHTS

Prior Transfer

Recording Date:	09/20/2013	Sales Price:	N/A
Document #:	3137422 BK-PG 22405-847	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/30/2000		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 81 Subdivision: DRESDEN VILLAGE SUBDIVISION Map Ref: LB34 PG21&22 Sec/Twnship/Range: S03T02NR12E
City/Muni/Twp: STERLING HEIGHTS

Area Sales Analysis

Total Area Sales	$3,430,000	Median # of Bedrooms	3
Median Lot Size	8,407 SF	Median # of Baths	1
Median Living Area	1,125 SF	Median Year Built	1958
Price Range - 2 Yrs	$94,500 to $320,000	Age Range	58 years to 70 years
Median Value	$275,000	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**8843 HEADLEY DR** **STERLING HEIGHTS, MI 48314-2662**	10/20/2025	$260,000	$214	1210	/3/1	1958	7,797 SF	
		APN: 10-10-03-402-023 Document #: 202500093733 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 91 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21 Abbreviated Description: Lot:91 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
2	.14Mi.	**8949 SHANNON DR** **STERLING HEIGHTS, MI 48314-2531**	10/07/2025	$257,500	$234	1100	/3/1	1956	8,407 SF	
		APN: 10-10-03-254-039 Document #: 202500090052 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 260 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Abbreviated Description: Lot:260 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
3	.08Mi.	**8836 BIRKHILL DR** **STERLING HEIGHTS, MI 48314-2501**	08/21/2025	$320,000	$169	1884	//1	1958	8,407 SF	
		APN: 10-10-03-254-009 Document #: 202500074750 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 225 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21 Abbreviated Description: Lot:225 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
4	.11Mi.	**8815 BIRKHILL DR** **STERLING HEIGHTS, MI 48314-2506**	07/03/2025	$306,500	$272	1125	/3/1	1958	8,407 SF	
		APN: 10-10-03-253-022 Document #: 202500059435 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 206 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Abbreviated Description: Lot:206 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
5	.17Mi.	**8882 RADNER DR** **STERLING HEIGHTS, MI 48314-2522**	07/02/2025	$94,500	$79	1196	/3/1	1955	8,407 SF	
		APN: 10-10-03-253-010 Document #: 202500058829 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 175 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Abbreviated Description: Lot:175 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
6	.12Mi.	**8929 HEADLEY DR** **STERLING HEIGHTS, MI 48314-2663**	06/30/2025	$320,000	$312	1025	/3/2	1967	7,797 SF	
		APN: 10-10-03-276-020 Document #: 202500057787 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 313 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Abbreviated Description: Lot:313 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
7	.02Mi.	**8795 HEADLEY DR** **STERLING HEIGHTS, MI 48314-2661**	06/23/2025	$235,000	$194	1210	/3/1	1958	7,797 SF	
		APN: 10-10-03-402-020 Document #: 202500055574 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Abbreviated Description: Lot:94 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
8	.13Mi.	**8681 STROM DR** **STERLING HEIGHTS, MI 48314-2539**	06/03/2025	$285,000	$238	1196	/3/1	1958	8,189 SF	
		APN: 10-10-03-180-002 Document #: 202500049840 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 160 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21 Abbreviated Description: Lot:160 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21City/Muni/Twp:STERLINHEIGHTS City/Muni/Twp: STERLINHEIGHTS								

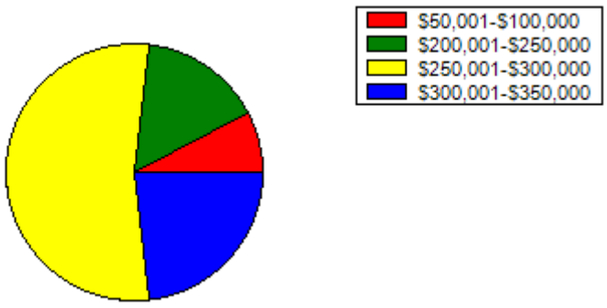
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9	.01Mi.	**8806 SHANNON DR** **STERLING HEIGHTS, MI 48314-2528**	02/11/2025	$280,500	$237	1180	/3/1	1958	7,797 SF
	APN: 10-10-03-402-008 Document #: 202500011206 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 82 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21 Abbreviated Description: Lot:82 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
10	.17Mi.	**11188 ERDMANN RD** **STERLING HEIGHTS, MI 48314-2638**	10/11/2024	$260,000	$247	1050	/3/1	1956	7,187 SF
	APN: 10-10-03-454-019 Document #: 202400084082 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 415 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Abbreviated Description: Lot:415 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
11	.17Mi.	**8973 SHANNON DR** **STERLING HEIGHTS, MI 48314-2531**	09/17/2024	$275,000	$250	1100	/3/1	1958	8,407 SF
	APN: 10-10-03-254-042 Document #: 202400076178 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 257 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Abbreviated Description: Lot:257 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
12	.04Mi.	**8761 SHANNON DR** **STERLING HEIGHTS, MI 48314-2527**	09/12/2024	$286,000	$260	1100	/3/1	1958	8,407 SF
	APN: 10-10-03-401-005 Document #: 202400074801 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 273 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Abbreviated Description: Lot:273 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								
13	.2Mi.	**9001 SHANNON DR** **STERLING HEIGHTS, MI 48314-2533**	09/10/2024	$250,000	$227	1100	/3/1	1958	8,407 SF
	APN: 10-10-03-254-044 Document #: 202400074418 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 255 Subdivision: DRESDEN VILLAGE SUBDIVISION MapRef: LB 34 PG 21&22 Sec/Twnship/Range: S03T02NR12E Abbreviated Description: Lot:255 Subdivision:DRESDEN VILLAGE SUBDIVISION Map Ref:LB 34 PG 21&22Sec/Twnship/Range:S03T02NR12E City/Muni/Twp:STERLING HEIGHTS City/Muni/Twp: STERLING HEIGHTS								

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.	**8774 SHANNON DR**	**12/20/2022**	$269,600	$134,800	1,271	5/3/1	1958	7,797 SF	
.01Mi.	**8806 SHANNON DR**	**02/07/2025**	$263,000	$131,500	1,180	/3/1	1958	7,797 SF	
.01Mi.	**8762 SHANNON DR**	**05/06/2014**	$274,000	$137,000	1,254	/3/1	1959	7,797 SF	
.02Mi.	**8820 SHANNON DR**	**05/09/2024**	$233,600	$116,800	1,050	/3/1	1958	7,797 SF	
.02Mi.	**8750 SHANNON DR**	**07/13/2006**	$244,200	$122,100	1,050	/3/1	1957	7,797 SF	
.02Mi.	**8795 HEADLEY DR**	**07/18/2024**	$257,000	$128,500	1,210	/3/1	1958	7,797 SF	
.03Mi.	**8781 HEADLEY DR**	**03/15/2019**	$288,600	$144,300	1,424	/3/1	1958	7,797 SF	
.03Mi.	**8815 HEADLEY DR**	**12/07/2023**	$284,400	$142,200	1,350	/3/1	1958	7,797 SF	
.03Mi.	**8767 HEADLEY DR**	**06/18/2024**	$243,400	$121,700	1,100	/3/1	1958	7,797 SF	
.03Mi.	**8834 SHANNON DR**	**06/21/1972**	$242,600	$121,300	1,050	/3/1	1958	7,797 SF	
.03Mi.	**8738 SHANNON DR**	**10/01/1989**	$268,200	$134,100	1,274	/3/1	1956	7,797 SF	
.04Mi.	**8829 HEADLEY DR**	**09/19/1997**	$242,600	$121,300	1,100	/3/1	1958	7,797 SF	
.04Mi.	**8773 SHANNON DR**	**08/27/1999**	$247,400	$123,700	1,125	/3/2	1958	8,407 SF	
.04Mi.	**8805 SHANNON DR**	**03/01/1971**	$244,800	$122,400	1,100	/3/2	1958	8,407 SF	
.04Mi.	**8761 SHANNON DR**	**09/05/2024**	$247,800	$123,900	1,100	/3/1	1958	8,407 SF	
.04Mi.	**8753 HEADLEY DR**	**07/25/2001**	$258,200	$129,100	1,210	/3/1	1958	7,797 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

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Demographics & Income

Median Age:	46.5 years old	Households:	8,574
Median Household Income:	$78,495	Households w/Family:	60%
Household Income Per Capita:	$40,668	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Utica Community Schools	Students:	25,701
Number of Schools:	38	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Dresden Elementary School** Number of Students: 411 Student-Teacher Ratio: 14.32	D+	Public	PK - 6
0.95Mi.	**Henry Ford II High School** Number of Students: 1,780 Student-Teacher Ratio: 19.78 Advanced Placement: Yes	A	Public	9 - 12
1.05Mi.	**Bemis Junior High School** Number of Students: 813 Student-Teacher Ratio: 21.85	B-	Public	7 - 8

Flood Report

The Subject Property of **8774 SHANNON DR, STERLING HEIGHTS, MI 48314-2526** 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	93%	SIMILAR
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	97%	SIMILAR
MURDER	91%	LOWER
OVERALL	83%	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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