

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$490,000	12/04/2014
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	16,553	N/A	IND LOT	

OWNER INFORMATION			
Owner Name	1090 Rochester Rd LLC		

COMMUNITY INSIGHTS			
Median Home Value	\$359,083	School District	TROY SCHOOL DISTRICT
Median Home Value Rating	5 / 10	Family Friendly Score	40 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	25 / 100	Walkable Score	27 / 100
Total Incidents (1 yr)	70	Q1 Home Price Forecast	\$365,160
Standardized Test Rank	76 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION			
School District	Troy	Range	11E
School District Name	Troy	Lot #	10
Subdivision	Badders Little Farms	Flood Zone Code	X
Zoning	M-1	Within 250 Feet of Multiple Flood Zone	No
City/Village/Township	Troy	Flood Zone Panel	26125C0542G
Township	02N	Flood Zone Date	01/16/2009
Section	34	MLS Area	02203

TAX INFORMATION			
Property ID	2034276018	Winter Tax Year	2025
Assessment Year	2025	Advalorem Winter Tax	\$622
Total Assessed Value	\$84,490	Winter Tax	\$629
State Equalized Value (SEV)	\$84,490	Prior Summer Tax Year	2024
Taxable Value	\$42,610	Prior Year Summer Tax	\$1,540
Tax Year	2025	Prior Winter Tax Year	2024
Annual Tax	\$2,211	Prior Year Winter Tax	\$610
Summer Tax Year	2025	Prior Year Tax Amount	\$2,150
Summer Tax	\$1,582		
Legal Description	T2N, R11E, SEC 34 BADDER'S LITTLE FARMS SUB LOT 10 6-27-88 FROM 011 & 012		

ASSESSMENT & TAX					
Assessment Year	2025	2024	2023		
Assessed Value - Total	\$84,490	\$72,560	\$39,370		
Market Value - Total	\$168,980	\$145,120	\$78,740		
State Equalized Value (SEV)	\$84,490				
Total Tax	Tax Year	Change (\$)	Change (%)		
\$2,039	2023				
\$2,150	2024	\$111	5.46%		
\$2,211	2025	\$61	2.81%		
Period	Tax Year	Tax Amount	Change (\$)	Change (%)	Administrative Fee
Winter	2024	\$610			
Summer	2024	\$1,540			
Total	2024	\$2,150			
Winter	2025	\$629	\$18	2.99%	\$6
Summer	2025	\$1,582	\$42	2.75%	
Total	2025	\$2,211	\$61	2.81%	

Period	Ad Valorem Tax
Winter	
Summer	
Total	
Winter	\$622
Summer	
Total	

CHARACTERISTICS			
Lot Frontage	111.3	Lot Sq Ft	16,553
Lot Depth	132.16	Land Use - CoreLogic	Industrial Lot
Acres	0.38	Property Category	302

SELL SCORE			
Value As Of	2026-07-26 08:33:45		

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/09/2014	Owner Name	1090 Rochester Rd LLC
Document Date	12/04/2014	Grantor	Corradi Leo & Mary
Sale Price	\$490,000	Title Company	Seaver Title Agcy LLC
Liber/Page	47671-413	Multi/Split Sale	Multi
Deed Type	Warranty Deed		

Recording Date	12/09/2014	01/12/2007	07/27/2005	07/27/2005	06/22/2005
Document Date (Sales History)	12/04/2014	01/11/2007	06/15/2005	06/22/2005	08/16/1989
Sale Price	\$490,000				\$290,000
Nominal		Y	Y	Y	
Grantee	Ncj Holdings LLC	Ncj Holdings LLC	Corradi Leo	Corradi Leo	Corradi Leo
Grantor	Corradi Leo & Mary	Corradi Leo & Mary	Stumpf Benjamin R & Clara H	Stumpf Robert W & Michele M	Stumpf Benjamin R & Clara H
Liber/Page	47671-413	38628-495	35936-86	35936-85	35726-369
Deed Type	Warranty Deed	Contract Of Sale	Quit Claim Deed	Quit Claim Deed	Warranty Deed

MORTGAGE HISTORY	
Mortgage Date	12/09/2014
Mortgage Amount	\$328,000
Mortgage Lender	Level One Bk
Mortgage Code	Conventional
Mortgage Type	Resale
Borrower Name	Ncj Holdings LLC

PROPERTY MAP



*Lot Dimensions are Estimated

