

Single Family Residence **RESIDENTIAL**

## 28535 CITATION DR

ROSEVILLE, MI 48066

**\$174,991** TopHap Estimate · \$162 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,080 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

### VALUATION

**\$175K**

\$167K low

\$182K high

Last Sale

**\$45,000 · Mar 5, 2010**

Est. Owner Equity

**\$64,991**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,703 (2025) |
| Assessed Value        | \$107,200      |
| Previous Assessed     | \$104,900      |
| Assessor Market Value | \$214,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | MACOMB                           |
| Lot (acres)   | 0.15                             |
| Construction  | Brick                            |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | Yes                              |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Feb 12, 2010 | Non-arms-length   | Intrafamily Transfer | \$45,000  | \$42               |        |
| Jul 24, 2009 | Resale            | Grant Deed           | \$34,000  | \$31               |        |
| Mar 27, 2009 | Non-arms-length   | Trustees Deed        | \$109,407 | \$101              |        |
| Feb 19, 2007 | Recorded document | Grant Deed           |           |                    |        |
| Mar 8, 2005  | Financing         | Intrafamily Transfer |           |                    | \$110K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Fountain Elementary School | Elementary | KG–5   | 0.2 mi   |
| Roseville Middle School    | Middle     | 6–8    | 0.4 mi   |
| Roseville High School      | High       | 9–12   | 1.3 mi   |

District: Roseville Community Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 48066

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>48,141</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>53%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|