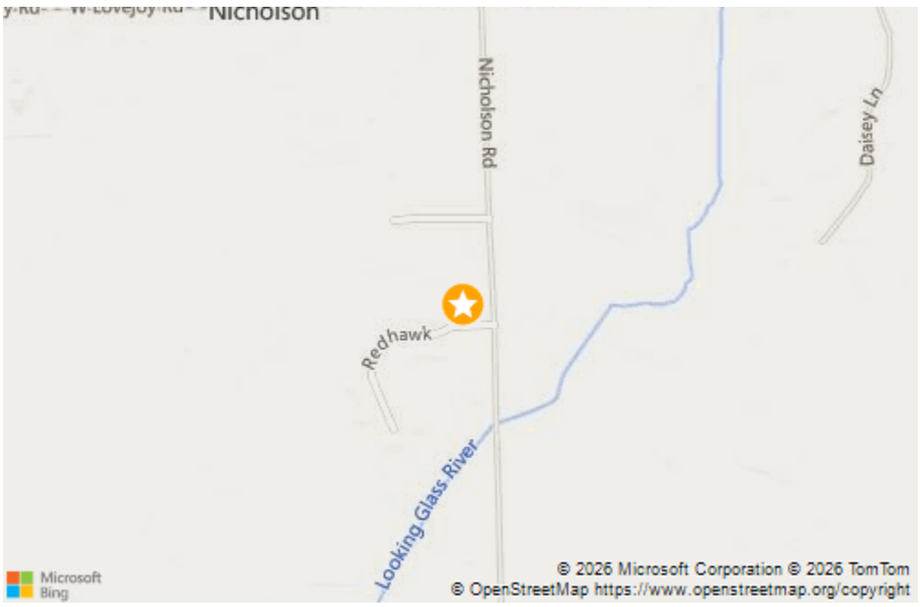
ICE SiteX Report

OrderID: 98665762

SiteX Property Information Report



Subject Property Location

10050 REDHAWK, PERRY, MI 48872-9210

County:	**LIVINGSTON MI**	Census Tract:	260937201.001003
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	01-05-201-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$322,000**	FSD:	9	Common Confidence Score:	73
Value Range:	$293,020 - $350,980	ICE Confidence Score:	91		

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:	$4,087
Total Assessed Value:	$169,200	Total Assessor Market Value:	$338,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 01 Subdivision: REDHAWK SITE CONDO Tract No: 031500 Legal Unit: 1 Sec/Twnship/Range: SEC 05 TWN 04N RNG 03E
Abbreviated Description: 01-05-201-001 SEC 5 T4N R3E REDHAWK SITE CONDOMINIUM UNIT 1 SPLIT 1-02 FROM 200-002 & 200-032
City/Muni/Twp: CONWAY TWP

Property Characteristics

Lot Size:	27,878 SF	Bedrooms:	3	Pool:	
Building Area:	1592 SF	Baths:	2	Fireplace:	
Year Built:	2001	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/05/2026	Sales Price:	$296,363
Document #:	2026R-022032 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/19/2025	Sales Price:	$284,848
Document #:	2025R-016320 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/07/2025	Loan Amount:	N/A
Document #:	2025R-015515 BK-PG -	Loan Type:	
TD Due Date:	08/01/2055	Type Finance:	

Legal Description:
Subdivision: LIVINGSTON COUNTY SUBDIVISION PLAN NO 235 Legal Unit: 1
Abbreviated Description: CONDO/PUD:REDHAWK SITE CONDOMINIUM
City/Muni/Twp: TOWNSHIP OF CONWAY

Prior Transfer

Recording Date:	10/18/2023	Sales Price:	N/A

ICE SiteX Report

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Document #:	2023R-019339 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/03/2023	Sales Price:	$282,000
Document #:	2023R-018415 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/29/2023		
Document Type:			

Legal Description:
Subdivision: REDHAWK SITE CONDOMINIUM Legal Unit: 1 Map Ref: LB 3143 PG 832-912
Abbreviated Description: CONDO NAME: LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 235
City/Muni/Twp: CONWAY

Prior Transfer

Recording Date:	09/29/2023	Sales Price:	$282,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 01 Subdivision: REDHAWK SITE CONDO Tract No: 031500 Legal Unit: 1 Sec/Twnship/Range: SEC 05 TWN 04N RNG 03E
Abbreviated Description: 01-05-201-001 SEC 5 T4N R3E REDHAWK SITE CONDOMINIUM UNIT 1 SPLIT 1-02 FROM 200-002 & 200-032
City/Muni/Twp: CONWAY TWP

Prior Transfer

Recording Date:	01/11/2022	Sales Price:	N/A
Document #:	2022R-001362 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/29/2016	Loan Amount:	N/A
Document #:	2016R-029872 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:
Subdivision: REDHAWK SITE CONDOMINIUM Legal Unit: 1
City/Muni/Twp: CONWAY

Prior Transfer

Recording Date:	09/07/2004	Sales Price:	$198,200
Document #:	BK-PG 4568-0056	Type of Sale:	Full Amount on Deed
Contract Date:	08/13/2004		
Document Type:			

Legal Description:
Subdivision: REDHAWK SITE CONDOMINIUM Legal Unit: 1 Map Ref: LB3143 PG832-912
Abbreviated Description: LIVINGSTON COUNTY CONDO SUB PLAN #235
City/Muni/Twp: CONWAY

Prior Transfer

Recording Date:	05/24/2002	Sales Price:	$176,900
Document #:	BK-PG 3405-0642	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2002		
Document Type:			

Legal Description:
Subdivision: REDHAWK SITE CONDOMINIUM Legal Unit: 1 Map Ref: LB3143 PG832-912

No Comparable Sales Found

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.	**10050 REDHAWK**	**09/29/2023**	$338,400	$169,200	1,592	/3/2	2001	27,878 SF	
.02Mi.	**10078 REDHAWK**	**09/02/2022**	$326,400	$163,200	1,178	//3	2002	31,189 SF	
.05Mi.	**10102 REDHAWK**	**05/17/2024**	$279,200	$139,600	1,061	/2/1	2002	31,320 SF	
.05Mi.	**10065 REDHAWK**	**02/18/2025**	$302,400	$151,200	1,050	//2	2002	34,282 SF	
.07Mi.	**10134 REDHAWK**	**07/23/2021**	$338,200	$169,100	1,329	/4/3	2002	34,543 SF	
.07Mi.	**10093 REDHAWK**	**08/03/2015**	$307,400	$153,700	1,361	//2	2002	28,924 SF	
.09Mi.	**10115 REDHAWK**	**04/05/2017**	$304,200	$152,100	1,075	//2	2004	29,577 SF	
.1Mi.	**10162 REDHAWK**	**01/17/2003**	$293,000	$146,500	1,154	//2	2002	38,725 SF	
.11Mi.	**10187 REDHAWK**	**07/30/2003**	$280,000	$140,000	1,098	/2/1	2003	34,282 SF	
.12Mi.	**10255 REDHAWK**	**03/23/2006**	$330,000	$165,000	1,232	//2	2004	1 SF	
.13Mi.	**10190 REDHAWK**	**02/04/2003**	$351,400	$175,700	1,448	/1/2	2002	38,725 SF	
.13Mi.	**10279 REDHAWK**	**11/01/2013**	$354,400	$177,200	1,388	//2	2004	40,554 SF	
.15Mi.	**10218 REDHAWK**	**08/27/2003**	$355,200	$177,600	1,456	/3/2	2003	38,725 SF	
.15Mi.	**10291 REDHAWK**	**01/17/2003**	$323,000	$161,500	1,264	//2	2002	40,380 SF	
.17Mi.	**10246 REDHAWK**	**03/08/2006**	$243,600	$121,800	1,050	/2/1	2005	37,158 SF	
.18Mi.	**10274 REDHAWK**	**08/17/2021**	$253,200	$126,600	1,050	/3/2	2005	2 SF	

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Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	40.3 years old	Households:	2,726
Median Household Income:	$77,172	Households w/Family:	72%
Household Income Per Capita:	$34,171	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Fowlerville Community Schools	Students:	2,410
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.81Mi.	**Natalie Kreeger Elementary School** Number of Students: 539 Student-Teacher Ratio: 17.28	C+	Public	3 - 5
7.42Mi.	**Fowlerville High School** Number of Students: 774 Student-Teacher Ratio: 18.06 Advanced Placement: Yes	C+	Public	9 - 12
7.78Mi.	**Ht Smith Elementary School** Number of Students: 494 Student-Teacher Ratio: 16.36	NA	Public	KG - 2
7.49Mi.	**Fowlerville Junior High School** Number of Students: 550 Student-Teacher Ratio: 18.73	C+	Public	6 - 8

Flood Report

The Subject Property of **10050 REDHAWK, PERRY, MI 48872-9210** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	80%	LOWER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	52%	NOTABLY LOWER
FORCIBLE RAPE	97%	SIMILAR
MURDER	94%	SIMILAR
OVERALL	86%	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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