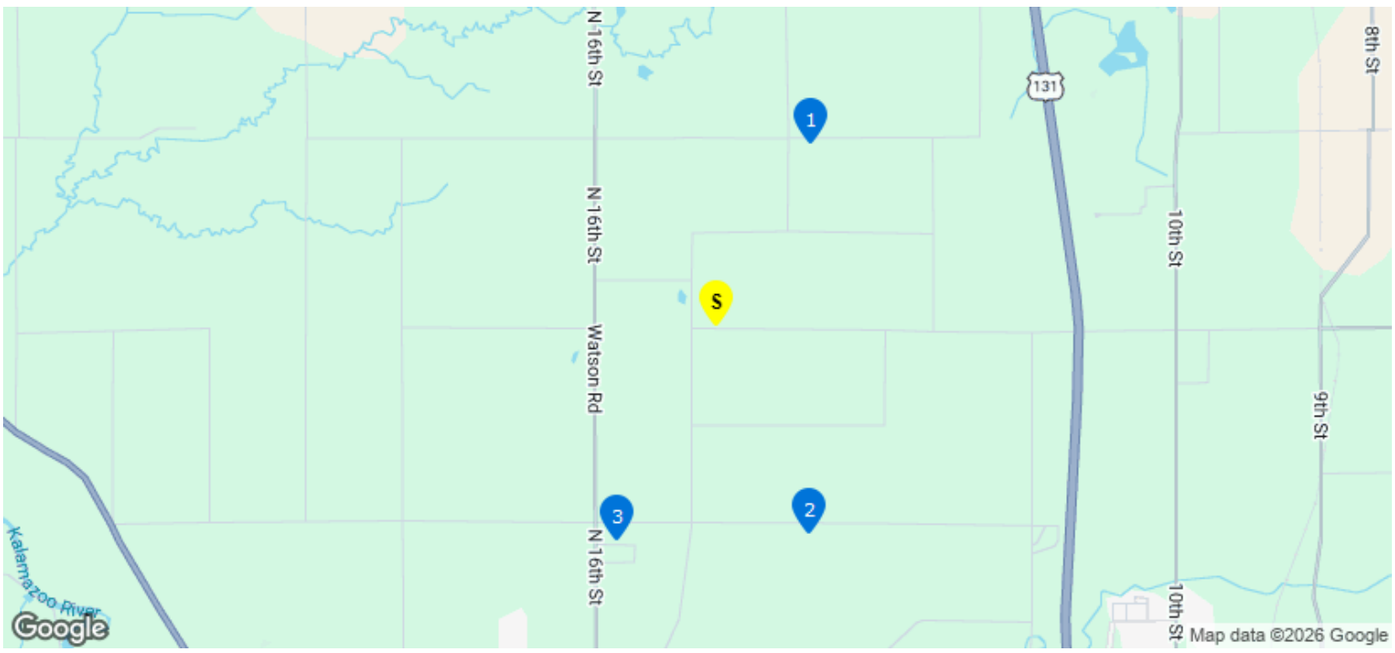
ICE SiteX Report

OrderID: 98757906

SiteX Property Information Report



Subject Property Location

1015 15TH ST, OTSEGO, MI 49078-9712

County:	**ALLEGAN MI**	Census Tract:	0319.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-002-015-19	Thomas Bros Pg-Grid:	

Valuation

Value:	**$237,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$215,670 - $258,330	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$15,800	Market Land Value:	$31,600	Tax Year:	2025
Assd Improvement:	$121,700	Market Improvment Value:	$243,400	Total Taxable Value:	$4,218
Total Assessed Value:	$137,500	Total Assessor Market Value:	$275,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 17 Sec/Twnship/Range: SEC 02 TWN 01N RNG 12W

Abbreviated Description:	COM S 1/4 COR TH N 00DEG 04'16 W 181' TO POB; TH CONT N 00DEG 04'16 W 330'; TH N 89DEG 57'17 E 150'; TH N 44DEG 56'30 E
City/Muni/Twp:	OTSEGO TWP

Property Characteristics

Lot Size:	3.010 AC	Bedrooms:	3	Pool:	
Building Area:	1077 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	B/L+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/21/2023	Loan Amount:	N/A
Document #:	2023009005 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/16/2023		
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Sec/Twnship/Range: W2SE4 S02T01NR12W
City/Muni/Twp: OTSEGO

Prior Transfer

Recording Date:	06/21/2023	Sales Price:	$294,000
			Multiple Parcels Involved in this transaction
Document #:	2023009004 BK-PG 4865-756	Type of Sale:	Arms-Length Transfer
Contract Date:	06/16/2023		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: W2SE4 S02T01NR12W
City/Muni/Twp: OTSEGO

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Prior Transfer

Recording Date:	06/21/2023	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2023009003 BK-PG 4865-753	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/16/2023		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: W2SE4 S02T01NR12W
City/Muni/Twp: OTSEGO

Mortgage Record

Recording Date:	06/21/2023	Loan Amount:	N/A
Document #:	2023008940 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	06/16/2023		
TD Due Date:	06/19/2024	Type Finance:	VAR

Legal Description:
Sec/Twnship/Range: W2SE4 S02T01NR12W
City/Muni/Twp: OTSEGO

Prior Transfer

Recording Date:	06/20/2023	Sales Price:	$150,000
Document #:	2023008827 BK-PG 4842-316	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/17/2023	Loan Amount:	N/A
Document #:	2023003397 BK-PG 4842-316	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	03/15/2023		
TD Due Date:	03/15/2024	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: W2SE4 S02T01NR12W
City/Muni/Twp: OTSEGO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	2.44Mi.	**212 E ALLEGAN ST** **OTSEGO, MI 49078-1104**	10/20/2026	$259,900	$89	2918	/2/2	1870	10,062 SF	
		APN: 54-104-030-50 Document #: 2026017742 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 30 Block: 4 MapRef: LB 5 PG 231 Abbreviated Description: Lot:30 Block:4 Map Ref:LB 5 PG 231City/Muni/Twp:OTSEGO City/Muni/Twp: OTSEGO								
2	2.52Mi.	**425 E ALLEGAN ST** **OTSEGO, MI 49078-1107**	10/07/2026	$172,500	$146	1178	/3/1	1900	10,890 SF	
		APN: 54-651-009-00 Document #: 2026017063 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: PETERS ADDITION MapRef: LB 2 PG 21 Abbreviated Description: Lot:9 Block:1 Subdivision:PETERS ADDITION Map Ref:LB 2 PG 21City/Muni/Twp:OTSEGO City/Muni/Twp: OTSEGO								
3	2.58Mi.	**430 E ORLEANS ST** **OTSEGO, MI 49078-1131**	10/07/2026	$205,000	$201	1018	/2/1	1890	10,890 SF	
		APN: 54-023-027-00 Document #: 2026017058 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:OTSEGO City/Muni/Twp: OTSEGO								
4	2.61Mi.	**617 W ALLEGAN ST** **OTSEGO, MI 49078-1002**	10/20/2026	$59,000	$82	720	/2/1	1950	13,199 SF	
		APN: 17-280-043-00 Document #: 2026017788 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 43&44 Subdivision: HARDENDORFS ADDITION MapRef: LB 3 PG 22 Abbreviated Description: Lot:43&44 Subdivision:HARDENDORFS ADDITION Map Ref:LB 3 PG 22City/Muni/Twp:OTSEGO City/Muni/Twp: OTSEGO								
5	2.71Mi.	**521 E MORRELL ST** **OTSEGO, MI 49078-1337**	10/07/2026	$190,000	$297	640	/2/1	1920	8,233 SF	
		APN: 54-452-011-00 Document #: 2026017040 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: B Subdivision: HOMESTEAD ADDITION MapRef: LB 2 PG 221 Abbreviated Description: Lot:11 Block:B Subdivision:HOMESTEAD ADDITION Map Ref:LB 2 PG 221City/Muni/Twp:OTSEGO City/Muni/Twp: OTSEGO								
6	2.75Mi.	**970 BJ DR** **MARTIN, MI 49070-8755**	10/21/2026	$325,000	$213	1523	/3/1	2002	14,810 SF	
		APN: 08-545-007-00 Document #: 2026017833 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: WOLF PLAT MapRef: LB 15 PG 10 Abbreviated Description: Lot:7 Subdivision:WOLF PLAT Map Ref:LB 15 PG 10City/Muni/Twp:GUN PLAIN City/Muni/Twp: GUN PLAIN								
7	2.86Mi.	**363 GARFIELD ST** **OTSEGO, MI 49078-1254**	10/15/2026	$215,000	$258	834	/2/1	1942	7,928 SF	
		APN: 54-700-061-00 Document #: 2026017512 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 61 Block: S Subdivision: RAVENS ADDITION TO THE VILLAGE OF OTSEGO MapRef: LB 2 PG 61 Abbreviated Description: Lot:61 Block:S Subdivision:RAVENS ADDITION TO THE VILLAGE OF OTSEGO Map Ref:LB 2 PG 61City/Muni/Twp:OTSEGO City/Muni/Twp: OTSEGO								

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8	3.09Mi.	**876 110TH AVE** **PLAINWELL, MI 49080-9515**	10/07/2026	$260,000	$192	1352	/3/1	1958	130,680 SF

APN: 08-008-008-00 Document #: 2026017053
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S08T01NR11W Abbreviated Description: Sec/Twnship/Range:NE4 S08T01NR11W City/Muni/Twp:GUN PLAIN City/Muni/Twp: GUN PLAIN

9	3.29Mi.	**1095 HOWARD ST** **OTSEGO, MI 49078-1555**	10/08/2026	$345,000	$264	1306	//1	1973	16,858 SF

APN: 17-461-050-00 Document #: 2026017128
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: RIDGE BROOK SUBDIVISION NUMBER 1 Phase No: 1 MapRef: LB 9 PG 50 Abbreviated Description: Lot:50 Subdivision:RIDGE BROOK SUBDIVISION NUMBER 1 Phase No:1 Map Ref:LB 9 PG 50City/Muni/Twp:OTSEGO City/Muni/Twp: OTSEGO

10	3.4Mi.	**1312 117TH AVE** **OTSEGO, MI 49078-9723**	10/09/2026	$540,000	$450	1200	//1	1900	1,826,035 SF

APN: 23-024-017-01 Document #: 2026017205
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SW4 S24T02NR12W Abbreviated Description: Sec/Twnship/Range:NE4SW4 S24T02NR12W City/Muni/Twp:WATSON City/Muni/Twp: WATSON

11	3.89Mi.	**991 E ALLEGAN ST** **MARTIN, MI 49070-9797**	10/16/2026	$252,500	$125	2018	/2/2	1890	9,409 SF

APN: 42-220-089-00 Document #: 2026017622
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: THE VILLAGE OF MARTIN MapRef: LB 8 PG 32 Abbreviated Description: Lot:89 Subdivision:THE VILLAGE OF MARTIN Map Ref:LB 8 PG 32City/Muni/Twp:MARTIN City/Muni/Twp: MARTIN

12	3.95Mi.	**984 7TH ST** **PLAINWELL, MI 49080-9504**	10/14/2026	$270,000	$181	1488	/3/1	1968	26,005 SF

APN: 08-009-010-00 Document #: 2026017441
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:GUN PLAIN City/Muni/Twp: GUN PLAIN

13	4.96Mi.	**1644 120TH AVE** **ALLEGAN, MI 49010-9540**	10/20/2026	$62,000	$30	2040	//2	2005	59,242 SF

APN: 23-015-001-70 Document #: 2026017820
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S15T02NR12W Abbreviated Description: Sec/Twnship/Range:NE4 S15T02NR12W City/Muni/Twp:WATSON City/Muni/Twp: WATSON

14	5.04Mi.	**619 MARSH RD** **PLAINWELL, MI 49080-9541**	10/21/2026	$187,500	$84	2220	//2	1996	67,518 SF

APN: 08-015-012-30 Document #: 2026017831
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Abbreviated Description: City/Muni/Twp:GUN PLAIN City/Muni/Twp: GUN PLAIN

15	5.64Mi.	**1208 26TH ST** **ALLEGAN, MI 49010-9098**	10/09/2026	$29,900	$42	712	//1		54,450 SF

APN: 01-035-056-00 Document #: 2026017200
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S35T02NR13W Abbreviated Description: Sec/Twnship/Range:S35T02NR13W City/Muni/Twp:ALLEGAN City/Muni/Twp: ALLEGAN

16	5.99Mi.	**2683 111TH AVE** **ALLEGAN, MI 49010-9028**	10/21/2026	$295,000	$182	1620	//1	1996	57,935 SF

APN: 21-002-020-11 Document #: 2026017854
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S02T01NR13W Abbreviated Description: Sec/Twnship/Range:NE4 S02T01NR13W City/Muni/Twp:TROWBRIDGE City/Muni/Twp: TROWBRIDGE

17	6.03Mi.	**2115 20TH ST** **ALLEGAN, MI 49010-9636**	10/19/2026	$410,000	$287	1429	//1	1976	117,612 SF

APN: 23-009-006-00 Document #: 2026017713
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WATSON City/Muni/Twp: WATSON

18	6.49Mi.	**436 M 89** **PLAINWELL, MI 49080-9716**	10/19/2026	$303,000	$237	1280	//1	1955	37,462 SF

APN: 08-320-004-00 Document #: 2026017655
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3-5 Subdivision: HUTCHINSONS SUBDIVISION Abbreviated Description: Lot:3-5 Subdivision:HUTCHINSONS SUBDIVISION Abbreviated Description:EAST2 LOT3 City/Muni/Twp:GUN PLAIN City/Muni/Twp: GUN PLAIN

19	7Mi.	**172 26TH ST** **ALLEGAN, MI 49010-8779**	10/13/2026	$327,000	$114	2864	//2	1911	217,800 SF

APN: 21-035-001-02 Document #: 2026017334
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S2N2NE4 S35T01NR13W Abbreviated Description: Sec/Twnship/Range:S2N2NE4 S35T01NR13W City/Muni/Twp:TROWBRIDGE TOWNSHIP City/Muni/Twp: TROWBRIDGE TOWNSHIP

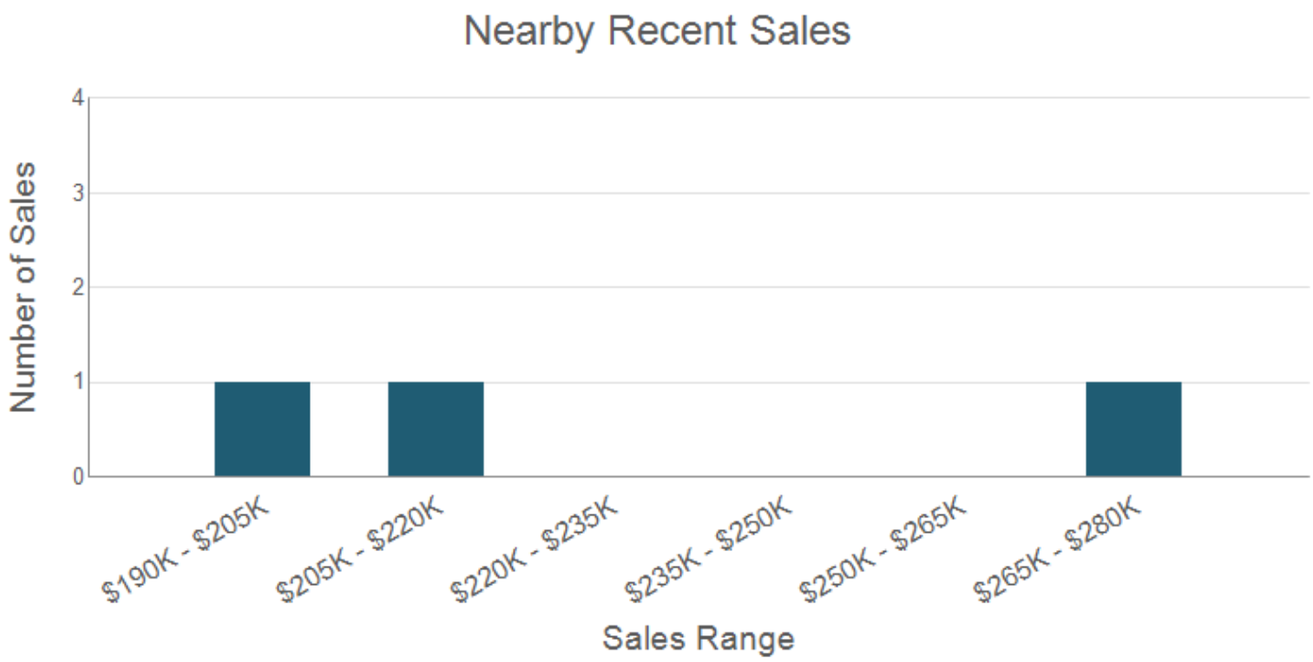
20	7.95Mi.	**171 N EASTERN AVE** **ALLEGAN, MI 49010-9044**	10/21/2026	$275,000	$248	1109	/4/2	2007	35,284 SF

APN: 51-251-030-20 Document #: 2026017851
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ALLEGAN City/Muni/Twp: ALLEGAN

ICE SiteX Report

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Comparable Sales Chart



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.	**1015 15TH ST**	**06/16/2023**	$275,000	$137,500	1,077	/3/1		3 SF	
.05Mi.	**1033 15TH ST**	**08/28/2023**	$373,200	$186,600	1,214	/3/2		3 SF	
.05Mi.	**1495 110TH AVE**	**08/04/2023**	$339,800	$169,900	2,154	/3/2		3 SF	
.11Mi.	**1071 15TH ST**	**10/23/2025**	$674,200	$337,100	3,768	/4/2	1952	5 SF	
.11Mi.	**1006 15TH ST**		$287,800	$143,900	1,856	//1	1962	7 SF	
.12Mi.	**980 15TH ST**		$268,200	$134,100	1,706	//1	1962	40,772 SF	
.14Mi.	**1026 15TH ST**	**04/08/2022**	$691,600	$345,800	3,390	/6/2	1940	14 SF	
.14Mi.	**986 15TH ST**	**08/01/1989**	$210,000	$105,000	1,550	/2/1	1969	35,414 SF	
.18Mi.	**1079 15TH ST**	**11/21/2023**	$317,800	$158,900	1,214	/3/2		3 SF	
.22Mi.	**972 15TH ST**	**04/02/2025**	$454,200	$227,100	2,222	/3/2		14 SF	
.24Mi.	**1087 15TH ST**	**11/22/2023**	$381,000	$190,500	1,214	/3/2		3 SF	
.25Mi.	**1090 15TH ST**	**06/23/2021**	$254,400	$127,200	1,672	//1		7 SF	
.26Mi.	**960 15TH ST**		$270,600	$135,300	1,428	//1	1983	4 SF	
.27Mi.	**1430 110TH AVE**	**12/10/2014**	$318,800	$159,400	2,412	//1	1944	3 SF	
.27Mi.	**1521 111TH AVE**	**08/19/2013**	$274,800	$137,400	1,316	//2		3 SF	
.31Mi.	**964 15TH ST**	**09/01/2023**	$256,400	$128,200	962	//1	1890	22 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

4/10/2026 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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