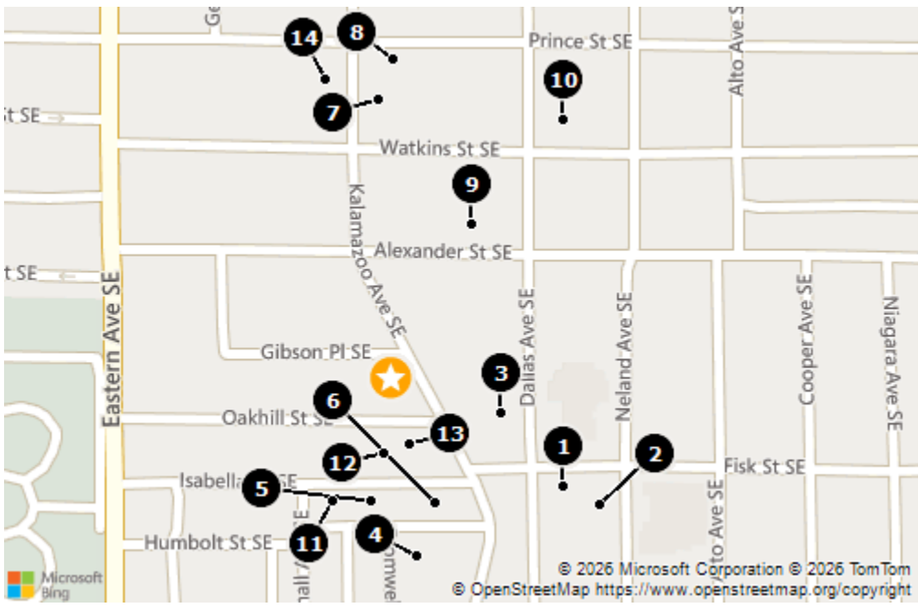
ICE SiteX Report

OrderID: 98190608

SiteX Property Information Report



Subject Property Location

1039 KALAMAZOO AVE SE, GRAND RAPIDS, MI 49507-1480

County:	**KENT MI**	Census Tract:	260810032.003007
Property Use:	Single Family Residential	Zoning:	TN-LDR
Parcel Number:	41-14-32-351-041	Thomas Bros Pg-Grid:	

Valuation

Value:	**$222,000**	FSD:	16	Common Confidence Score:	48
Value Range:	$186,480 - $257,520	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	51
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,512
Total Assessed Value:	$86,600	Total Assessor Market Value:	$173,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-2 District: 51 Subdivision: PECK & VEENBOER S SECOND ADD
Abbreviated Description: S 23.3 FT OF LOT 1 & N 10 FT OF LOT 2* PECK & VEENBOER S SECOND ADDITION
City/Muni/Twp: GRAND RAPIDS CITY

Property Characteristics

Lot Size:	4,312 SF	Bedrooms:		Pool:	
Building Area:	1456 SF	Baths:	1	Fireplace:	
Year Built:	1890	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/13/2024	Loan Amount:	N/A
Document #:	20240813-0044203 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: PECK AND VEENBOERS SECOND ADDITION
Abbreviated Description: PART OF LOTS 1&2
City/Muni/Twp: GRAND RAPIDS

Mortgage Record

Recording Date:	10/03/2023	Loan Amount:	N/A
Document #:	20231003-0056874 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: PECK AND VEENBOERS SECOND ADDITION
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	09/23/2021	Sales Price:	N/A
Document #:	20210923-0104571 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/17/2021		
Document Type:			

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Legal Description:
Lot: 1&2 Subdivision: PECK AND VEENBOERS SECOND ADDITION
Abbreviated Description: PART OF LOTS 1&2
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	09/23/2021	Sales Price:	$160,000
Document #:	20210923-0104569 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/17/2021		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: PECK & VCENBOERS SECOND ADDITION Map Ref: LB 7 PG 39
Abbreviated Description: SOUTH23.3 FT OF LOT 1 & N10 FT OF LOT 2
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	09/17/2021	Sales Price:	N/A
Document #:	202109230104571 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-2 District: 51 Subdivision: PECK & VEENBOER S SECOND ADD
Abbreviated Description: S 23.3 FT OF LOT 1 & N 10 FT OF LOT 2* PECK & VEENBOER S SECOND ADDITION
City/Muni/Twp: GRAND RAPIDS CITY

Prior Transfer

Recording Date:	08/25/2021	Sales Price:	$300,000
Document #:	20210825-0094545 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/06/2012	Sales Price:	N/A
Document #:	20121106-0102588 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/23/2012		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOER S SECOND ADDITION
City/Muni/Twp: GRAND RAPIDS

Mortgage Record

Recording Date:	04/22/2010	Loan Amount:	N/A
Document #:	20100422-0035956 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/15/2014	Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS SECOND ADD CITY OF GRAND RAPIDS

Prior Transfer

Recording Date:	12/22/2008	Sales Price:	$10,500
Document #:	20081222-0107560 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/10/2008		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS 2ND ADD TO THE CITY GRAND RAPIDS Map Ref: LB7 PG39
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	06/30/2008	Sales Price:	N/A
Document #:	20080630-0061215 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/05/2008		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS SECOND ADD TO CITY GRAND RAPIDS Map Ref: LB7 PG39
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	06/17/2008	Sales Price:	$52,930
Document #:	20080617-0057423 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2008		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS SECOND ADD TO CITY GRAND RAPIDS Map Ref: LB7 PG39
Abbreviated Description: SOUTH23.3 FT LOT1 & N10 FT LOT2 PECK & VEENBOERS SECOND ADD
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	10/17/2007	Sales Price:	N/A
Document #:	20071017-0101191 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/13/2007	Loan Amount:	N/A
Document #:	20070313-0026581 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS SECOND ADD TO CITY GRAND RAPIDS
Abbreviated Description: SOUTH23.3 FT LOT1 & N10 FT LOT2 PECK & VEENBOERS SECOND ADD

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Mortgage Record

Recording Date:	03/13/2007	Loan Amount:	N/A
Document #:	20070313-0026580 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2037	Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS SECOND ADD TO CITY GRAND RAPIDS
Abbreviated Description: SOUTH23.3 FT LOT1 & N10 FT LOT2 PECK & VEENBOERS SECOND ADD

Prior Transfer

Recording Date:	03/13/2007	Sales Price:	$62,000
Document #:	20070313-0026579 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/15/2007		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS 2ND ADD TO THE CITY GRAND RAPIDS Map Ref: LB7 PG39
Abbreviated Description: SOUTH23.3 FT LOT1 & N10 FT LOT2
City/Muni/Twp: GRAND RAPIDS

Mortgage Record

Recording Date:	08/10/2006	Loan Amount:	N/A
Document #:	20060810-0089430 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS SECOND ADD TO CITY GRAND RAPIDS
Abbreviated Description: SOUTH23.3 FT LOT1 & N10 FT LOT2
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	06/19/2006	Sales Price:	N/A
Document #:	20060619-0069384 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/25/2006		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: PECK & VEENBOERS SECOND ADD TO CITY GRAND RAPIDS Map Ref: LB7 PG39
Abbreviated Description: SOUTH23.3 FT LOT1 & N10 FT LOT2
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	02/23/2006	Sales Price:	N/A
Document #:	20060223-0021240 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/09/2005		
Document Type:			

Legal Description:
Lot: 1&2 Map Ref: LB7 PG39
Abbreviated Description: PECK & VEENBOERS SECOND ADD CITY GRAND RAPIDS S23.3 FT LOT1 & N10 FT LOT2
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	05/18/2005	Sales Price:	$65,430
Document #:	20050518-0058925 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/04/2005		
Document Type:			

Legal Description:
Lot: 1&2
Abbreviated Description: PECK & VEENBOERS SECOND ADD CITY GRAND RAPIDS
City/Muni/Twp: GRAND RAPIDS

Area Sales Analysis

Total Area Sales	$3,163,900	Median # of Bedrooms	
Median Lot Size	4,617 SF	Median # of Baths	1
Median Living Area	1,268 SF	Median Year Built	1913
Price Range - 2 Yrs	$115,000 to $311,000	Age Range	86 years to 151 years
Median Value	$223,000	Median Age	113 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1100 DALLAS AVE SE GRAND RAPIDS, MI 49507-1408**	07/16/2026	$290,000	$211	1368	7//1	1926	5,053 SF	
		APN: 41-14-32-381-001 Document #: 20260716-0047703 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 11 Subdivision: CAMPBELL UNDERWOODS WINDSOR PARK ADDITION MapRef: LB 11 PG 27 Abbreviated Description: Lot:1 Block:11 Subdivision:CAMPBELL UNDERWOODS WINDSOR PARK ADDITION Map Ref:LB 11 PG 27City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS								
2	.14Mi.	**1107 NELAND AVE SE GRAND RAPIDS, MI 49507-1442**	07/15/2026	$255,000	$163	1560	7/3/1	1926	5,750 SF	
		APN: 41-14-32-381-013 Document #: 20260715-0047130 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: 11 Subdivision: CAMPBELL & UNDERWOODS WINDSOR PARK ADDITION MapRef: LB 11 PG 27 Abbreviated Description: Lot:23 Block:11 Subdivision:CAMPBELL & UNDERWOODS WINDSOR PARK ADDITION Map Ref:LB 11 PG 27City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS								
3	.07Mi.	**1047 DALLAS AVE SE GRAND RAPIDS, MI 49507-1407**	06/26/2026	$216,000	$197	1092	6//2	1925	4,225 SF	
		APN: 41-14-32-353-030 Document #: 20260626-0042597 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 12 Block: 1 Subdivision: CAMPBELL AND UNDERWOODS WINDSOR PARK ADDITION MapRef: LB 11 PG 27 Abbreviated Description: Lot:12 Block:1 Subdivision:CAMPBELL AND UNDERWOODS WINDSOR PARK ADDITION Map Ref:LB 11 PG 27City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

4	.11Mi.	**1140 CROMWELL AVE SE** **GRAND RAPIDS, MI 49507-1406**	06/18/2026	$265,000	$133	1988	10//2	1875	4,095 SF

APN: 41-14-32-359-002 Document #: 20260618-0040182
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 3 Subdivision: CAMPBELL AND UNDERWOOD REPLATTED ADDITION MapRef: LB 8 PG 24 Abbreviated Description: Lot:12 Block:3 Subdivision:CAMPBELL AND UNDERWOOD REPLATTED ADDITION Map Ref:LB 8 PG 24City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

5	.07Mi.	**917 HUMBOLT ST SE** **GRAND RAPIDS, MI 49507-1429**	06/10/2026	$280,000	$160	1748	8//1	1940	4,095 SF

APN: 41-14-32-356-005 Document #: 20260610-0038203
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: CAMPBELL AND UNDERWOODS REPLATTED ADDITION MapRef: LB 8 PG 24 Abbreviated Description: Lot:9 Block:1 Subdivision:CAMPBELL AND UNDERWOODS REPLATTED ADDITION Map Ref:LB 8 PG 24City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

6	.08Mi.	**937 HUMBOLT ST SE** **GRAND RAPIDS, MI 49507-1429**	05/15/2026	$187,000	$161	1155	6/3/1	1910	4,095 SF

APN: 41-14-32-356-010 Document #: 20260515-0032068
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: CAMPBELL AND UNDERWOODS REPLATTED ADDITION MapRef: LB 8 PG 28 Abbreviated Description: Lot:4 Block:1 Subdivision:CAMPBELL AND UNDERWOODS REPLATTED ADDITION Map Ref:LB 8 PG 28City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

7	.16Mi.	**914 KALAMAZOO AVE SE** **GRAND RAPIDS, MI 49507-1333**	04/23/2026	$230,000	$232	988	6//1	1895	3,093 SF

APN: 41-14-32-307-004 Document #: 20260423-0026367
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 7 Subdivision: WINSOR ADDITION MapRef: LB 7 PG 22 Abbreviated Description: Block:7 Subdivision:WINSOR ADDITION Map Ref:LB 7 PG 22Abbreviated Description:LOT: NORTH 35 FT OF LOTS 21&22 City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

8	.18Mi.	**910 PRINCE ST SE** **GRAND RAPIDS, MI 49507-1341**	02/16/2026	$178,900	$153	1167	6//1	1910	5,009 SF

APN: 41-14-32-307-007 Document #: 20260216-0009329
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 7 Subdivision: WINSOR ADDITION MapRef: LB 7 PG 22 Abbreviated Description: Block:7 Subdivision:WINSOR ADDITION Map Ref:LB 7 PG 22Abbreviated Description:LOT: EAST 38 FT OF LOT 3 City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

9	.1Mi.	**931 ALEXANDER ST SE** **GRAND RAPIDS, MI 49507-1452**	01/15/2026	$311,000	$142	2184	10/4/2	1922	5,750 SF

APN: 41-14-32-309-023 Document #: 20260115-0003034
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 6 Subdivision: WINSOR ADDITION MapRef: LB 7 PG 22 Abbreviated Description: Lot:15 Block:6 Subdivision:WINSOR ADDITION Map Ref:LB 7 PG 22City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

10	.18Mi.	**1007 WATKINS ST SE** **GRAND RAPIDS, MI 49507-1348**	12/29/2025	$193,000	$139	1380	6//1	1910	5,793 SF

APN: 41-14-32-332-007 Document #: 20251229-0084243
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: HARRIET P WINSORS ADDITION MapRef: LB 7 PG 31 Abbreviated Description: Lot:8 Block:3 Subdivision:HARRIET P WINSORS ADDITION Map Ref:LB 7 PG 31City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

11	.08Mi.	**907 HUMBOLT ST SE** **GRAND RAPIDS, MI 49507-1429**	12/04/2025	$185,000	$214	864	5//1	1924	4,095 SF

APN: 41-14-32-356-002 Document #: 20251204-0078589
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: CAMPBELL AND UNDERWOODS REPLATTED ADDITION MapRef: LB 8 PG 24 Abbreviated Description: Lot:12 Block:1 Subdivision:CAMPBELL AND UNDERWOODS REPLATTED ADDITION Map Ref:LB 8 PG 24City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

12	.05Mi.	**924 OAKHILL ST SE** **GRAND RAPIDS, MI 49507-1447**	12/03/2025	$115,000	$108	1064	6//1	1890	6,055 SF

APN: 41-14-32-354-022 Document #: 20251203-0078241
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: PECK & VEENBOERS SECOND ADDITION MapRef: LB 7 PG 39 Abbreviated Description: Lot:15 Subdivision:PECK & VEENBOERS SECOND ADDITION Map Ref:LB 7 PG 39City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

13	.04Mi.	**930 OAKHILL ST SE** **GRAND RAPIDS, MI 49507-1447**	12/01/2025	$205,000	$244	840	5//1	1917	2,788 SF

APN: 41-14-32-354-024 Document #: 20251201-0077744
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: PECK & VEENBOERS SECOND ADDITION MapRef: LB 7 PG 39 Abbreviated Description: Subdivision:PECK & VEENBOERS SECOND ADDITION Map Ref:LB 7 PG 39Abbreviated Description:LOT : NORTH 85 FT OF LOT 17 City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

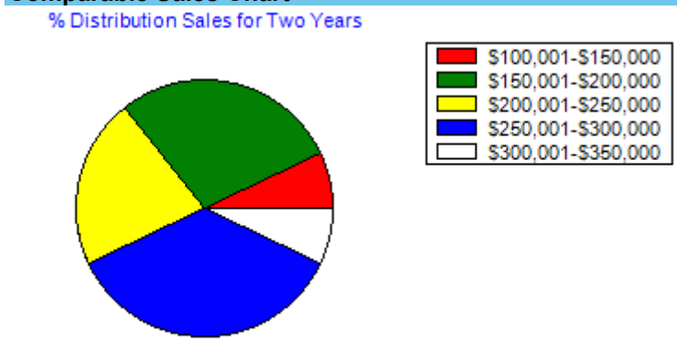
14	.18Mi.	**907 KALAMAZOO AVE SE** **GRAND RAPIDS, MI 49507-1332**	10/06/2025	$253,000	$136	1848	9//2	1905	9,932 SF

APN: 41-14-32-306-028 Document #: 20251006-0064958
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 4 Subdivision: WINSOR ADDITION MapRef: LB 7 PG 22 Abbreviated Description: Block:4 Subdivision:WINSOR ADDITION Map Ref:LB 7 PG 22Abbreviated Description:LOT: SOUTH 88 FT OF LOT 17&18 City/Muni/Twp:GRAND RAPIDS City/Muni/Twp: GRAND RAPIDS

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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.	**1039 KALAMAZOO AVE SE**	**09/17/2021**	$173,200	$86,600	1,456	7//1	1890	4,312 SF	
.01Mi.	**1035 KALAMAZOO AVE SE**	**10/21/2020**	$138,600	$69,300	1,252	6//1	1890	3,311 SF	
.01Mi.	**1043 KALAMAZOO AVE SE**	**06/09/2022**	$176,600	$88,300	1,351	8/4/1	1900	6,011 SF	
.02Mi.	**921 OAKHILL ST SE**	**06/03/2022**	$155,800	$77,900	1,352	7//1	1910	2,744 SF	
.02Mi.	**914 GIBSON PL SE**		$98,600	$49,300	676	4/2/1	1948	3,006 SF	
.02Mi.	**915 OAKHILL ST SE**	**02/04/2025**	$161,400	$80,700	1,756	//2	1900	4,530 SF	
.02Mi.	**1029 KALAMAZOO AVE SE**		$171,800	$85,900	1,589	7//2	1918	5,184 SF	
.03Mi.	**910 GIBSON PL SE**	**10/10/2023**	$116,000	$58,000	936	5//1	1928	3,441 SF	
.03Mi.	**911 OAKHILL ST SE**	**04/20/2020**	$144,800	$72,400	1,414	6//1	1890	4,051 SF	
.03Mi.	**1025 KALAMAZOO AVE SE**		$171,800	$85,900	1,365	6//1	1916	5,271 SF	
.03Mi.	**905 OAKHILL ST SE**	**10/06/2021**	$217,600	$108,800	1,556	7//1	1921	6,055 SF	
.04Mi.	**1034 KALAMAZOO AVE SE**	**07/07/2023**	$167,000	$83,500	1,122	7//1	1922	7,971 SF	
.04Mi.	**1030 KALAMAZOO AVE SE**		$209,400	$104,700	1,638	8//1	1922	7,971 SF	
.04Mi.	**1019 KALAMAZOO AVE SE**		$129,800	$64,900	949	6//1	1925	5,271 SF	
.04Mi.	**1038 KALAMAZOO AVE SE**		$211,000	$105,500	1,553	8//2	1905	7,275 SF	
.04Mi.	**1024 KALAMAZOO AVE SE**	**03/29/2022**	$215,400	$107,700	1,216	6//1	2003	7,971 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	30.5 years old	Households:	12,547
Median Household Income:	$57,243	Households w/Family:	66%
Household Income Per Capita:	$26,146	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Grand Rapids Public Schools	Students:	13,692
Number of Schools:	48	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.12Mi.	**Blandford School** Number of Students: 60 Student-Teacher Ratio: 24	A-	Public	6 - 6
1.30Mi.	**Grand Rapids University Preparatory Academy** Number of Students: 494 Student-Teacher Ratio: 16.41 Advanced Placement: Yes	B-	Public	6 - 12
0.63Mi.	**Campus Elementary School** Number of Students: 210 Student-Teacher Ratio: 15.56	D+	Public	PK - 5
1.58Mi.	**Alger Middle School** Number of Students: 314 Student-Teacher Ratio: 16.05	D-	Public	6 - 8
3.48Mi.	**Center for Economicology** Number of Students: 60 Student-Teacher Ratio: 25.53	A-	Public	6 - 6
3.48Mi.	**City High Middle School**	A	Public	7 - 12

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Number of Students: 955 Student-Teacher Ratio: 22.08				
3.12Mi. **John Ball Park Zoo School** Number of Students: 58 Student-Teacher Ratio: 22.31		A-	Public	6 - 6
1.56Mi. **Ottawa Hills High School** Number of Students: 385 Student-Teacher Ratio: 13.37 Advanced Placement: Yes		C	Public	9 - 12
1.67Mi. **Innovation Central High School** Number of Students: 386 Student-Teacher Ratio: 13.88 Advanced Placement: Yes		C-	Public	9 - 12

Flood Report

The Subject Property of **1039 KALAMAZOO AVE SE, GRAND RAPIDS, MI 49507-1480** 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	127%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	118%	HIGHER
MURDER	113%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

No alerts noted

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