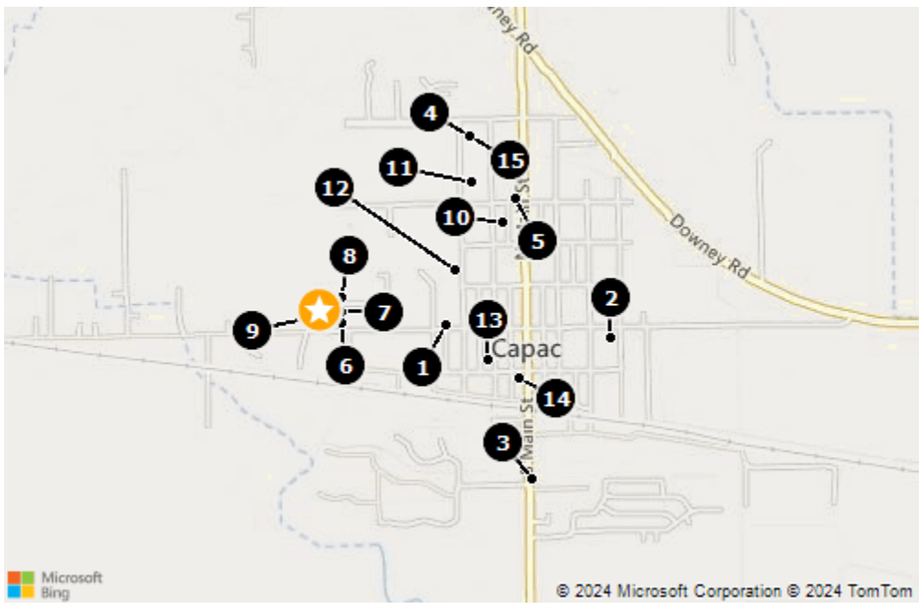
ICE SiteX Report

OrderID: 93333698

SiteX Property Information Report



Subject Property Location

105 SAINT CLAIR ST, CAPAC, MI 48014-3043

County:	**ST CLAIR MI**	Census Tract:	261476571.001021
Property Use:	Single Family Residential	Zoning:	VILLAGE
Parcel Number:	74-40-400-0031-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$197,000**	FSD:	11
Value Range:	$175,330 - $218,670	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	40
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,966
Total Assessed Value:	$76,200	Total Assessor Market Value:	$152,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 31 District: 40 Subdivision: KENWOOD SUBDIVISION Legal Unit: 31 Map Ref: CF282L31
Abbreviated Description: LOT 31 KENWOOD SUBDIVISION
City/Muni/Twp: VILLAGE OF CAPAC

Property Characteristics

Lot Size:	10,542 SF	Bedrooms:		Pool:	
Building Area:	1008 SF	Baths:	2	Fireplace:	
Year Built:	1988	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/08/2024	Sales Price:	N/A
Document #:	2024020014 BK-PG 5510-904	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/12/2022	Sales Price:	$195,000
Document #:	2022011932 BK-PG 5521 -35	Type of Sale:	Full Amount on Deed
Contract Date:	04/08/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 31 Subdivision: KENWOOD SUBDIVISION Map Ref: LB 80 PG 5&6
City/Muni/Twp: CAPAC

Mortgage Record

Recording Date:	04/14/2022	Loan Amount:	N/A
Document #:	2022009679 BK-PG 5510-904	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 31 Subdivision: KENWOOD SUBDIVISION
City/Muni/Twp: CAPAC

ICE SiteX Report

OrderID: 93333698

Prior Transfer

Recording Date:	04/08/2022	Sales Price:	$195,000
Document #:	BK-PG 5521 -35	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 31 District: 40 Subdivision: KENWOOD SUBDIVISION Legal Unit: 31 Map Ref: CF282L31
Abbreviated Description: LOT 31 KENWOOD SUBDIVISION
City/Muni/Twp: VILLAGE OF CAPAC

Prior Transfer

Recording Date:	02/19/2021	Sales Price:	$144,000
Document #:	2021004846 BK-PG 5320 -948	Type of Sale:	Full Amount on Deed
Contract Date:	12/29/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 31 Subdivision: KENWOOD SUBDIVISION Map Ref: LB 80 PG 5&6

Prior Transfer

Recording Date:	12/29/2020	Sales Price:	$144,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/02/2013	Sales Price:	N/A
Document #:	2013000083 BK-PG 4341 -150	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/28/2012		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 31 Subdivision: KENWOOD SUBDIVISION

Prior Transfer

Recording Date:	04/20/2011	Sales Price:	$22,000
Document #:	2011012918 BK-PG 4143 -375	Type of Sale:	Full Amount on Deed
Contract Date:	04/13/2011		
Document Type:	Other		

Legal Description:
Lot: 31 Subdivision: KENWOOD SUBDIVISION Map Ref: LB80 PG5
City/Muni/Twp: CAPAC

Area Sales Analysis

Total Area Sales	$2,626,400	Median # of Bedrooms	3
Median Lot Size	10,585 SF	Median # of Baths	1
Median Living Area	1,288 SF	Median Year Built	1962
Price Range - 2 Yrs	$80,000 to $276,000	Age Range	28 years to 144 years
Median Value	$172,000	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**307 W MILL ST** **CAPAC, MI 48014-3027**	11/22/2024	$195,000	$167	1166	//1	1930	11,238 SF	
		APN: 74-40-950-0163-000 Document #: 2024020963 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 1 MapRef: LB H PG 72-73 Abbreviated Description: Lot:11 Block:1 Map Ref:LB H PG 72-73								
2	.3Mi.	**306 W MILL ST** **CAPAC, MI 48014-3026**	11/18/2024	$134,000	$104	1288	/4/1	1906	7,492 SF	
		APN: 74-40-950-0244-000 Document #: 2024020656 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 11,12 Block: 1 MapRef: LB H PG 71-73 Abbreviated Description: Lot:11,12 Block:1 Map Ref:LB H PG 71-73City/Muni/Twp:VILLAGE OF CAPAC City/Muni/Twp: VILLAGE OF CAPAC								
3	.65Mi.	**412 S MAIN ST** **CAPAC, MI 48014-3719**	10/29/2024	$157,900	$104	1512	/4/1	1920	8,276 SF	
		APN: 74-40-600-0019-000 Document #: 2024019227 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: SUPERVISOR CHRIS ABRAHAMS PLAT MapRef: LB 49 PG 25 Abbreviated Description: Lot:28 Subdivision:SUPERVISOR CHRIS ABRAHAMS PLAT Map Ref:LB 49 PG 25City/Muni/Twp:VILLAGE OF CAPAC City/Muni/Twp: VILLAGE OF CAPAC								
4	.55Mi.	**550 N GLASSFORD ST** **CAPAC, MI 48014-3015**	09/09/2024	$276,000	$148	1860	/3/1	1965	18,165 SF	
		APN: 74-40-150-0004-000 Document #: 2024015725 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: MapRef: LB 57 PG 8 Abbreviated Description: Map Ref:LB 57 PG 8City/Muni/Twp:VILLAGE OF CAPAC City/Muni/Twp: VILLAGE OF CAPAC								
5	.53Mi.	**401 N MAIN ST** **CAPAC, MI 48014-3149**	08/26/2024	$80,000	$63	1254	/3/1	1900	9,017 SF	
		APN: 74-40-750-0166-000 Document #: 2024014907 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1,98 Block: 4 MapRef: LB 53 PG 3 Abbreviated Description: Lot:1,98 Block:4 Map Ref:LB 53 PG 3City/Muni/Twp:VILLAGE OF CAPAC City/Muni/Twp: VILLAGE OF CAPAC								
6	.06Mi.	**527 W MILL ST** **CAPAC, MI 48014-3031**	08/16/2024	$255,000	$204	1248	/2/1	1987	10,498 SF	
		APN: 74-40-400-0027-000 Document #: 2024014443 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
7	.05Mi.	**528 WILLIAM G DR** **CAPAC, MI 48014-3045**	08/07/2024	$172,500	$115	1488	/3/2	1987	10,498 SF	

ICE SiteX Report

OrderID: 93333698

APN: 74-40-400-0014-000 Document #: 2024013899
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: KENWOOD SUBDIVISION MapRef: LB 80 PG 5 Abbreviated Description: Lot:14 Subdivision:KENWOOD SUBDIVISION Map Ref:LB 80 PG 5

8	.06Mi.	**527 WILLIAM G DR** **CAPAC, MI 48014-3046**	07/12/2024	$220,000	$192	1144	/3/1	1983	10,498 SF

APN: 74-40-400-0011-000 Document #: 2024012100
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: KENWOOD SUBDIVISION MapRef: LB 80 PG 5 Abbreviated Description: Lot:11 Subdivision:KENWOOD SUBDIVISION Map Ref:LB 80 PG 5

9	.02Mi.	**103 SAINT CLAIR ST** **CAPAC, MI 48014-3043**	06/04/2024	$172,000	$132	1296	/3/1	1979	10,585 SF

APN: 74-40-400-0030-000 Document #: 2024009843
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: KENWOOD Abbreviated Description: Lot:30 Subdivision:KENWOOD

10	.48Mi.	**312 N NEEPER ST** **CAPAC, MI 48014-3036**	05/28/2024	$134,000	$179	748	/2/1	1935	11,238 SF

APN: 74-40-950-0190-000 Document #: 2024009464
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 MapRef: LB H PG 72 Abbreviated Description: Lot:9 Map Ref:LB H PG 72City/Muni/Twp:VILLAGE OF CAPAC City/Muni/Twp: VILLAGE OF CAPAC

11	.47Mi.	**416 N GLASSFORD ST** **CAPAC, MI 48014-3015**	01/11/2024	$165,000	$151	1090	/3/1	1962	14,985 SF

APN: 74-40-750-0159-000 Document #: 2024000631
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: SUPERVISORS JOHN BOWERS PLAT MapRef: LB 53 PG 3-6 Abbreviated Description: Lot:96 Subdivision:SUPERVISORS JOHN BOWERS PLAT Map Ref:LB 53 PG 3-6Abbreviated Description:PORTION LOT96 City/Muni/Twp:CAPAC City/Muni/Twp: CAPAC

12	.33Mi.	**205 N GLASSFORD ST** **CAPAC, MI 48014-3012**	12/08/2023	$80,000	$56	1404	/3/2	1996	11,238 SF

APN: 74-40-950-0178-000 Document #: 2023021330
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: NORTH OF MILL STREET Legal Unit: 3 MapRef: LB 8 PG 71 Abbreviated Description: Lot:3 Block:2 Subdivision:NORTH OF MILL STREET Legal Unit:3 Map Ref:LB 8 PG 71City/Muni/Twp:CAPAC City/Muni/Twp: CAPAC

13	.42Mi.	**107 S NEEPER ST** **CAPAC, MI 48014-3620**	11/03/2023	$185,000	$144	1280	/4/1	1920	7,492 SF

APN: 74-40-950-0227-000 Document #: 2023019630
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: VILLAGE OF CAPAC MapRef: LB H PG 72 Abbreviated Description: Lot:3 Block:1 Subdivision:VILLAGE OF CAPAC Map Ref:LB H PG 72City/Muni/Twp:CAPAC City/Muni/Twp: CAPAC

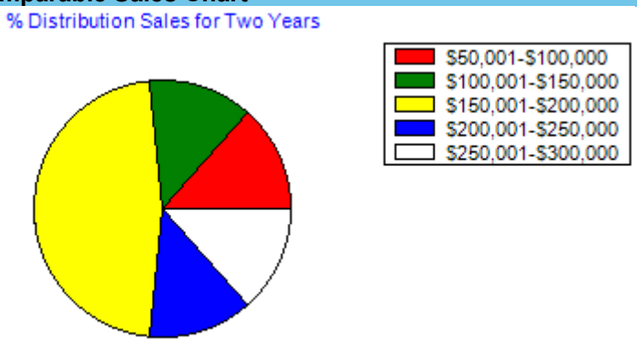
14	.5Mi.	**203 S MAIN ST** **CAPAC, MI 48014-3717**	07/14/2023	$170,000	$88	1927	/5/2	1880	11,238 SF

APN: 74-40-950-0246-000 Document #: 2023012497
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: THE VILLAGE OF CAPAC MapRef: LB H PG 72 Abbreviated Description: Lot:1 Block:2 Subdivision:THE VILLAGE OF CAPAC Map Ref:LB H PG 72City/Muni/Twp:CAPAC City/Muni/Twp: CAPAC

15	.55Mi.	**550 N GLASSFORD ST** **CAPAC, MI 48014-3015**	07/14/2023	$230,000	$123	1860	/3/1	1965	18,165 SF

APN: 74-40-150-0004-000 Document #: 2023012457
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1&4 Subdivision: BONER SUBDIVISION MapRef: LB 57 PG 8 Abbreviated Description: Lot:1&4 Subdivision:BONER SUBDIVISION Map Ref:LB 57 PG 8Abbreviated Description:PORTION LOT1 City/Muni/Twp:CAPAC City/Muni/Twp: CAPAC

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.

ICE SiteX Report

OrderID: 93333698

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.	**105 SAINT CLAIR ST**	**04/08/2022**	$152,400	$76,200	1,008	//2	1988	10,542 SF	
.02Mi.	**107 SAINT CLAIR ST**	**07/05/2002**	$211,200	$105,600	1,296	/3/2	1996	10,454 SF	
.02Mi.	**103 SAINT CLAIR ST**	**12/03/2020**	$161,200	$80,600	1,296	/3/1	1979	10,585 SF	
.03Mi.	**101 SAINT CLAIR ST**	**02/11/2013**	$221,200	$110,600	1,352	/3/1	1988	13,329 SF	
.04Mi.	**530 WILLIAM G DR**	**04/08/2019**	$172,000	$86,000	1,104	/5/2	1989	12,632 SF	
.05Mi.	**529 W MILL ST**		$194,800	$97,400	1,400	/3/2	1979	12,632 SF	
.05Mi.	**529 WILLIAM G DR**	**04/19/2018**	$211,400	$105,700	1,272	/3/1	1988	12,632 SF	
.05Mi.	**528 WILLIAM G DR**	**02/24/2023**	$179,200	$89,600	1,488	/3/2	1987	10,498 SF	
.06Mi.	**527 W MILL ST**	**07/07/2016**	$178,000	$89,000	1,248	/2/1	1987	10,498 SF	
.06Mi.	**527 WILLIAM G DR**	**03/17/2017**	$177,000	$88,500	1,144	/3/1	1983	10,498 SF	
.07Mi.	**526 WILLIAM G DR**	**01/22/2024**	$149,200	$74,600	970	/2/1	1990	10,498 SF	
.07Mi.	**525 W MILL ST**	**05/23/2003**	$208,200	$104,100	1,535	/3/1	1978	10,498 SF	
.07Mi.	**525 WILLIAM G DR**	**09/22/2000**	$157,200	$78,600	1,384	/3/2	1979	10,498 SF	
.08Mi.	**524 WILLIAM G DR**	**12/02/1999**	$185,600	$92,800	1,056	/3/1	1987	10,498 SF	
.09Mi.	**523 W MILL ST**	**06/30/1989**	$167,400	$83,700	1,548	/3/2	1977	10,498 SF	
.09Mi.	**523 WILLIAM G DR**	**04/26/2013**	$203,200	$101,600	1,248	/3/2	1987	10,498 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	42.1 years old	Households:	1,590
Median Household Income:	$65,568	Households w/Family:	67%
Household Income Per Capita:	$32,908	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Capac Community School District	Students:	784
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.47Mi.	**Capac High School** Number of Students: 392 Student-Teacher Ratio: 20.94	B	Public	7 - 12
0.37Mi.	**Capac Elementary School** Number of Students: 351 Student-Teacher Ratio: 14.96	C	Public	PK - 6

Flood Report

The Subject Property of **105 SAINT CLAIR ST, CAPAC, MI 48014-3043** 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	68%	NOTABLY LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	159%	NOTABLY HIGHER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	109%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2024 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 93333698

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2024 Intercontinental Exchange, Inc. All Rights Reserved.