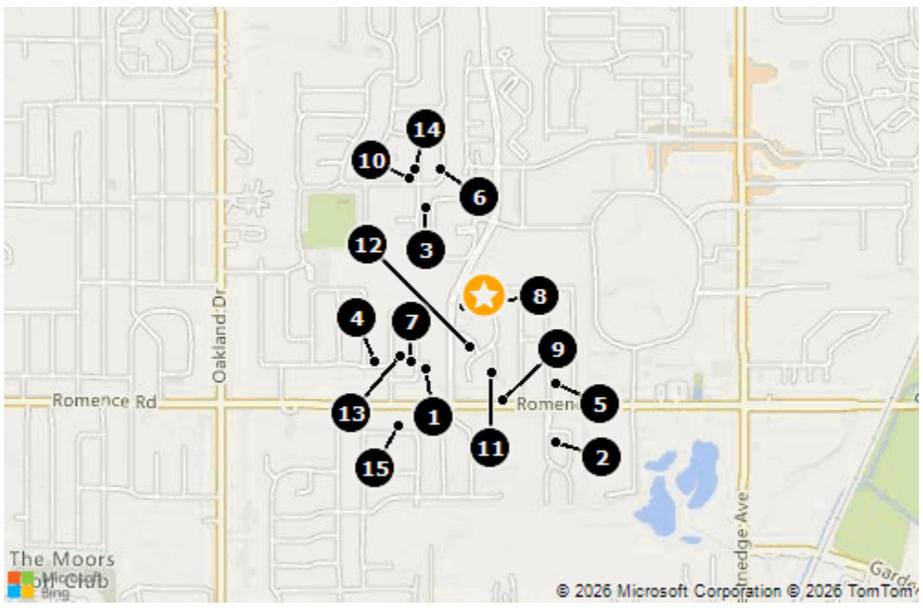
ICE SiteX Report

OrderID: 98738788

SiteX Property Information Report



Subject Property Location

1095 RAINBOW CT, PORTAGE, MI 49024-3488

County:	**KALAMAZOO MI**	Census Tract:	260770019.073003
Property Use:	Single Family Residential	Zoning:	R-1A
Parcel Number:	10-05381-043-O	Thomas Bros Pg-Grid:	

Valuation

Value:	**$394,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$366,420 - $421,580	ICE Confidence Score:	93		

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:	
Total Assessed Value:	$224,300	Total Assessor Market Value:	$448,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 43 District: 10
Abbreviated Description: MEADOWS AT CONSITUTION NO.2 LOT 43
City/Muni/Twp: PORTAGE CITY

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	4	Pool:	Spa Only
Building Area:	1890 SF	Baths:	2	Fireplace:	1
Year Built:	2004	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:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/06/2023	Sales Price:	N/A
Document #:	2023-000598 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/14/2021	Sales Price:	N/A
Document #:	2021-040942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$282,500
Document #:	2021-037490 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/08/2021		
Document Type:			

Legal Description:
Lot: 43 Subdivision: THE MEADOWS AT CONSTITUTION NO 2 Map Ref: LB 40 PG 10
City/Muni/Twp: PORTAGE

Prior Transfer

Recording Date:	09/08/2021	Sales Price:	$282,500

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Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 43 District: 10
Abbreviated Description: MEADOWS AT CONSITUTION NO.2 LOT 43
City/Muni/Twp: PORTAGE CITY

Mortgage Record

Recording Date:	02/03/2020	Loan Amount:	N/A
Document #:	2020-003587 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/18/2050	Type Finance:	VAR

Legal Description:
Lot: 43 Subdivision: THE MEADOWS AT CONSTITUTION NO 2
City/Muni/Twp: PORTAGE

Prior Transfer

Recording Date:	12/20/2007	Sales Price:	N/A
Document #:	2007-047361 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/01/2004	Loan Amount:	N/A
Document #:	2004-058869 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 43 Subdivision: THE MEADOWS AT CONSTITUTION #2
City/Muni/Twp: PORTAGE

Mortgage Record

Recording Date:	08/18/2004	Loan Amount:	N/A
Document #:	2004-041459 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	09/01/2034	Type Finance:	FIX

Legal Description:
Lot: 43 Subdivision: THE MEADOWS AT CONSTITUTION #2
City/Muni/Twp: PORTAGE

Prior Transfer

Recording Date:	08/12/2004	Sales Price:	$89,692 Only portion of this parcel is conveyed
Document #:	2004-040475 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/02/2004		
Document Type:			

Legal Description:
Lot: 43 Subdivision: THE MEADOWS AT CONSTITUTION #2 Map Ref: LB40 PG10
City/Muni/Twp: PORTAGE

Prior Transfer

Recording Date:	03/24/2003	Sales Price:	N/A
Document #:	2003-019752 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/28/2003		
Document Type:			

Legal Description:
Lot: 43 Subdivision: THE MEADOWS AT CONSTITUTION #2 Map Ref: LB40 PG10

Area Sales Analysis

Total Area Sales	$4,719,254	Median # of Bedrooms	
Median Lot Size	9,583 SF	Median # of Baths	2
Median Living Area	1,606 SF	Median Year Built	1967
Price Range - 2 Yrs	$225,250 to $390,000	Age Range	22 years to 67 years
Median Value	$320,000	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**6905 CROMWELL ST** **PORTAGE, MI 49024-3420**	09/18/2026	$268,800	$152	1758	//2	1967	10,890 SF	Spa Only

APN: 10-01302-049-O Document #: 2026-028073
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: CASTLEWOOD 2 MapRef: LB 28 PG 41 Abbreviated Description: Lot:49 Subdivision:CASTLEWOOD 2 Map Ref:LB 28 PG 41City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

2	.39Mi.	**7089 BOLINGBROOK DR** **PORTAGE, MI 49024-3496**	09/08/2026	$390,000	$242	1606	/2/2	1999	8,276 SF	Spa Only

APN: 10-07160-046-O Document #: 2026-026975
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: ROMENCE RIDGE MapRef: LB 40 PG 12 Abbreviated Description: Lot:46 Subdivision:ROMENCE RIDGE Map Ref:LB 40 PG 12City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

3	.25Mi.	**6527 SUSSEX ST** **PORTAGE, MI 49024-8922**	07/21/2026	$370,000	$186	1984	//2	1994	9,583 SF	Spa Only

APN: 10-03200-002-O Document #: 2026-021863
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: HAVERHILL WOODS SUBDIVISION MapRef: LB 37 PG 35 Abbreviated Description: Lot:2 Subdivision:HAVERHILL WOODS SUBDIVISION Map Ref:LB 37 PG 35City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

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4	.31Mi.	**1510 GREENVIEW AVE**	06/05/2026	$318,804	$144	2208	//1	1966	10,454 SF	Spa Only

PORTAGE, MI 49024-3323
APN: 10-06541-158-O Document #: 2026-017398
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: PORTAGE PRAIRIE NO 1 Abbreviated Description: Lot:158 Subdivision:PORTAGE PRAIRIE NO 1 City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

5	.27Mi.	**6921 CORNELL ST**	05/26/2026	$225,250	$234	960	//1	1959	9,148 SF	Spa Only

PORTAGE, MI 49024-3415
APN: 10-07081-019-O Document #: 2026-016263
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: RING DALE NO 1 MapRef: LB 20 PG 24 Abbreviated Description: Lot:19 Subdivision:RING DALE NO 1 Map Ref:LB 20 PG 24City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

6	.32Mi.	**6424 AVON ST**	04/30/2026	$260,000	$194	1334	//1	1963	8,276 SF	Spa Only

PORTAGE, MI 49024-2636
APN: 10-01722-137-O Document #: 2026-013929
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 137 Subdivision: COVENTRY VILLAGE SUB NO 2 MapRef: LB 27 PG 19 Abbreviated Description: Lot:137 Subdivision:COVENTRY VILLAGE SUB NO 2 Map Ref:LB 27 PG 19City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

7	.24Mi.	**6848 CROMWELL ST**	04/28/2026	$320,000	$272	1176	/3/2	1972	11,326 SF	Spa Only

PORTAGE, MI 49024-3419
APN: 10-01302-033-O Document #: 2026-013700
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: CASTLEWOOD NO 2 MapRef: LB 28 PG 41 Abbreviated Description: Lot:33 Subdivision:CASTLEWOOD NO 2 Map Ref:LB 28 PG 41City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

8	.06Mi.	**1186 RAINBOW CT**	03/11/2026	$349,900	$226	1544	//2	2004	7,841 SF	Spa Only

PORTAGE, MI 49024-3486
APN: 10-05381-050-O Document #: 2026-005758
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: THE MEADOWS AT CONSTITUTION NO 2 MapRef: LB 40 PG 10 Abbreviated Description: Lot:50 Subdivision:THE MEADOWS AT CONSTITUTION NO 2 Map Ref:LB 40 PG 10City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

9	.25Mi.	**1010 ROMENCE RD**	11/13/2025	$245,000	$283	864	//1	1959	11,761 SF	Spa Only

PORTAGE, MI 49024-3452
APN: 10-07080-009-O Document #: 2025-029474
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: RING DALE NO 1 MapRef: LB 17 PG 07 Abbreviated Description: Lot:9 Subdivision:RING DALE NO 1 Map Ref:LB 17 PG 07City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

10	.34Mi.	**1328 EDINGTON ST**	10/22/2025	$290,000	$186	1556	//1	1964	8,276 SF	Spa Only

PORTAGE, MI 49024-2606
APN: 10-01723-170-O Document #: 2025-027627
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 170 Subdivision: COVENTRY VILLAGE SUBDIVISION NO 3 MapRef: LB 27 PG 36 Abbreviated Description: Lot:170 Subdivision:COVENTRY VILLAGE SUBDIVISION NO 3 Map Ref:LB 27 PG 36City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

11	.18Mi.	**6918 CREST POINT CT**	10/21/2025	$325,000	$201	1612	/3/2	1999	10,890 SF	Spa Only

PORTAGE, MI 49024-2215
APN: 10-05380-020-O Document #: 2025-027456
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: THE MEADOWS AT CONTITUTION MapRef: LB 39 PG 51 Abbreviated Description: Lot:20 Subdivision:THE MEADOWS AT CONTITUTION Map Ref:LB 39 PG 51City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

12	.13Mi.	**1139 SOMERSET BLUFF TRL**	10/16/2025	$387,500	$208	1856	//2	2003	9,148 SF	Spa Only

PORTAGE, MI 49024-1298
APN: 10-05380-003-O Document #: 2025-027110
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: THE MEADOWS AT CONSTITUTION MapRef: LB 39 PG 51 Abbreviated Description: Lot:3 Subdivision:THE MEADOWS AT CONSTITUTION Map Ref:LB 39 PG 51City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

13	.25Mi.	**6845 WINDEMERE ST**	10/01/2025	$346,500	$141	2452	//2	1962	10,019 SF	Spa Only

PORTAGE, MI 49024-3467
APN: 10-01301-029-O Document #: 2025-025741
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: CASTLEWOOD NO 1 MapRef: LB 26 PG 18 Abbreviated Description: Lot:29 Subdivision:CASTLEWOOD NO 1 Map Ref:LB 26 PG 18City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

14	.35Mi.	**6426 SUSSEX ST**	09/05/2025	$286,500	$165	1728	//1	1967	7,405 SF	Spa Only

PORTAGE, MI 49024-2653
APN: 10-01722-140-O Document #: 2025-022919
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: COVENTRY VILLAGE SUBDIVISION NO 2 MapRef: LB 27 PG 19 Abbreviated Description: Lot:140 Subdivision:COVENTRY VILLAGE SUBDIVISION NO 2 Map Ref:LB 27 PG 19City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

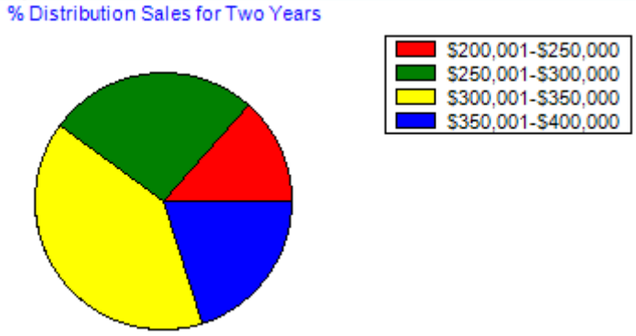
15	.38Mi.	**1428 SHERRY DR**	09/02/2025	$336,000	$243	1379	//2	1988	9,583 SF	Spa Only

PORTAGE, MI 49024-4237
APN: 10-07802-072-O Document #: 2025-022457
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: SUBURBAN PARK NO 2 MapRef: LB 32 PG 24 Abbreviated Description: Lot:72 Subdivision:SUBURBAN PARK NO 2 Map Ref:LB 32 PG 24City/Muni/Twp:PORTAGE City/Muni/Twp: PORTAGE

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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.	**1095 RAINBOW CT**	**09/08/2021**	$448,600	$224,300	1,890	/4/2	2004	12,197 SF	Spa Only
.01Mi.	**1133 RAINBOW CT**	**10/31/2023**	$386,000	$193,000	1,628	/3/3	2003	13,068 SF	Spa Only
.02Mi.	**1057 RAINBOW CT**	**05/10/2021**	$420,400	$210,200	1,635	//2	2000	10,019 SF	Spa Only
.02Mi.	**6750 ORCHARD MEADOW DR**	**03/20/2023**	$338,400	$169,200	1,620	//2	2004	8,712 SF	Spa Only
.03Mi.	**1161 RAINBOW CT**		$408,200	$204,100	1,928	/3/2	2003	10,019 SF	Spa Only
.03Mi.	**6764 ORCHARD MEADOW DR**	**06/20/2024**	$407,000	$203,500	2,058	/4/2	2003	8,712 SF	Spa Only
.04Mi.	**1088 RAINBOW CT**	**05/28/2025**	$381,000	$190,500	1,658	//2	2001	8,276 SF	Spa Only
.04Mi.	**1062 RAINBOW CT**	**09/07/2018**	$400,200	$200,100	1,592	/2/3	2001	9,583 SF	Spa Only
.04Mi.	**1171 RAINBOW CT**	**03/23/2022**	$430,600	$215,300	1,610	/4/3	2000	10,890 SF	Spa Only
.04Mi.	**1104 RAINBOW CT**	**10/12/2005**	$378,800	$189,400	1,616	//2	2001	10,019 SF	Spa Only
.04Mi.	**1114 RAINBOW CT**	**12/06/2017**	$456,200	$228,100	1,716	/3/2	2002	10,019 SF	Spa Only
.04Mi.	**1052 RAINBOW CT**	**06/23/2014**	$366,400	$183,200	1,606	/2/2	1999	9,583 SF	Spa Only
.04Mi.	**1134 RAINBOW CT**	**11/13/2012**	$353,400	$176,700	1,464	/3/2	2002	8,712 SF	Spa Only
.05Mi.	**6727 ORCHARD MEADOW DR**	**06/27/2016**	$393,200	$196,600	1,466	/3/2	2002	10,019 SF	Spa Only
.05Mi.	**6776 ORCHARD MEADOW DR**	**08/14/2020**	$367,400	$183,700	1,764	/4/2	2002	9,583 SF	Spa Only
.05Mi.	**6743 ORCHARD MEADOW DR**	**11/24/2010**	$399,400	$199,700	1,778	/3/2	2002	8,276 SF	Spa Only

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	37.5 years old	Households:	12,637
Median Household Income:	$89,567	Households w/Family:	64%
Household Income Per Capita:	$43,880	Households w/Family Married:	51%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	Portage Public Schools	Students:	8,497
Number of Schools:	14	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.87Mi.	**Portage North Middle School** Number of Students: 609 Student-Teacher Ratio: 16.16	B-	Public	6 - 8
1.04Mi.	**Portage Northern High School** Number of Students: 1,194	B+	Public	9 - 12

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Student-Teacher Ratio: 18.72
Advanced Placement: Yes

0.40Mi. **Haverhill Elementary School** B Public PK - 5
Number of Students: 378
Student-Teacher Ratio: 13.5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	105%	SIMILAR
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	61%	NOTABLY LOWER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	43%	SIGNIFICANTLY LOWER
MURDER	81%	LOWER
OVERALL	70%	NOTABLY LOWER

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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