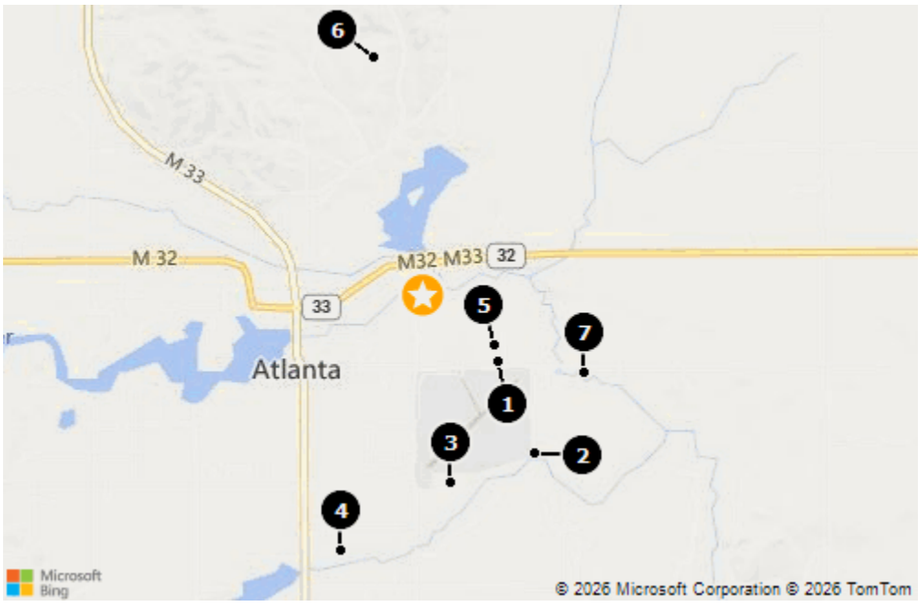
ICE SiteX Report

OrderID: 97875698

SiteX Property Information Report



Subject Property Location

11280 ELK DR, ATLANTA, MI 49709-9593

County:	**MONTMORENCY MI**	Census Tract:	261199102.002037
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	002-007-000-080-02	Thomas Bros Pg-Grid:	

Valuation

Value:	**$274,000**	FSD:	18	Common Confidence Score:	47
Value Range:	$224,680 - $323,320	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	002
Assd Land Value:	$36,500	Market Land Value:	$73,000	Tax Year:	2024
Assd Improvement:	$124,900	Market Improvment Value:	$249,800	Total Taxable Value:	$4,014
Total Assessed Value:	$161,400	Total Assessor Market Value:	$322,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 002 Sec/Twnship/Range: SEC 07 TWN 30N RNG 03E

Abbreviated Description:	T30N R3E SEC 7 COM AT SW COR OF SEC TH N 1415 FT TO POB TH N 541.66 FT ALG SEC LN TH S 69 DEG E 21.68 FT ALG TB RIVER TH N 73
City/Muni/Twp:	AVERY TOWNSHIP

Property Characteristics

Lot Size:	5.720 AC	Bedrooms:		Pool:	
Building Area:	684 SF	Baths:	1	Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	N/A
Document #:	BK-PG 593 -896	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

District: 002 Sec/Twnship/Range: SEC 07 TWN 30N RNG 03E
Abbreviated Description: T30N R3E SEC 7 COM AT SW COR OF SEC TH N 1415 FT TO POB TH N 541.66 FT ALG SEC LN TH S 69 DEG E 21.68 FT ALG TB RIVER TH N 73
City/Muni/Twp: AVERY TOWNSHIP

Area Sales Analysis

Total Area Sales	$688,900	Median # of Bedrooms	
Median Lot Size	157,644 SF	Median # of Baths	1
Median Living Area	1,088 SF	Median Year Built	1980
Price Range - 2 Yrs	$25,000 to $240,000	Age Range	29 years to 56 years
Median Value	$100,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**13450 AIRPORT RD**	11/05/2024	$69,000	$51	1328	//1		99,753 SF	

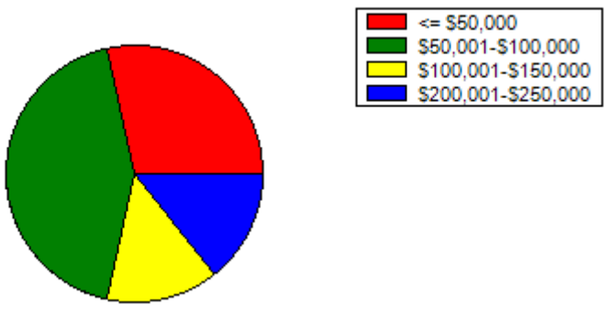
ICE SiteX Report

OrderID: 97875698

		ATLANTA, MI 49709-9290							
	APN: 002-007-000-140-00 Document #:								
	Document Type: Price Code: A								
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
	Legal: District: 002 Sec/Twnship/Range: SEC 07 TWN 30N RNG 03E Abbreviated Description: District:002 Sec/Twnship/Range:SEC 07 TWN 30N RNG 03E Abbreviated Description:T30N R3E SEC 7 BEG AT SE COR OF SE 1/4 OF SW 1/4 AT POB TH W 300 FT, N 333 FT, E 300 FT, TH S 333 FT TO POB City/Muni/Twp:AVERY TOWNSHIP City/Muni/Twp: AVERY TOWNSHIP								
2	.9Mi.	**10595 E AIRPORT RD**	06/26/2024	$40,000	$80	500	//1		157,644 SF
		ATLANTA, MI 49709-9235							
	APN: 002-090-000-001-00 Document #:								
	Document Type: Price Code: A								
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
	Legal: Lot: 1 District: 002 Subdivision: SEGRAVES SUB Sec/Twnship/Range: SEC 18 TWN 30N RNG 03E Abbreviated Description: Lot:1 District:002 Sec/Twnship/Range:SEC 18 TWN 30N RNG 03E Abbreviated Description:T30N R3E SEC 18 LOT 1 SEGRAVES SUB City/Muni/Twp:AVERY TOWNSHIP City/Muni/Twp: AVERY TOWNSHIP								
3	.86Mi.	**13228 ALDER LN**	05/16/2024	$25,000	$27	924	//1		46,609 SF
		ATLANTA, MI 49709-9297							
	APN: 002-018-000-330-00 Document #:								
	Document Type: Price Code: A								
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
	Legal: District: 002 Sec/Twnship/Range: SEC 18 TWN 30N RNG 03E Abbreviated Description: District:002 Sec/Twnship/Range:SEC 18 TWN 30N RNG 03E Abbreviated Description:T30N R3E SEC 18 PARCEL 4 COM AT W 1/4 COR TH S 230.87 FT TH E 651 FT TO POB TH E 201 FT, N 230.87 FT, W 200.9 FT, S 230.87 FT City/Muni/Twp:AVERY TOWNSHIP City/Muni/Twp: AVERY TOWNSHIP								
4	1.22Mi.	**12559 JOSEPH LN**	04/29/2024	$240,000	$169	1416	//2	1980	494,931 SF
		ATLANTA, MI 49709-9075							
	APN: 003-013-000-800-00 Document #:								
	Document Type: Price Code: A								
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
	Legal: District: 003 Sec/Twnship/Range: SEC 13 TWN 30N RNG 02E Abbreviated Description: District:003 Sec/Twnship/Range:SEC 13 TWN 30N RNG 02E Abbreviated Description:T30N R2E SEC 13 W 330 FT OF E 660 FT OF SW 1/4 OF SE 1/4 LYING N OF CROOKED CREEK. City/Muni/Twp:BRILEY TWP City/Muni/Twp: BRILEY TWP								
5	.37Mi.	**13430 AIRPORT RD**	01/05/2024	$100,000	$91	1088	//1	1997	436,037 SF
		ATLANTA, MI 49709-9290							
	APN: 002-007-000-080-08 Document #:								
	Document Type: Price Code: A								
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
	Legal: District: 002 Sec/Twnship/Range: SEC 07 TWN 30N RNG 03E Abbreviated Description: District:002 Sec/Twnship/Range:SEC 07 TWN 30N RNG 03E Abbreviated Description:T30N R3E SEC 7 COM AT S 1/4 COR TH N 330 FT TO POB TH CONT N 1070.89 FT TH W 414.59 FT TH S 1003.89 FT TH E 114.59 FT TH S 67 City/Muni/Twp:AVERY TOWNSHIP City/Muni/Twp: AVERY TOWNSHIP								
6	1.12Mi.	**12424 NICKERSON VALLEY RD**	10/19/2023	$100,000	$138	720	//1	1970	409,466 SF
		ATLANTA, MI 49709-9542							
	APN: 003-001-000-160-03 Document #:								
	Document Type: Price Code: A								
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
	Legal: District: 003 Sec/Twnship/Range: SEC 01 TWN 30N RNG 02E Abbreviated Description: District:003 Sec/Twnship/Range:SEC 01 TWN 30N RNG 02E Abbreviated Description:T30N R2E SEC 1 COM AT E 1/4 COR TH N 89 DEG W 659.61 FT TO POB TH N 89 DEG W 665.81 FT TH S 547 FT TH S 89 DEG E 1031.4 FT TH City/Muni/Twp:BRILEY TWP City/Muni/Twp: BRILEY TWP								
7	.81Mi.	**13861 AIRPORT RD**	03/15/2023	$114,900	$78	1456	//2		37,331 SF
		ATLANTA, MI 49709-9342							
	APN: 002-080-000-001-00 Document #:								
	Document Type: Price Code: A								
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
	Legal: Lot: 1 District: 002 Subdivision: RIVERSIDE HEIGHTS SUB Sec/Twnship/Range: SEC 18 TWN 30N RNG 03E Abbreviated Description: Lot:1 District:002 Sec/Twnship/Range:SEC 18 TWN 30N RNG 03E Abbreviated Description:T30N R3E SEC 18 LOT 1 RIVERSIDE HEIGHTS SUB City/Muni/Twp:AVERY TOWNSHIP City/Muni/Twp: AVERY TOWNSHIP								

Comparable Sales Chart

% Distribution Sales for Two Years



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: 97875698

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.	**11280 ELK DR**	**08/05/2024**	$322,800	$161,400	684	//1	1997	6 SF	
.07Mi.	**11290 ELK DR**	**01/16/2018**	$103,600	$51,800	980	//1		6 SF	
.1Mi.	**12981 M 32/M33**	**02/06/1999**	$61,600	$30,800	868	//1	1970	5 SF	
.16Mi.	**11200 ELK DR**	**02/01/2023**	$97,800	$48,900	500	//1		12 SF	
.37Mi.	**13430 AIRPORT RD**	**01/05/2024**	$90,000	$45,000	1,088	//1	1997	10 SF	
.44Mi.	**12825 AIRPORT RD**	**09/09/2009**	$106,800	$53,400	670	//1		27,225 SF	
.45Mi.	**13450 AIRPORT RD**	**11/05/2024**	$59,400	$29,700	1,328	//1		2 SF	
.51Mi.	**12600 AIRPORT RD**	**11/17/2016**	$104,000	$52,000	1,248	//2	1994	3 SF	
.52Mi.	**11187 BETCHER DR**	**08/01/2016**	$338,200	$169,100	1,152	//1		30 SF	
.56Mi.	**11581 PETTENGER RD**	**02/22/2011**	$71,200	$35,600	1,232	//1	1968	30,536 SF	
.61Mi.	**12926 STEVENS ST**	**12/14/2021**	$35,200	$17,600	652	//1	1969	33,890 SF	
.62Mi.	**11710 EAST ST**	**05/27/2005**	$40,800	$20,400	780	//1	1978	23,653 SF	
.62Mi.	**12621 TWIN LAKES RD**	**06/12/2014**	$73,400	$36,700	1,093	//1		3 SF	
.63Mi.	**11728 EAST ST**	**12/12/2022**	$41,400	$20,700	600	//1		15,682 SF	
.65Mi.	**11670 PETTENGER RD**	**10/27/2014**	$14,000	$7,000	1,240	//2	1982	41,034 SF	
.66Mi.	**11935 COUNTY ROAD 487**	**10/24/2024**	$60,600	$30,300	924	//2	2002	1 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	56.1 years old	Households:	1,602
Median Household Income:	$48,216	Households w/Family:	63%
Household Income Per Capita:	$26,715	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Atlanta Community Schools	Students:	247
Number of Schools:	1	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.17Mi.	**Atlanta Community Schools**	B	Public	PK - 12

Number of Students: 247
Student-Teacher Ratio: 13.77

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	40%	SIGNIFICANTLY LOWER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	51%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	136%	NOTABLY HIGHER

Disaster Alerts

3/28/2025 - Severe Winter Storm

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