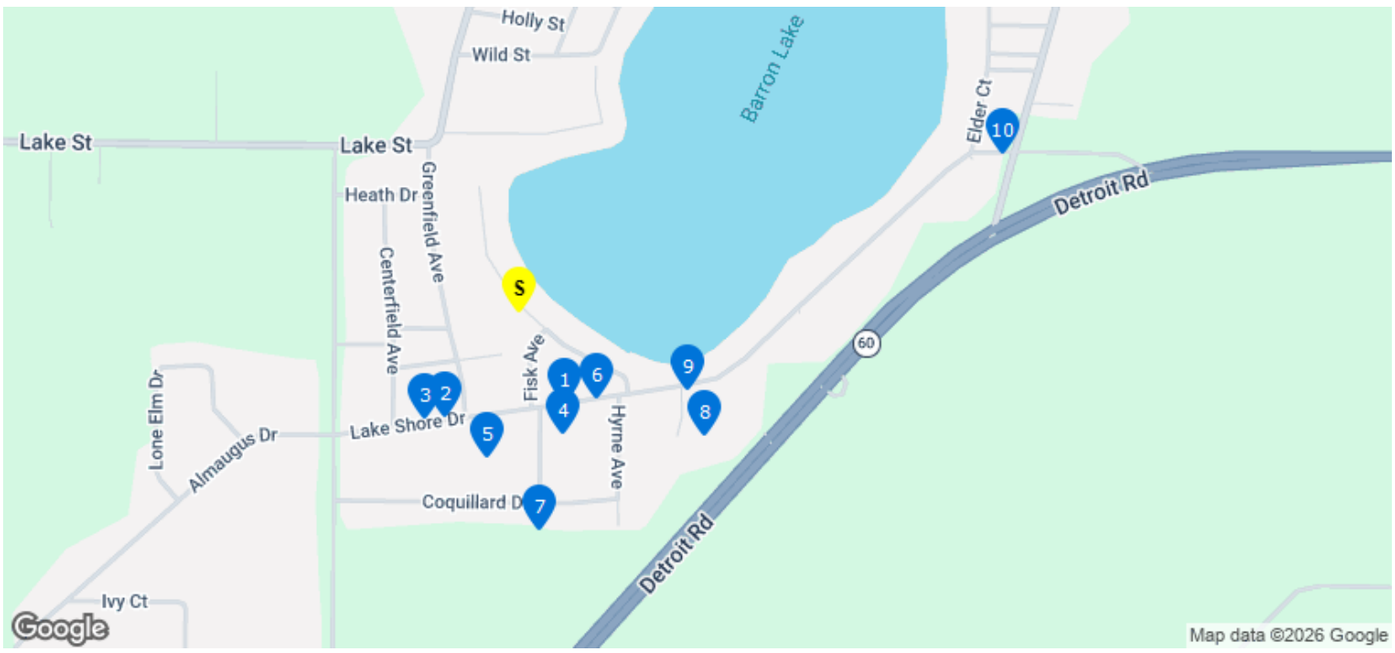
ICE SiteX Report

OrderID: 98768600

SiteX Property Information Report



Subject Property Location

1158 SHADY SHORES DR, NILES, MI 49120-9520

County:	**CASS MI**	Census Tract:	0015.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-020-150-072-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$197,000**	FSD:	23	Common Confidence Score:	38
Value Range:	$151,690 - $242,310	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$74,800	Market Land Value:	$149,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,519
Total Assessed Value:	$74,800	Total Assessor Market Value:	$149,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 72 District: 020 Subdivision: HUNTLEYS ADD
Abbreviated Description: . 694 SEC 29 T7S R16W LOT 72 HUNTLEY'S ADD NO 1 TO SHADY SHORES.
City/Muni/Twp: HOWARD TOWNSHIP

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/09/2024	Loan Amount:	N/A
Document #:	BK-PG 1249-407	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/24/2024		
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Subdivision: HUNTLYS ADDITION NO 1 Map Ref: 0
City/Muni/Twp: SHADY SHORES

Prior Transfer

Recording Date:	08/26/2019	Sales Price:	N/A
Document #:	BK-PG 1056-0775	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	08/16/2019	Sales Price:	N/A
Document #:	BK-PG 1159-0073	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/16/2019		
Document Type:	Deed		

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Legal Description:
Subdivision: HUNTLEY S ADDITION NO 1 Map Ref: LB 1 PG 91
City/Muni/Twp: SHADY SHORES

Mortgage Record

Recording Date:	07/30/2014	Loan Amount:	N/A
Document #:	BK-PG 1078-1689	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/16/2014		
TD Due Date:	06/01/2044	Type Finance:	

Legal Description:
Subdivision: HUNTLYS ADDITION #1 Map Ref: 0
City/Muni/Twp: SHADY SHORES

Mortgage Record

Recording Date:	03/11/2013	Loan Amount:	N/A
Document #:	BK-PG 1056-0775	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	01/30/2013		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HUNTLYS ADDITION #1 TO SHADY SHORES Map Ref: 0
City/Muni/Twp: HOWARD

Mortgage Record

Recording Date:	08/04/2011	Loan Amount:	N/A
Document #:	BK-PG 1028-2296	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/29/2011		
TD Due Date:	09/01/2041	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	08/04/2011	Sales Price:	N/A
Document #:	BK-PG 1028-2295	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/29/2011		
Document Type:	Deed		

Legal Description:
Subdivision: HUNTLYS ADDITION #1 TO SHADY SHORES Map Ref: LB1 PG91
City/Muni/Twp: HOWARD

Prior Transfer

Recording Date:	08/04/2011	Sales Price:	$71,895
Document #:	BK-PG 1028-2294	Type of Sale:	Arms-Length Transfer
Contract Date:	07/26/2011		
Document Type:	Deed		

Legal Description:
Subdivision: HUNTLYS ADDITION #1 TO SHADY SHORES Map Ref: LB1 PG91
City/Muni/Twp: HOWARD

Prior Transfer

Recording Date:	05/05/2010	Sales Price:	$71,895
Document #:	BK-PG 1010-0261	Type of Sale:	Arms-Length Transfer
Contract Date:	04/23/2010		
Document Type:	Deed		

Legal Description:
Subdivision: HUNTLEY ADDITION #1 TO SHADY SHORES Map Ref: LB1 PG91

Area Sales Analysis

Total Area Sales	$2,244,052	Median # of Bedrooms	
Median Lot Size	12,197 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$125,052 to $600,000	Age Range	
Median Value	$181,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**2551 LAKE SHORE DR** **NILES, MI 49120-9517**	07/15/2026	$141,000			//		6,098 SF	
	APN: 14-020-150-038-50 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 38-40 Subdivision: HUNTLYS ADDITION NO 1 TO SHADY SHORES MapRef: LB 1 PG 91 Abbreviated Description: Lot:38-40 Subdivision:HUNTLYS ADDITION NO 1 TO SHADY SHORES Map Ref:LB 1 PG 91City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD									
2	.15Mi.	**2561 LAKE SHORE DR** **NILES, MI 49120-9517**	06/29/2026	$258,500			//		13,939 SF	
	APN: 14-020-150-033-01 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 33&34 Subdivision: HUNTLYS ADDITION NO 1 Abbreviated Description: Lot:33&34 Subdivision:HUNTLYS ADDITION NO 1 City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD									
3	.15Mi.	**1185 GREENFIELD AVE** **NILES, MI 49120-3925**	11/10/2025	$230,700			//		24,394 SF	
	APN: 14-020-420-032-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 32&33 Subdivision: HUNTLY PARK SUBDIVISION MapRef: LB G PG 328 Abbreviated Description: Lot:32&33 Subdivision:HUNTLY PARK SUBDIVISION Map Ref:LB G PG 328City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD									
4	.17Mi.	**2552 LAKE SHORE DR** **NILES, MI 49120-9517**	09/28/2026	$194,000			//		11,761 SF	

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APN: 14-020-310-003-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CENTERFIELD MapRef: LB 1E PG 258 Abbreviated Description: Lot:3 Subdivision:CENTERFIELD Map Ref:LB 1E PG 258City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

5	.17Mi.	**2529 LAKE SHORE DR** **NILES, MI 49120-9514**	04/20/2026	$152,500			//	12,197 SF

APN: 14-020-029-018-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S29T07SR16W Abbreviated Description: Sec/Twnship/Range:NE4 S29T07SR16W City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

6	.19Mi.	**2523 LAKE SHORE DR** **NILES, MI 49120-9514**	07/01/2026	$168,000			//	12,197 SF

APN: 14-020-029-020-00 Document #:
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S29T07SR16W Abbreviated Description: Sec/Twnship/Range:NE4 S29T07SR16W City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

7	.19Mi.	**2534 LAKE SHORE DR** **NILES, MI 49120-9515**	05/15/2026	$200,000			//	24,394 SF

APN: 14-020-310-009-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: CENTERFIELD MapRef: LB 1-E PG 258 Abbreviated Description: Lot:9 Subdivision:CENTERFIELD Map Ref:LB 1-E PG 258City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

8	.21Mi.	**2517 HEATH DR** **NILES, MI 49120-3927**	06/18/2026	$223,000			//	20,473 SF

APN: 14-020-420-037-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 37&38 Subdivision: HUNTLY PARK SUBDIVISION MapRef: LB 1-G PG 328 Abbreviated Description: Lot:37&38 Subdivision:HUNTLY PARK SUBDIVISION Map Ref:LB 1-G PG 328City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

9	.24Mi.	**2587 LAKE SHORE DR** **NILES, MI 49120-9516**	08/06/2025	$600,000			//	4,356 SF

APN: 14-020-140-014-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: HUNTLYS ADDITION TO SHADY SHORES MapRef: LB 1 PG 83 Abbreviated Description: Lot:14 Subdivision:HUNTLYS ADDITION TO SHADY SHORES Map Ref:LB 1 PG 83City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

10	.24Mi.	**2512 LAKE ST** **NILES, MI 49120-1310**	07/31/2025	$180,000			//	13,068 SF

APN: 14-020-250-004-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4&5 Subdivision: NORTHWOOD MapRef: LB 1-E PG 221 Abbreviated Description: Lot:4&5 Subdivision:NORTHWOOD Map Ref:LB 1-E PG 221Abbreviated Description:LOT ; WEST 33 FT OF LOT 5 City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

11	.25Mi.	**2511 HEATH DR** **NILES, MI 49120-3927**	01/08/2026	$280,000			//	37,897 SF

APN: 14-020-250-002-05 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2&3 Subdivision: NORTHWOOD MapRef: LB 1 PG 221 Abbreviated Description: Lot:2&3 Subdivision:NORTHWOOD Map Ref:LB 1 PG 221City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

12	.29Mi.	**2548 COQUILLARD DR** **NILES, MI 49120-9535**	10/31/2025	$250,000			//	25,700 SF

APN: 14-020-390-032-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32&33 Subdivision: PLAINFIELD MapRef: LB 1-F PG 299 Abbreviated Description: Lot:32&33 Subdivision:PLAINFIELD Map Ref:LB 1-F PG 299City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

13	.29Mi.	**2590 LAKE SHORE DR** **NILES, MI 49120-9500**	06/12/2025	$155,000			//	19,602 SF

APN: 14-020-140-023-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

14	.32Mi.	**1118 HUNTLY RD** **NILES, MI 49120-3990**	08/18/2025	$148,000			//	9,583 SF

APN: 14-020-029-051-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

15	.35Mi.	**2550 HOLLY ST** **NILES, MI 49120-1337**	04/29/2025	$100,000			//	7,841 SF

APN: 14-020-210-021-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21&22 Subdivision: WEST SHORE PARK MapRef: LB 1 PG 171 Abbreviated Description: Lot:21&22 Subdivision:WEST SHORE PARK Map Ref:LB 1 PG 171City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

16	.38Mi.	**DETROIT RD** **, MI 49120-**	02/03/2026	$60,000			//	218,236 SF

APN: 14-020-028-029-05 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

17	.4Mi.	**2628 LAKE SHORE DR** **NILES, MI 49120-9513**	09/16/2025	$400,000	$412	972	//	46,609 SF

APN: 14-020-028-048-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Sec/Twnship/Range: NW4 S28T0SR16W Abbreviated Description: Sec/Twnship/Range:NW4 S28T0SR16W City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

18	.4Mi.	**1233 BROAD ST** **NILES, MI 49120-1302**	05/21/2025	$108,000			//	10,019 SF

APN: 14-020-160-025-00 Document #:
Document Type: Warranty Deed Price Code: A

ICE SiteX Report

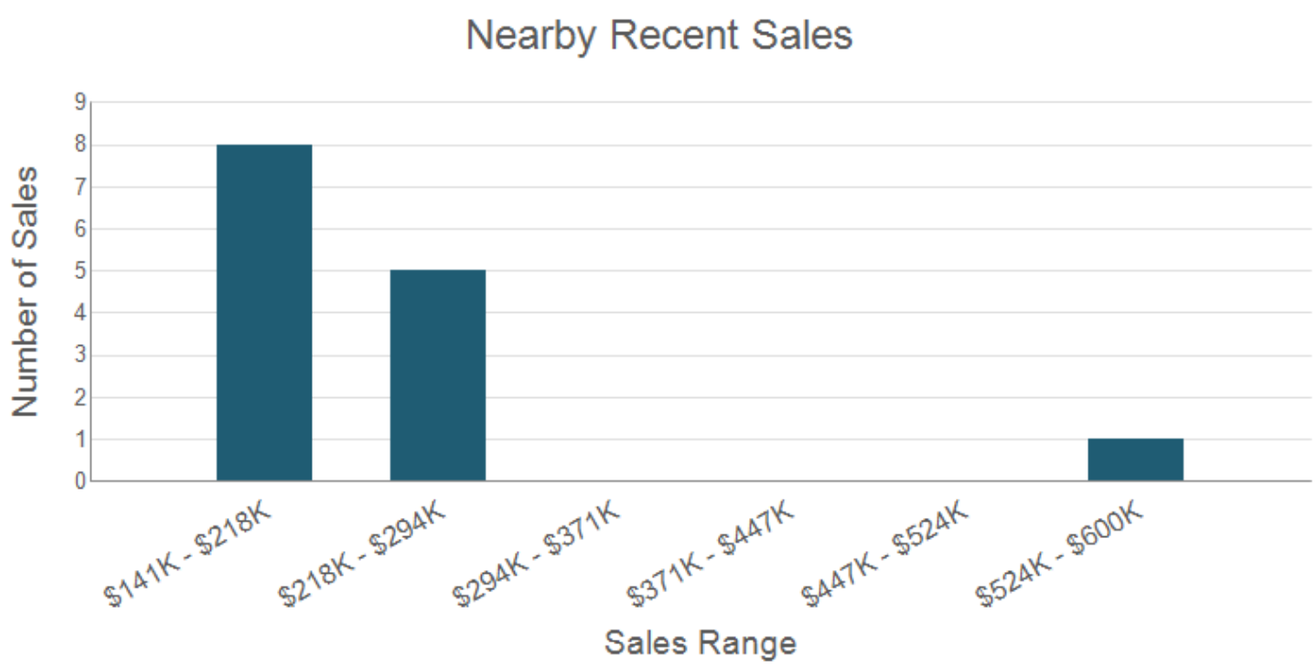
OrderID: 98768600

Land Use: Single Family Residential
Legal: Lot: 25&26 Subdivision: KENNEDYS WEST SHORE MapRef: LB 1 PG 99 Abbreviated Description: Lot:25&26 Subdivision:KENNEDYS WEST SHORE Map Ref:LB 1 PG 99City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

19 .42Mi. **2466 LONE ELM ST** 07/06/2026 $20,000 // 16,553 SF
NILES, MI 49120-3936
APN: 14-020-330-033-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 33 Subdivision: BLANCHARD PARK Abbreviated Description: Lot:33 Subdivision:BLANCHARD PARK City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

20 .44Mi. **1240 ROSE DR** 02/13/2025 $189,000 // 20,038 SF
NILES, MI 49120-1346
APN: 14-020-160-007-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7&8 Subdivision: KENNEDYS WEST SHORE MapRef: LB 1 PG 99 Abbreviated Description: Lot:7&8 Subdivision:KENNEDYS WEST SHORE Map Ref:LB 1 PG 99City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD

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.	**1158 SHADY SHORES DR**	**08/16/2019**	$149,600	$74,800				7,405 SF	
.02Mi.	**1161 SHADY SHORES DR**	**12/07/2016**	$177,000	$88,500				14,810 SF	
.02Mi.	**1152 SHADY SHORES DR**	**06/17/2026**	$42,200	$21,100				7,405 SF	
.03Mi.	**1155 SHADY SHORES DR**	**08/31/2021**	$519,400	$259,700				8,712 SF	
.03Mi.	**1159 SHADY SHORES DR**	**10/21/2024**	$495,000	$247,500				7,405 SF	
.03Mi.	**1152 SHADY SHORES DR**	**06/17/2026**	$104,400	$52,200				7,405 SF	
.03Mi.	**1161 SHADY SHORES DR**	**09/10/2020**	$504,600	$252,300				7,405 SF	
.03Mi.	**1151 SHADY SHORES DR**		$471,400	$235,700				8,276 SF	
.04Mi.	**1149 SHADY SHORES DR**	**02/01/2017**	$425,000	$212,500				7,405 SF	
.04Mi.	**1165 SHADY SHORES DR**		$411,400	$205,700				7,405 SF	
.04Mi.	**2547 REESE DR**		$169,600	$84,800				12,632 SF	
.05Mi.	**2543 REESE DR**		$139,200	$69,600				13,504 SF	
.05Mi.	**1146 SHADY SHORES DR**	**04/29/2021**	$346,800	$173,400				33,541 SF	
.05Mi.	**1147 SHADY SHORES DR**	**01/08/2026**	$484,600	$242,300				7,405 SF	
.05Mi.	**1168 SHADY SHORES DR**	**02/16/2023**	$84,200	$42,100				7,405 SF	
.05Mi.	**1167 SHADY SHORES DR**	**08/22/2024**	$593,800	$296,900				7,405 SF	

Rent vs. Own

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

ICE SiteX Report

OrderID: 98768600

Demographics & Income

Median Age:	42.7 years old	Households:	14,649
Median Household Income:	$65,087	Households w/Family:	64%
Household Income Per Capita:	$33,315	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Niles Community School District	Students:	3,143
Number of Schools:	11	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.19Mi.	**Ring Lardner Middle School** Number of Students: 510 Student-Teacher Ratio: 17.47	B-	Public	6 - 8
2.31Mi.	**Niles Virtual School** Number of Students: 18 Student-Teacher Ratio: 11.61	NA	Public	KG - 12
1.40Mi.	**Howardellis Elementary School** Number of Students: 529 Student-Teacher Ratio: 19.47	B-	Public	KG - 5
2.49Mi.	**Niles Senior High School** Number of Students: 828 Student-Teacher Ratio: 20.43	B	Public	9 - 12
3.06Mi.	**Northside Child Development Center** Number of Students: 13 Student-Teacher Ratio: 4.48	NA	Public	PK - KG

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	121%	HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	103%	SIMILAR
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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