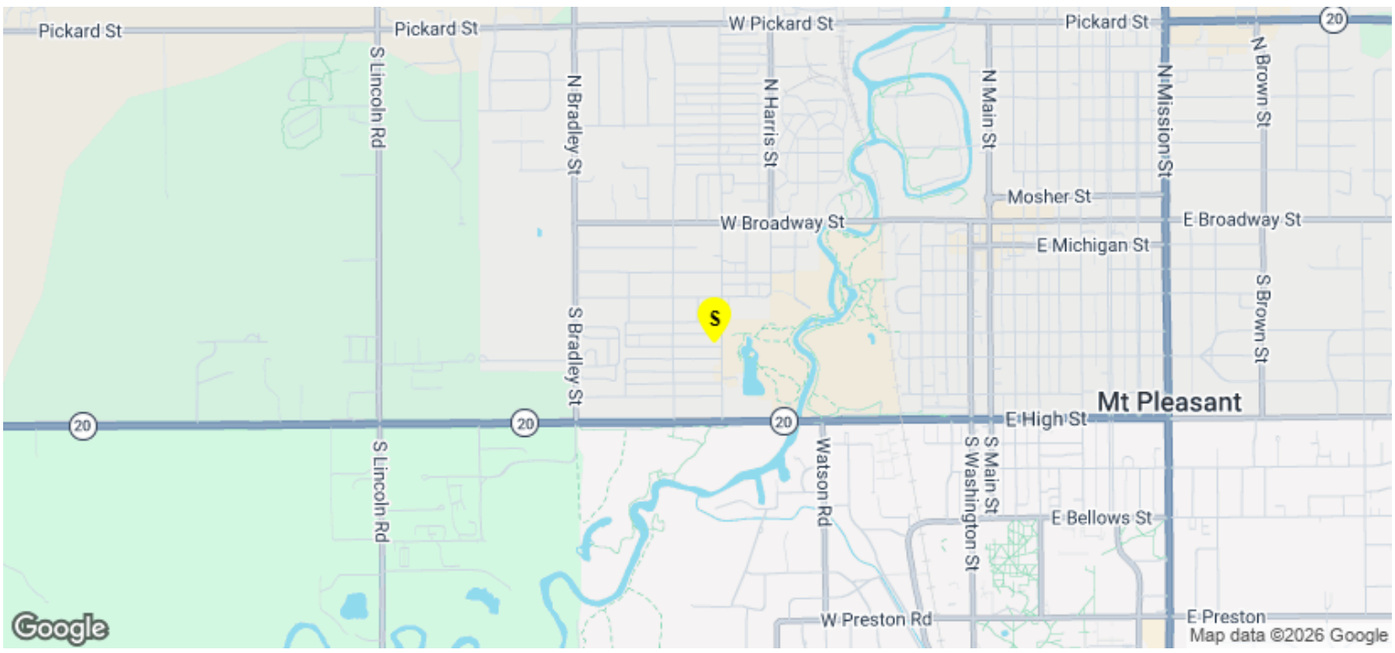
ICE SiteX Report

OrderID: 98775543

SiteX Property Information Report



Subject Property Location

1219 UPTON ST, MOUNT PLEASANT, MI 48858-2263

County:	**ISABELLA MI**	Census Tract:	9405.00
Property Use:	Residential (General) (Single)	Zoning:	CD-3
Parcel Number:	17-000-06-806-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$127,000**	FSD:	28	Common Confidence Score:	23
Value Range:	$91,440 - $162,560	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$61,800	Total Assessor Market Value:	$123,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 1 District: 17 Legal Unit: 6

Abbreviated Description:	GRANGER HEIGHTS LOT 6 BLOCK 1
City/Muni/Twp:	MOUNT PLEASANT CITY

Property Characteristics

Lot Size:	6,621 SF	Bedrooms:	2	Pool:	
Building Area:	776 SF	Baths:	1	Fireplace:	
Year Built:	1934	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Bungalow	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/22/1998	Sales Price:	$54,900
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:

Block: 1 District: 17 Legal Unit: 6
Abbreviated Description: GRANGER HEIGHTS LOT 6 BLOCK 1
City/Muni/Twp: MOUNT PLEASANT CITY

No Comparable Sales Found

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.

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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.	**1219 UPTON ST**	**05/22/1998**	$123,600	$61,800	776	5/2/1	1934	6,621 SF	
.03Mi.	**1309 UPTON ST**	**06/30/2021**	$82,800	$41,400	556	4/1/1	1935	6,621 SF	
.03Mi.	**1306 BELNAP ST**	**07/13/2012**	$100,200	$50,100	828	5/2/1	1935	6,621 SF	
.04Mi.	**1308 BELNAP ST**	**01/25/2011**	$90,600	$45,300	954	5/2/2	1920	6,621 SF	
.04Mi.	**1306 UPTON ST**		$28,800	$14,400	688	4/2/1	1900	8,189 SF	
.05Mi.	**1310 UPTON ST**	**09/30/1994**	$62,200	$31,100	684	5/1/1	1925	8,189 SF	
.06Mi.	**1320 BELNAP ST**	**08/15/2013**	$75,400	$37,700	600	4/2/1	1940	6,621 SF	
.06Mi.	**407 S HENRY ST**	**06/22/2015**	$247,200	$123,600	2,080	8/5/4	1983	8,189 SF	
.06Mi.	**1217 BELNAP ST**	**12/22/2023**	$55,800	$27,900	732	5/2/1	1940	6,578 SF	
.07Mi.	**1305 BELNAP ST**	**12/07/2023**	$69,200	$34,600	648	4/2/1	1935	6,578 SF	
.07Mi.	**1207 BELNAP ST**		$91,800	$45,900	672	4/2/1	1935	6,621 SF	
.07Mi.	**1203 BELNAP ST**	**09/10/1996**	$167,800	$83,900	1,860	10/6/2	1996	6,403 SF	
.07Mi.	**1309 BELNAP ST**	**01/09/2019**	$57,400	$28,700	652	3/1/1	1948	4,400 SF	
.07Mi.	**1401 UPTON ST**	**10/20/2015**	$54,200	$27,100	540	3/1/1	1900	6,578 SF	
.08Mi.	**402 S ADAMS ST**	**03/11/2019**	$163,800	$81,900	2,610	/6/4	1900	16,379 SF	
.09Mi.	**1302 GRANGER ST**	**01/28/2003**	$177,000	$88,500	2,100	10/4/2	1978	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	33.1 years old	Households:	16,837
Median Household Income:	$52,352	Households w/Family:	44%
Household Income Per Capita:	$29,888	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Mount Pleasant City School District	Students:	3,341
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.49Mi.	**Pullen Elementary School** Number of Students: 303 Student-Teacher Ratio: 14.81	C+	Public	PK - 2
0.24Mi.	**Ganiard School** Number of Students: 220 Student-Teacher Ratio: 12.64	B	Public	PK - 2
1.51Mi.	**Mt Pleasant Senior High School** Number of Students: 1,066 Student-Teacher Ratio: 15.76	B+	Public	9 - 12
2.14Mi.	**Mary Mcguire School** Number of Students: 276 Student-Teacher Ratio: 12.81	D+	Public	3 - 5
1.08Mi.	**Vowles School** Number of Students: 235 Student-Teacher Ratio: 14.09	B	Public	PK - 2
0.36Mi.	**Mt Pleasant Middle School** Number of Students: 666 Student-Teacher Ratio: 13.94	B-	Public	6 - 8
1.12Mi.	**Fancher School** Number of Students: 431 Student-Teacher Ratio: 15.88	C	Public	3 - 5

Flood Report

The Subject Property of **1219 UPTON ST, MOUNT PLEASANT, MI 48858-2263** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	133%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	127%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

No alerts noted

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