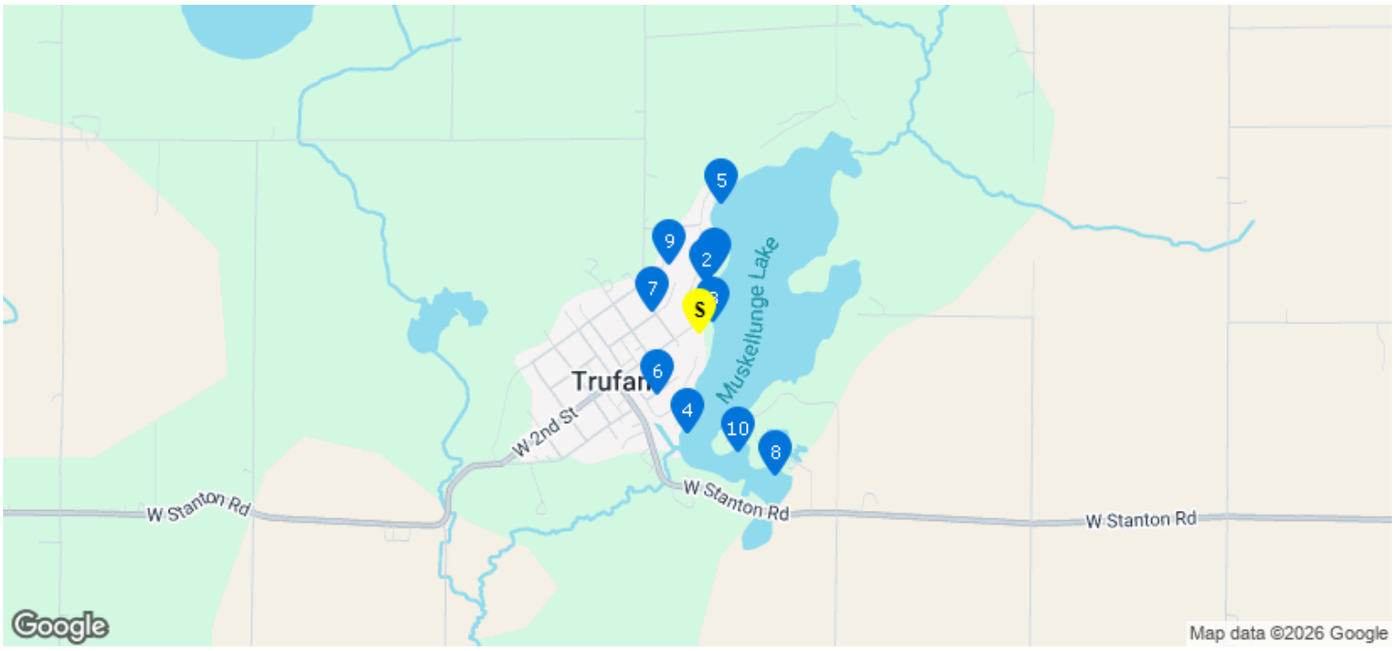
ICE SiteX Report

OrderID: 98757907

SiteX Property Information Report



Subject Property Location

121 RASMUSSEN DR, TRUFANT, MI 49347-9591

County:	**MONTCALM MI**	Census Tract:	9706.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	013-440-023-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$254,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$213,360 - $294,640	ICE Confidence Score:	84		

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:	$2,218
Total Assessed Value:	$92,700	Total Assessor Market Value:	$185,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23-24 District: 013 Subdivision: H WEST SHORE

Abbreviated Description:	(770-2 023-00/PART OF 024-00/1996) LOT 23 & S 1/2 OF LOT 24 R & H WEST SHORE LOTS.
City/Muni/Twp:	MAPLE VALLEY TWP

Property Characteristics

Lot Size:	16,156 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:	12/15/2020	Loan Amount:	N/A
Document #:	2020R-13815 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/16/2020		
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: TRUFANT

Prior Transfer

Recording Date:	12/15/2020	Sales Price:	$190,000
Document #:	2020R-13814 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/16/2020		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: TRUFANT

Prior Transfer

Recording Date:	11/16/2020	Sales Price:	$190,000
Document #:	BK-PG 2020R-13814	Type of Sale:	Per Assessor
Document Type:	Deed		

ICE SiteX Report

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Legal Description:
Lot: MP District: 013 Subdivision: H WEST SHORE
Abbreviated Description: (770-2 023-00/PART OF 024-00/1996) LOT 23 & S 1/2 OF LOT 24 R & H WEST SHORE LOTS.
City/Muni/Twp: MAPLE VALLEY TWP

Prior Transfer

Recording Date:	05/25/2018	Sales Price:	N/A
Document #:	2018R-06025 BK-PG 1281-138	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/10/2018	Loan Amount:	N/A
Document #:	2017R-05547 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	05/04/2018		
TD Due Date:	01/01/2033	Type Finance:	

Legal Description:
Map Ref: 852247

Prior Transfer

Recording Date:	03/01/2008	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: MP District: 013 Subdivision: H WEST SHORE
Abbreviated Description: (770-2 023-00/PART OF 024-00/1996) LOT 23 & S 1/2 OF LOT 24 R & H WEST SHORE LOTS.
City/Muni/Twp: MAPLE VALLEY TWP

Mortgage Record

Recording Date:	12/12/2005	Loan Amount:	N/A
Document #:	BK-PG 1281-0138	Loan Type:	INVALID CODE
Contract Date:	12/02/2005		
TD Due Date:	01/01/2036	Type Finance:	

Legal Description:
Subdivision: R & H WEST SHORE Map Ref: 0
Abbreviated Description: LOTS R&H MUSKALONGE LAKE
City/Muni/Twp: MAPLE VALLEY

Area Sales Analysis

Total Area Sales	$2,517,000	Median # of Bedrooms	
Median Lot Size	10,472 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$161,000 to $375,000	Age Range	
Median Value	$229,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**13300 W STANTON RD** **TRUFANT, MI 49347-9749**	09/21/2026	$355,000			//		5,584 SF	
		APN: 013-550-012-00 Document #: 2026R-10096 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 7 PG 44 Abbreviated Description: Map Ref:MB 7 PG 44								
2	2.66Mi.	**421 RAINBOW LAKE DR** **TRUFANT, MI 49347-9541**	09/22/2026	$382,790			//		10,899 SF	
		APN: 016-480-021-00 Document #: 2026R-10130 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
3	5.38Mi.	**1707 N GREENVILLE RD** **STANTON, MI 48888-8706**	09/08/2026	$40,000			//		43,560 SF	
		APN: 016-102-002-00 Document #: 2026R-09619 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
4	5.42Mi.	**5628 N ARBOGAST RD** **CORAL, MI 49322-9703**	09/29/2026	$45,000			//		59,242 SF	
		APN: 013-005-008-00 Document #: 2026R-10447 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
5	7.41Mi.	**8727 AMBLE RD** **HOWARD CITY, MI 49329-9590**	09/16/2026	$295,000			//		450,280 SF	
		APN: 020-021-005-21 Document #: 2026R-09947 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
6	7.89Mi.	**1055 CLIFFORD LAKE DR** **STANTON, MI 48888-9692**	09/18/2026	$340,000			//		5,240 SF	
		APN: 007-530-067-00 Document #: 2026R-10056 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
7	7.91Mi.	**5767 MIRANDA DR** **GREENVILLE, MI 48838-9181**	09/18/2026	$462,500			//		126,760 SF	
		APN: 014-031-056-00 Document #: 2026R-10059 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
8	7.93Mi.	**17225 APACHE TRL**	09/22/2026	$265,000			//		25,452 SF	

ICE SiteX Report

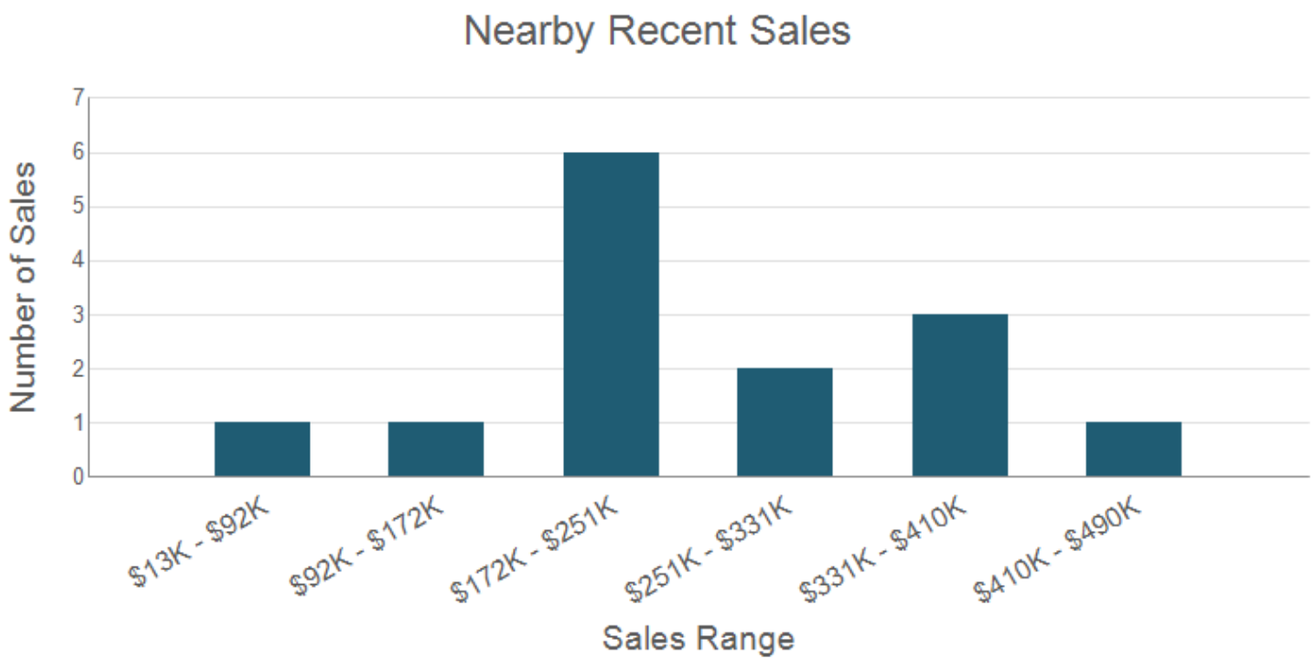
OrderID: 98757907

		HOWARD CITY, MI 49329-9282				
		APN: 020-402-350-00 Document #: 2026R-10155				
		Document Type: Warranty Deed Price Code: A				
		Land Use: Single Family Residential				
		Legal:				
9	7.96Mi.	**8111 SEMINOLE DR**	10/01/2026	$191,000	//	16,893 SF
		HOWARD CITY, MI 49329-9351				
		APN: 020-180-048-00 Document #: 2026R-10524				
		Document Type: Warranty Deed Price Code: A				
		Land Use: Single Family Residential				
		Legal: Abbreviated Description: City/Muni/Twp:HOWARD City/Muni/Twp: HOWARD				
10	8.04Mi.	**17300 WARRIOR DR**	09/18/2026	$387,000	//	8,189 SF
		HOWARD CITY, MI 49329-9160				
		APN: 020-400-088-00 Document #: 2026R-10048				
		Document Type: Warranty Deed Price Code:				
		Land Use: Single Family Residential				
		Legal:				
11	8.04Mi.	**20089 LAKE MONTCALM RD**	09/15/2026	$184,900	//	43,107 SF
		HOWARD CITY, MI 49329-8945				
		APN: 015-003-001-60 Document #: 2026R-09832				
		Document Type: Warranty Deed Price Code: A				
		Land Use: Single Family Residential				
		Legal:				
12	8.15Mi.	**6097 S JOHNSON RD**	09/23/2026	$270,000	//	22,651 SF
		GREENVILLE, MI 48838-9461				
		APN: 008-006-001-15 Document #: 2026R-10157				
		Document Type: Warranty Deed Price Code: A				
		Land Use: Single Family Residential				
		Legal:				
13	8.16Mi.	**9496 DEER VALLEY DR**	09/28/2026	$35,000	//	21,941 SF
		GREENVILLE, MI 48838-9206				
		APN: 014-033-009-00 Document #: 2026R-10348				
		Document Type: Warranty Deed Price Code:				
		Land Use: Residential - Vacant Land				
		Legal:				
14	8.21Mi.	**11157 MEADOW WOOD CIR**	10/01/2026	$324,900	//	22,216 SF
		GREENVILLE, MI 48838-7176				
		APN: 008-070-038-00 Document #: 2026R-10557				
		Document Type: Warranty Deed Price Code: A				
		Land Use: Condominium Unit (Residential)				
		Legal:				
15	8.23Mi.	**20200 LAKE MONTCALM RD**	09/29/2026	$399,000	//	437,909 SF
		HOWARD CITY, MI 49329-9027				
		APN: 017-034-005-31 Document #: 2026R-10406				
		Document Type: Warranty Deed Price Code:				
		Land Use: Single Family Residential				
		Legal:				
16	8.29Mi.	**216 WILLIAMS ST**	09/23/2026	$183,500	//	5,310 SF
		HOWARD CITY, MI 49329-9699				
		APN: 047-120-007-50 Document #: 2026R-10200				
		Document Type: Warranty Deed Price Code: A				
		Land Use: Single Family Residential				
		Legal:				
17	8.39Mi.	**704 CHESTNUT**	09/16/2026	$215,000	//	35,140 SF
		HOWARD CITY, MI 49329-9716				
		APN: 047-270-005-00 Document #: 2026R-09930				
		Document Type: Warranty Deed Price Code: A				
		Land Use: Single Family Residential				
		Legal:				
18	9.11Mi.	**6009 KEENEY DR**	09/24/2026	$280,000	//	186,916 SF
		SIX LAKES, MI 48886-9773				
		APN: 001-031-013-00 Document #: 2026R-10229				
		Document Type: Warranty Deed Price Code:				
		Land Use: Single Family Residential				
		Legal:				
19	9.32Mi.	**10895 FOREST VLY**	09/21/2026	$389,000	//	26,572 SF
		GREENVILLE, MI 48838-8179				
		APN: 008-240-039-00 Document #: 2026R-10105				
		Document Type: Warranty Deed Price Code:				
		Land Use: Condominium Unit (Residential)				
		Legal: MapRef: MB 778 PG 761 Abbreviated Description: Map Ref:MB 778 PG 761				
20	9.39Mi.	**18587 W HOWARD CITY EDMORE RD**	09/24/2026	$300,000	//	1,019,130 SF
		HOWARD CITY, MI 49329-9146				
		APN: 017-013-010-27 Document #: 2026R-10227				
		Document Type: Warranty Deed Price Code:				
		Land Use: Single Family Residential				
		Legal:				

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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.	**121 RASMUSSEN DR**	**11/16/2020**	$185,400	$92,700				16,156 SF	
.02Mi.	**111 RASMUSSEN DR**	**04/27/2023**	$241,800	$120,900				10,119 SF	
.02Mi.	**141 RASMUSSEN DR**	**05/06/2026**	$173,400	$86,700				17,289 SF	
.03Mi.	**122 N G ST**	**07/17/2024**	$359,400	$179,700				41,360 SF	
.04Mi.	**151 RASMUSSEN DR**	**02/15/2019**	$388,600	$194,300				25,169 SF	
.04Mi.	**110 RASMUSSEN DR**	**09/15/2006**	$351,600	$175,800				19,606 SF	
.05Mi.	**126 N G ST**	**05/07/2018**	$199,800	$99,900				19,528 SF	
.05Mi.	**120 RASMUSSEN DR**	**10/31/2025**	$236,600	$118,300				9,914 SF	
.05Mi.	**130 RASMUSSEN DR**	**04/28/2022**	$263,000	$131,500				10,376 SF	
.06Mi.	**311 E 2ND ST**	**07/09/2021**	$298,200	$149,100				3 SF	
.06Mi.	**161 RASMUSSEN DR**	**03/28/2025**	$172,000	$86,000				13,107 SF	
.07Mi.	**123 N G ST**	**11/21/2025**	$218,800	$109,400				8,999 SF	
.07Mi.	**317 E 2ND ST**	**07/15/2025**	$192,200	$96,100				17,999 SF	
.07Mi.	**123 N G ST**	**11/21/2025**	$30,600	$15,300				8,999 SF	
.08Mi.	**181 RASMUSSEN DR**		$224,000	$112,000				25,060 SF	
.08Mi.	**316 E 3RD ST**	**07/09/2024**	$216,600	$108,300				1 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	44.5 years old	Households:	536
Median Household Income:	$72,653	Households w/Family:	73%
Household Income Per Capita:	$34,147	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Lakeview Community Schools	Students:	1,009
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.99Mi.	**Lakeview High School** Number of Students: 368 Student-Teacher Ratio: 18.92 Advanced Placement: Yes	C+	Public	8 - 12
9.33Mi.	**Lakeview Middle School** Number of Students: 329	B-	Public	4 - 7

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Student-Teacher Ratio: 15.13

9.04Mi. **Lakeview Elementary School** A Public PK - 3
Number of Students: 306
Student-Teacher Ratio: 13.91

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	40%	SIGNIFICANTLY LOWER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	26%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	110%	HIGHER
MURDER	104%	SIMILAR
OVERALL	124%	HIGHER

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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