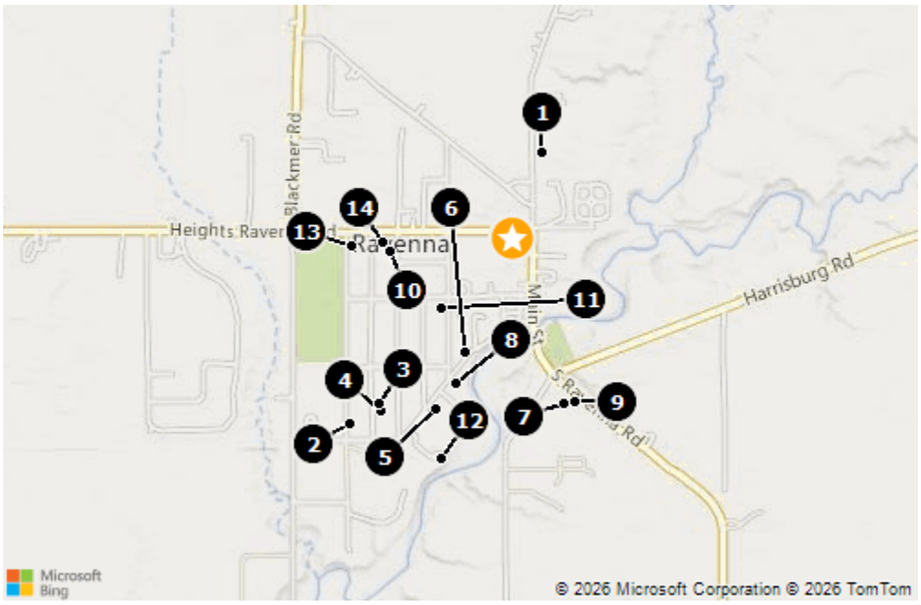
ICE SiteX Report

OrderID: 98729907

SiteX Property Information Report



Subject Property Location

12409 HEIGHTS RAVENNA RD, RAVENNA, MI 49451-8809

County:	**MUSKEGON MI**	Census Tract:	261210029.003024
Property Use:	Single Family Residential	Zoning:	R-1 RU
Parcel Number:	61-43-725-002-0007-50	Thomas Bros Pg-Grid:	

Valuation

Value:	**$240,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$211,200 - $268,800	ICE Confidence Score:	88		

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:	$1,731
Total Assessed Value:	$111,500	Total Assessor Market Value:	$223,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7-8 Block: 2 District: 43
Abbreviated Description: R-497-A 8/83 RAVENNA TOWNSHI W 47 FT OF LOT 7 & E 53 FT OF N 132 FT OF LOT 8 BLK 2 VILLAGE OF RAVENNA
City/Muni/Twp: RAVENNA VILLAGE

Property Characteristics

Lot Size:	13,199 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1700 SF	Baths:	1	Fireplace:	1
Year Built:	1945	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/12/2019	Sales Price:	N/A
Document #:	5673109 BK-PG 3916-239	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/04/2014	Sales Price:	N/A
Document #:	5477488 BK-PG 3916-0239	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/05/2012	Sales Price:	$80,000
Document #:	5417939 BK-PG 3916-238	Type of Sale:	Full Amount on Deed
Contract Date:	05/18/2012		
Document Type:			
Legal Description:			

Lot: 7&8 Block: 2 Subdivision: VILLAGE OF RAVENNA Map Ref: LB1 PG18
City/Muni/Twp: RAVENNA

Prior Transfer

Recording Date:	08/08/2011	Sales Price:	N/A

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Document #:	5388733 BK-PG 3887-008	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/02/2011		
Document Type:			

Legal Description:
Lot: 7&8 Block: 2 Subdivision: VILLAGE OF RAVENNA Map Ref: LB1 PG18
City/Muni/Twp: RAVENNA

Prior Transfer

Recording Date:	06/17/2011	Sales Price:	$131,949
Document #:	5385074 BK-PG 3883-347	Type of Sale:	Full Amount on Deed
Contract Date:	06/10/2011		
Document Type:			

Legal Description:
Lot: 7&8 Block: 2 Subdivision: VILLAGE OF RAVENNA Map Ref: LB1 PG18
City/Muni/Twp: RAVENNA

Prior Transfer

Recording Date:	04/14/2011	Sales Price:	N/A
Document #:	5378969 BK-PG 3782-0490	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/30/2008	Sales Price:	$135,000
Document #:	5288069 BK-PG 3770-0126	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/03/2008	Loan Amount:	N/A
Document #:	5283310 BK-PG 3782-490	Loan Type:	New Conventional
TD Due Date:	06/01/2023	Type Finance:	

Legal Description:
Lot: 7&8 Block: 2 Subdivision: VILLAGE OF RAVENNA
Abbreviated Description: WEST47 FT LOT7 & E53 FT N132 FT LOT8

Prior Transfer

Recording Date:	03/12/2008	Sales Price:	N/A
Document #:	5272378 BK-PG 3596-0345	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/26/2008	Loan Amount:	N/A
Document #:	5270845 BK-PG 3770-126	Loan Type:	Unknown
TD Due Date:	03/01/2038	Type Finance:	ADJ

Legal Description:
Lot: 7&8 Block: 2 Subdivision: VILLAGE OF RAVENNA
Abbreviated Description: WEST47 FT LOT7 & E53 FT N132 FT LOT8
City/Muni/Twp: RAVENNA

Mortgage Record

Recording Date:	04/12/2004	Loan Amount:	N/A
Document #:	5096637 BK-PG 3596-345	Loan Type:	Unknown
TD Due Date:	04/01/2034	Type Finance:	

Legal Description:
Lot: 7&8 Block: 2 Subdivision: VILLAGE OF RAVENNA
Abbreviated Description: WEST47 FT LOT7 & E53 FT N132 FT LOT8
City/Muni/Twp: RAVENNA

Prior Transfer

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

Legal Description:
Lot: 7-8 Block: 2 District: 43
Abbreviated Description: R-497-A 8/83 RAVENNA TOWNSHI W 47 FT OF LOT 7 & E 53 FT OF N 132 FT OF LOT 8 BLK 2 VILLAGE OF RAVENNA
City/Muni/Twp: RAVENNA VILLAGE

Area Sales Analysis

Total Area Sales	$3,893,100	Median # of Bedrooms	3
Median Lot Size	14,854 SF	Median # of Baths	1
Median Living Area	1,294 SF	Median Year Built	1940
Price Range - 2 Yrs	$100,000 to $645,000	Age Range	3 years to 160 years
Median Value	$263,500	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**3266 S SLOCUM RD** **RAVENNA, MI 49451-9459**	09/04/2026	$355,000	$160	2205	3/3/1	1923	32,496 SF	
		APN: 61-43-002-400-0014-00 Document #: 5893351 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4SE4 S02T09NR14W Abbreviated Description: Sec/Twnship/Range:SW4SE4 S02T09NR14W City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA								
2	.57Mi.	**3754 CONKLIN ST** **RAVENNA, MI 49451-9236**	09/02/2026	$529,000	$319	1654	1/4/2	2023	10,672 SF	

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APN: 61-43-650-001-0007-01 Document #: 5893111
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: A Subdivision: O F AND W P CONKLINS SUBDIVISION MapRef: LB 2 PG 71 Abbreviated Description: Lot:7 Block:A Subdivision:O F AND W P CONKLINS SUBDIVISION Map Ref:LB 2 PG 71City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

3	.5Mi.	**3720 CENTER ST** **RAVENNA, MI 49451-9409**	08/28/2026	$325,000	$267	1216	3/3/2	1968	16,074 SF	Yes

APN: 61-43-650-002-0014-00 Document #: 5892748
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14&15 Block: B Subdivision: CONKLINS SUBDIVISION MapRef: LB 2 PG 71 Abbreviated Description: Lot:14&15 Block:B Subdivision:CONKLINS SUBDIVISION Map Ref:LB 2 PG 71City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

4	.51Mi.	**3734 CENTER ST** **RAVENNA, MI 49451-9409**	08/25/2026	$290,000	$278	1040	3/3/1	1963	8,015 SF	

APN: 61-43-650-002-0010-00 Document #: 5892509
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: B Subdivision: CONKLINS SUBDIVISION MapRef: LB 2 PG 71 Abbreviated Description: Lot:10 Block:B Subdivision:CONKLINS SUBDIVISION Map Ref:LB 2 PG 71City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

5	.49Mi.	**12269 CROCKERY CREEK DR** **RAVENNA, MI 49451-8831**	08/18/2026	$135,000			1//1		138,521 SF	

APN: 61-43-725-012-0004-00 Document #: 5891803
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16&17 Block: 12 Abbreviated Description: Lot:16&17 Block:12 City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

6	.29Mi.	**12402 CROCKERY CREEK DR** **RAVENNA, MI 49451-9412**	08/13/2026	$180,000	$124	1450	3/3/1	1905	13,416 SF	

APN: 61-43-725-011-0011-00 Document #: 5891527
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 11 Subdivision: THE VILLAGE OF RAVENNA MapRef: LB 1 PG 18 Abbreviated Description: Lot:11&12 Block:11 Subdivision:THE VILLAGE OF RAVENNA Map Ref:LB 1 PG 18City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

7	.41Mi.	**3727 S RAVENNA RD** **RAVENNA, MI 49451-9414**	07/10/2026	$250,000	$186	1344	3/3/1	1866	32,234 SF	

APN: 61-43-725-008-0006-00 Document #: 5888576
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 8 Subdivision: VILLAGE OF RAVENNA TOWNSHIP OF RAVENNA MapRef: LB 1 PG 18 Abbreviated Description: Lot:6 Block:8 Subdivision:VILLAGE OF RAVENNA TOWNSHIP OF RAVENNA Map Ref:LB 1 PG 18City/Muni/Twp:RAVENNA RAVENNA City/Muni/Twp: RAVENNA RAVENNA

8	.37Mi.	**12349 CROCKERY CREEK DR** **RAVENNA, MI 49451-9412**	06/25/2026	$177,100	$174	1014	3/3/1	1940	5,271 SF	

APN: 61-43-725-016-0003-10 Document #: 5887223
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: 16 MapRef: LB 1 PG 18 Abbreviated Description: Block:16 Map Ref:LB 1 PG 18City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

9	.42Mi.	**3743 S RAVENNA RD** **RAVENNA, MI 49451-9414**	06/24/2026	$110,000	$109	1002	3/3/1	1915	43,996 SF	

APN: 61-43-725-008-0005-00 Document #: 5887115
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 8 MapRef: LB 1 PG 18 Abbreviated Description: Lot:5 Block:8 Map Ref:LB 1 PG 18City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

10	.3Mi.	**3437 JOHN ST** **RAVENNA, MI 49451-9502**	06/04/2026	$265,000	$201	1316	3/3/1	1964	20,778 SF	

APN: 61-43-650-006-0016-00 Document #: 5885513
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16-19 Block: F Subdivision: CONKLINS SUBDIVISION MapRef: MF 2 PG 71 Abbreviated Description: Lot:16-19 Block:F Subdivision:CONKLINS SUBDIVISION Map Ref:MF 2 PG 71City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

11	.23Mi.	**12279 STAFFORD ST** **RAVENNA, MI 49451-9410**	04/10/2026	$270,000	$187	1437	3/3/1	1926	13,634 SF	

APN: 61-43-150-003-0014-00 Document #: 5880749
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13-15 Block: 3 Subdivision: ALBERTS AND ENOS SUBDIVISION Abbreviated Description: Lot:13-15 Subdivision:ALBERTS AND ENOS SUBDIVISION Abbreviated Description:EAST10FT LOT13 City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

12	.54Mi.	**12221 CROCKERY CREEK DR** **RAVENNA, MI 49451-8831**	03/25/2026	$645,000	$325	1980	1//3	1998	121,533 SF	

APN: 61-43-725-012-0004-10 Document #: 5878697
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 115-16 Block: 12 MapRef: LB 1 PG 18 Abbreviated Description: Lot:115-16 Block:12 Map Ref:LB 1 PG 18City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

13	.38Mi.	**3422 CONKLIN ST** **RAVENNA, MI 49451-9505**	01/07/2026	$100,000	$78	1272	3/3/1	1945	8,581 SF	

APN: 61-43-650-005-0020-00 Document #: 5871106
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Block: E Subdivision: WP GONKLINS SUBDIVISION Abbreviated Description: Lot:20 Block:E Subdivision:WP GONKLINS SUBDIVISION City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

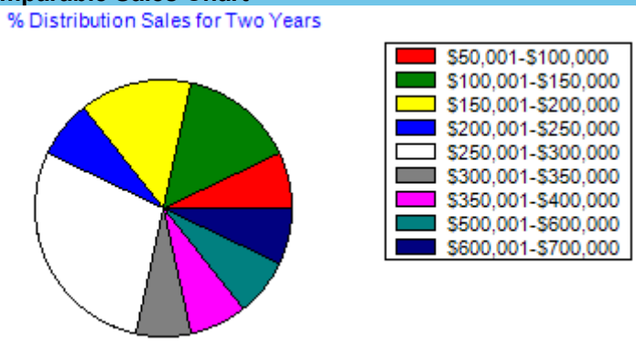
14	.31Mi.	**12173 HEIGHTS RAVENNA RD** **RAVENNA, MI 49451-9503**	12/16/2025	$262,000	$279	938	3/3/1	1905	12,937 SF	

APN: 61-43-650-006-0022-00 Document #: 5869719
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: F Subdivision: O F AND WP CONKLINS SUBDIVISION OF LOTS 2 3 6 7 OF MapRef: LB 2 PG 71 Abbreviated Description: Lot:21&22 Block:F Subdivision:O F AND WP CONKLINS SUBDIVISION OF LOTS 2 3 6 7 OF Map Ref:LB 2 PG 71City/Muni/Twp:RAVENNA City/Muni/Twp: RAVENNA

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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.	**12409 HEIGHTS RAVENNA RD**		$223,000	$111,500	1,700	3/3/1	1945	13,199 SF	Yes
.03Mi.	**3415 MAIN ST**		$224,800	$112,400	1,328	3/3/1	1915	24,306 SF	
.03Mi.	**12397 HEIGHTS RAVENNA RD**	**01/15/2014**	$201,600	$100,800	1,308	3/3/1	1930	37,854 SF	
.03Mi.	**3431 MAIN ST**		$200,600	$100,300	1,296	3/3/1	1915	1 SF	
.05Mi.	**12418 HEIGHTS RAVENNA RD**		$199,200	$99,600	1,520	3/3/1	1905	1 SF	
.06Mi.	**3465 MAIN ST**	**09/24/2021**	$259,200	$129,600	1,780	3/3/2	1885	34,325 SF	
.07Mi.	**3414 MAIN ST**		$347,200	$173,600	1,336	3/3/4	1947	9,409 SF	
.08Mi.	**3434 MAIN ST**	**08/10/2007**	$205,600	$102,800	2,304	5/3/2	1885	25,221 SF	
.1Mi.	**3462 MAIN ST**	**08/10/2006**	$424,000	$212,000	2,893	1//1	1959	22,869 SF	
.1Mi.	**12388 STAFFORD ST**	**06/16/2014**	$155,600	$77,800	1,337	2/2/1	1885	38,507 SF	
.11Mi.	**3474 MAIN ST**	**04/26/2024**	$288,200	$144,100	1,780	3/3/2	1959	12,545 SF	
.13Mi.	**3492 MAIN ST**	**06/28/2010**	$493,400	$246,700	4,873	1//3	1895	42,602 SF	
.13Mi.	**12318 HEIGHTS RAVENNA RD**		$277,200	$138,600	1,265	1/3/1	1925	1 SF	
.16Mi.	**12395 STAFFORD ST**	**12/01/2013**	$197,200	$98,600	2,694	6/6/3	1900	12,458 SF	
.16Mi.	**3296 S SLOCUM RD**		$191,800	$95,900	1,252	4/4/1	1890	11,979 SF	
.17Mi.	**3315 MORTIMER ST**	**06/28/2019**	$141,000	$70,500	704	2/2/2	1935	16,640 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	87%

Demographics & Income

Median Age:	38.8 years old	Households:	2,266
Median Household Income:	$72,314	Households w/Family:	73%
Household Income Per Capita:	$31,836	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Ravenna Public Schools	Students:	1,007
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.97Mi.	**Ravenna Middle School** Number of Students: 291 Student-Teacher Ratio: 16.3	C-	Public	5 - 8
0.13Mi.	**Beechnau Elementary School** Number of Students: 393 Student-Teacher Ratio: 16.7	C-	Public	PK - 4
0.87Mi.	**Ravenna High School** Number of Students: 317 Student-Teacher Ratio: 20.45	B	Public	9 - 12

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Flood Report

The Subject Property of **12409 HEIGHTS RAVENNA RD, RAVENNA, MI 49451-8809** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	17%	SIGNIFICANTLY LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	29%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	144%	NOTABLY HIGHER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	158%	NOTABLY HIGHER
MURDER	105%	SIMILAR
OVERALL	99%	SIMILAR

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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