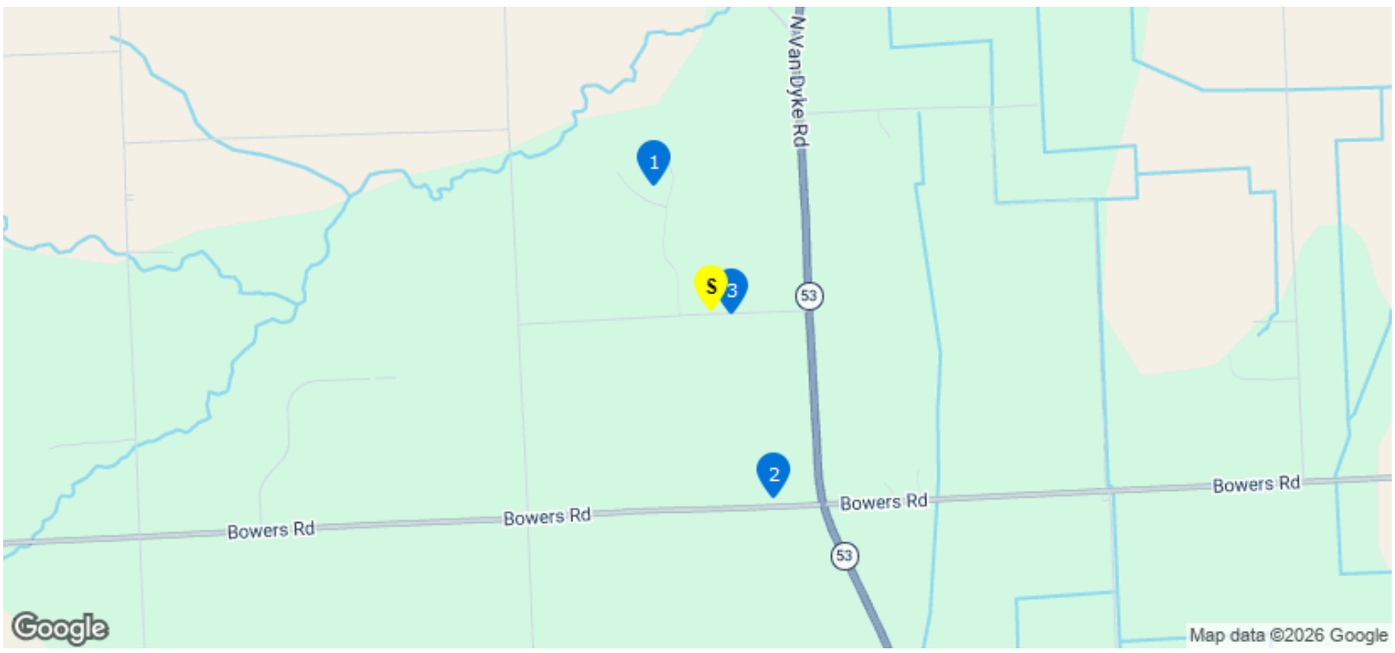
ICE SiteX Report

OrderID: 98809009

SiteX Property Information Report



Subject Property Location

1300 CEDAR DR, IMLAY CITY, MI 48444-8961

County:	**LAPEER MI**	Census Tract:	3300.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	009-032-022-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$465,000**	FSD:	37	Common Confidence Score:	22
Value Range:	$292,950 - $637,050	ICE Confidence Score:	63		

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:	$4,406
Total Assessed Value:	$190,600	Total Assessor Market Value:	$381,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 009 Sec/Twnship/Range: SEC 32 TWN 08N RNG 12E

Abbreviated Description:	09 37 302 000 00 SEC 32 T8N R12E PARCEL B BEG S 88 DEG 36' 11 E 2188.32 FT FROM THE W 1/4 COR, TH N 01 DEG 23' 49 E 510.0 FT,
City/Muni/Twp:	GOODLAND TWP

Property Characteristics

Lot Size:	5.270 AC	Bedrooms:	3	Pool:	
Building Area:	1960 SF	Baths:	3	Fireplace:	
Year Built:	1996	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/24/2025	Sales Price:	$474,997
Document #:	BK-PG 3353-793	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/15/2023	Sales Price:	N/A
Document #:	BK-PG 3347-93	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/09/2023	Loan Amount:	N/A
Document #:	BK-PG 3353-793	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/08/2023		
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: NW4 S32T08NR12E
City/Muni/Twp: GOODLAND

ICE SiteX Report

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Prior Transfer

Recording Date:	06/09/2023	Sales Price:	$465,000
Document #:	BK-PG 3353-789	Type of Sale:	Arms-Length Transfer
Contract Date:	06/08/2023		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: NW4 S32T08NR12E
City/Muni/Twp: GOODLAND

Prior Transfer

Recording Date:	05/15/2023	Sales Price:	N/A
Document #:	BK-PG 3337-766	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/12/2023	Sales Price:	N/A
Document #:	BK-PG 2263-419	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/25/2023	Loan Amount:	N/A
Document #:	BK-PG 3347-93	Loan Type:	Conventional
Contract Date:	04/20/2023		
TD Due Date:	05/01/2053	Type Finance:	ADJ

Legal Description:
Map Ref: 0 Sec/Twnship/Range: NW4 S32T08NR12E
City/Muni/Twp: GOODLAND

Prior Transfer

Recording Date:	03/03/2023	Sales Price:	N/A
Document #:	BK-PG 2263-441	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/15/2023	Loan Amount:	N/A
Document #:	BK-PG 3337-766	Loan Type:	Credit Line (Revolving)
Contract Date:	02/08/2023		
TD Due Date:		Type Finance:	VAR

Legal Description:
Map Ref: 0 Sec/Twnship/Range: NW4 S32T08NR12E
City/Muni/Twp: GOODLAND TOWNSHIP

Prior Transfer

Recording Date:	01/29/2021	Sales Price:	$211,200
Document #:	BK-PG 2263-419	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	06/01/2007	Loan Amount:	N/A
Document #:	BK-PG 2263-441	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	04/24/2007		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	06/01/2007	Loan Amount:	N/A
Document #:	BK-PG 2263-419	Loan Type:	Unknown Loan Type
Contract Date:	04/24/2007		
TD Due Date:	05/01/2037	Type Finance:	ADJ

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	03/21/2003	Sales Price:	$230,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 009 Sec/Twnship/Range: SEC 32 TWN 08N RNG 12E
Abbreviated Description: 09 37 302 000 00 SEC 32 T8N R12E PARCEL B BEG S 88 DEG 36' 11 E 2188.32 FT FROM THE W 1/4 COR, TH N 01 DEG 23' 49 E 510.0 FT,
City/Muni/Twp: GOODLAND TWP

Area Sales Analysis

Total Area Sales	$980,900	Median # of Bedrooms	3
Median Lot Size	5 SF	Median # of Baths	2
Median Living Area	1,230 SF	Median Year Built	1978
Price Range - 2 Yrs	$215,900 to $400,000	Age Range	31 years to 50 years
Median Value	$365,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	1.79Mi.	**770 N FAIRGROUNDS RD** **IMLAY CITY, MI 48444-9765**	10/07/2026	$459,000			//		77,537 SF
	APN: 011-008-009-30 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: NE4S08T7NR12E Abbreviated Description: Sec/Twnship/Range:NE4S08T7NR12E City/Muni/Twp:IMLAY TOWNSHIP City/Muni/Twp: IMLAY TOWNSHIP								
2	2.89Mi.	**8150 NORMAN RD** **IMLAY CITY, MI 48444-9425**	10/14/2026	$245,000	$168	1462	/3/1	1900	217,800 SF
	APN: 009-035-005-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NW4S35T8NR12E Abbreviated Description: Sec/Twnship/Range:E2NW4S35T8NR12E City/Muni/Twp:GOODLAND TOWNSHIP City/Muni/Twp: GOODLAND TOWNSHIP								
3	3.29Mi.	**215 WHITE ST** **IMLAY CITY, MI 48444-1117**	10/15/2026	$255,000	$168	1516	/2/1	1950	17,511 SF
	APN: I19-66-400-000-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8-10 Block: 29 Subdivision: PALMERS ORIGINAL PLAT O THE VILLAGE NOW CITY OF Abbreviated Description: Lot:8-10 Block:29 Subdivision:PALMERS ORIGINAL PLAT O THE VILLAGE NOW CITY OF City/Muni/Twp:CITY OF IMLAY CITY City/Muni/Twp: CITY OF IMLAY CITY								
4	3.62Mi.	**120 WESTON ST** **IMLAY CITY, MI 48444-1230**	10/26/2026	$106,000	$146	727	/2/1	1969	SF
	APN: I20-21-800-000-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: IMLAY MANOR Legal Unit: 3 Abbreviated Description: Subdivision:IMLAY MANOR Legal Unit:3 City/Muni/Twp:CITY OF IMLAY CITY City/Muni/Twp: CITY OF IMLAY CITY								
5	4.14Mi.	**590 E BORLAND RD** **IMLAY CITY, MI 48444-9755**	10/23/2026	$265,000	$212	1248	/3/1	1970	37,941 SF
	APN: I19-85-223-040-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4S20T7NR12E Abbreviated Description: Sec/Twnship/Range:SE4S20T7NR12E City/Muni/Twp:CITY OF IMLAY CITY City/Muni/Twp: CITY OF IMLAY CITY								
6	4.17Mi.	**430 CORNEIL RD** **IMLAY CITY, MI 48444-9757**	10/20/2026	$200,000	$217	920	/2/1	1920	44,867 SF
	APN: 011-021-015-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOWNSHIP OF IMLAY CITY City/Muni/Twp: TOWNSHIP OF IMLAY CITY								
7	4.51Mi.	**400 ELK LAKE RD** **ATTICA, MI 48412-9807**	10/13/2026	$10,000			//		115,826 SF
	APN: 003-010-005-31 Document #: Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: NW4S10T7NR11E Abbreviated Description: Sec/Twnship/Range:NW4S10T7NR11E City/Muni/Twp:TOWNSHIP OF ATTICA City/Muni/Twp: TOWNSHIP OF ATTICA								
8	4.75Mi.	**BOWERS RD** **ATTICA, MI 48412-**	10/23/2026	$8,000			//		21,780 SF
	APN: 003-004-007-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: S4T7NR11E Abbreviated Description: Sec/Twnship/Range:S4T7NR11E City/Muni/Twp:TOWNSHIP OF ATTICA City/Muni/Twp: TOWNSHIP OF ATTICA								
9	4.77Mi.	**831 N LAKE PLEASANT RD** **ATTICA, MI 48412-9792**	10/26/2026	$251,000	$314	800	/3/1	1950	174,240 SF
	APN: 003-004-016-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: S04T7NR11E Abbreviated Description: Sec/Twnship/Range:S04T7NR11E City/Muni/Twp:TOWNSHIP OF ATTICA City/Muni/Twp: TOWNSHIP OF ATTICA								
10	4.78Mi.	**120 CURELLA DR** **ATTICA, MI 48412-9778**	10/30/2026	$140,000			//		7,318 SF
	APN: 003-350-022-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 22 Subdivision: ELKMAR HILLS MapRef: LB 1 PG 94 Abbreviated Description: Lot:22 Subdivision:ELKMAR HILLS Map Ref:LB 1 PG 94City/Muni/Twp:TOWNSHIP OF ATTICA City/Muni/Twp: TOWNSHIP OF ATTICA								
11	4.78Mi.	**1670 WINSLOW RD** **ATTICA, MI 48412-9707**	10/23/2026	$335,000	$349	960	/3/1	1974	1,938,856 SF
	APN: 003-023-005-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SEST4NE4S23T7NR11E Abbreviated Description: Sec/Twnship/Range:SEST4NE4S23T7NR11E City/Muni/Twp:TOWNSHIP OF ATTICA City/Muni/Twp: TOWNSHIP OF ATTICA								
12	4.82Mi.	**8955 PETZ RD** **IMLAY CITY, MI 48444-9517**	10/28/2026	$20,000			//		87,120 SF
	APN: 011-012-001-02 Document #: Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural - Vacant Land Legal: Sec/Twnship/Range: E2NE4S12T7NR12E Abbreviated Description: Sec/Twnship/Range:E2NE4S12T7NR12E City/Muni/Twp:TOWNSHIP OF IMLAY City/Muni/Twp: TOWNSHIP OF IMLAY								
13	5.48Mi.	**4378 VERNOR RD** **ATTICA, MI 48412-9240**	10/29/2026	$279,900	$139	2008	/3/1	1976	68,389 SF
	APN: 002-200-004-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: WILD-WOOD ESTATES MapRef: LB 7 PG 12 Abbreviated Description: Lot:4 Subdivision:WILD-WOOD ESTATES Map Ref:LB 7 PG 12City/Muni/Twp:TOWNSHIP OF ARCADIA City/Muni/Twp: TOWNSHIP OF ARCADIA								
14	6.14Mi.	**4612 CURTIS RD** **ATTICA, MI 48412-9334**	10/21/2026	$350,000	$246	1420	/3/2	2006	87,991 SF
	APN: 002-180-040-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential)								

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Legal: Subdivision: LAPEER COUNTY CONDOMINIUM SUBDIVISION PLAN NO 54 Legal Unit: 4 Abbreviated Description: Subdivision:LAPEER COUNTY CONDOMINIUM SUBDIVISION PLAN NO 54 Legal Unit:4 Abbreviated Description:CONDO/PUD:SMOKE ESTATES SITE CONDOMINIUM City/Muni/Twp:TOWNSHIP OF ARCADIA City/Muni/Twp: TOWNSHIP OF ARCADIA

15	6.35Mi.	**2830 S VAN DYKE RD** **IMLAY CITY, MI 48444-9730**	10/09/2026	$405,000	$217	1867	/3/1	1977	196,456 SF

APN: 011-033-017-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF IMLAY CITY City/Muni/Twp: CITY OF IMLAY CITY

16	6.97Mi.	**7285 WOOD POINTE DR** **ALMONT, MI 48003-8046**	10/26/2026	$520,000	$238	2181	/3/2	2022	118,701 SF

APN: 001-004-008-82 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4S04T6NR12E Abbreviated Description: Sec/Twnship/Range:NE4S04T6NR12E City/Muni/Twp:ALMONT TOWNSHIP City/Muni/Twp: ALMONT TOWNSHIP

17	7.02Mi.	**8336 RIDER RD** **IMLAY CITY, MI 48444-9684**	10/06/2026	$350,000	$223	1572	//	2002	3,267,000 SF

APN: 011-035-025-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Agricultural / Rural (General)
Legal: Sec/Twnship/Range: S35T7NR12E Abbreviated Description: Sec/Twnship/Range:S35T7NR12E City/Muni/Twp:TOWNSHIP OF IMLAY City/Muni/Twp: TOWNSHIP OF IMLAY

18	7.68Mi.	**3075 PEPPERMILL RD** **ATTICA, MI 48412-9739**	10/16/2026	$415,000	$263	1580	//2	2002	165,964 SF

APN: 003-007-015-50 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SWSAL4S07T07NR11E Abbreviated Description: Sec/Twnship/Range:SWSAL4S07T07NR11E City/Muni/Twp:TOWNSHIP OF ATTICA City/Muni/Twp: TOWNSHIP OF ATTICA

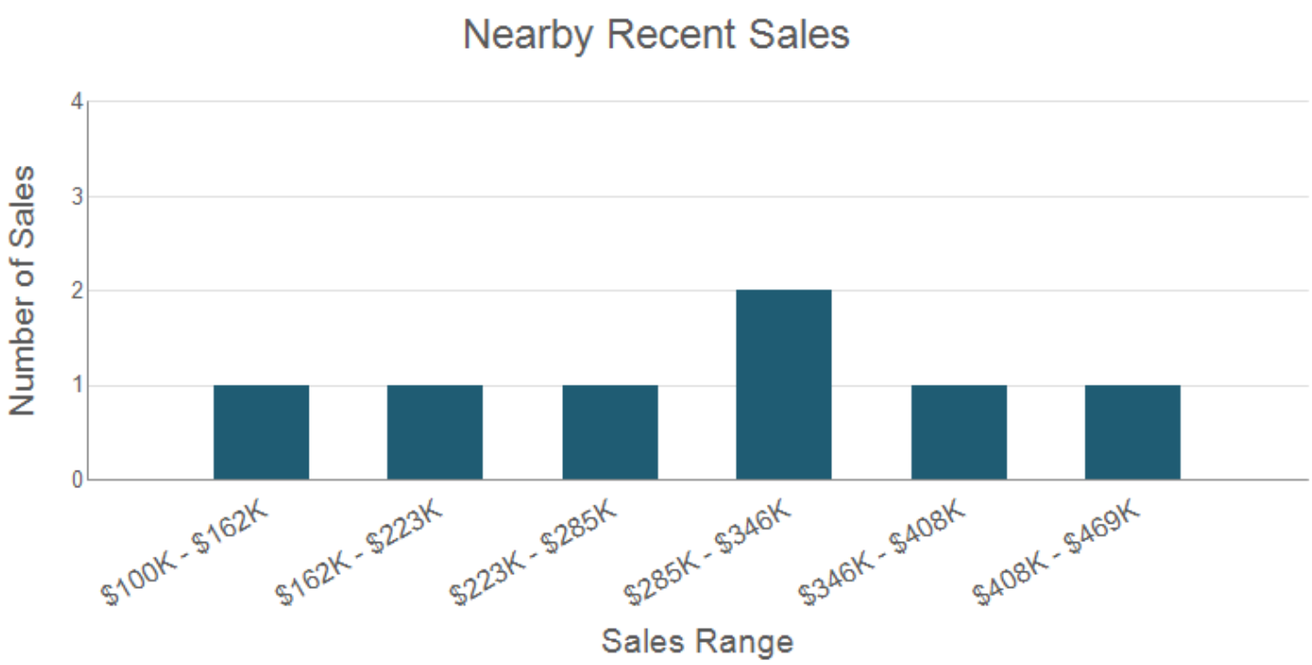
19	7.74Mi.	**5411 HESS RD** **DRYDEN, MI 48428-9745**	10/19/2026	$300,000	$214	1400	/3/2	1989	108,900 SF

APN: 007-002-045-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4S02T06NR11E Abbreviated Description: Sec/Twnship/Range:SE4S02T06NR11E City/Muni/Twp:TOWNSHIP OF DRYDEN City/Muni/Twp: TOWNSHIP OF DRYDEN

20	8.13Mi.	**2693 IMLAY CITY RD** **LAPEER, MI 48446-3221**	10/26/2026	$111,900	$95	1176	/4/1	1970	24,132 SF

APN: 012-120-032-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: ASSESSORS PLAT OF SLATERVILLE MapRef: LB 5 PG 29-30 Abbreviated Description: Lot:32 Subdivision:ASSESSORS PLAT OF SLATERVILLE Map Ref:LB 5 PG 29-30City/Muni/Twp:TOWNSHIP OF LAPEER City/Muni/Twp: TOWNSHIP OF LAPEER

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.

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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.	**1300 CEDAR DR**	**06/08/2023**	$381,200	$190,600	1,960	/3/3	1996	5 SF	
.05Mi.	**6765 WAGNER RD**	**12/31/2024**	$158,600	$79,300	1,080	/4/1	1976	1 SF	
.08Mi.	**6675 WAGNER RD**	**05/31/2023**	$310,400	$155,200	2,505	/3/2	1900	5 SF	
.09Mi.	**1352 CEDAR DR**	**01/21/1998**	$398,600	$199,300	1,984	/3/3	1997	5 SF	
.11Mi.	**6841 WAGNER RD**	**01/08/2001**	$543,400	$271,700	2,344	/3/2	2003	12 SF	
.15Mi.	**6740 WAGNER RD**	**09/24/2015**	$355,800	$177,900	1,229	/3/2	1997	10 SF	
.16Mi.	**6631 WAGNER RD**	**05/09/1996**	$284,400	$142,200	1,352	/3/2	1996	5 SF	
.17Mi.	**1376 CEDAR DR**	**05/30/2018**	$405,000	$202,500	3,486	/4/1	2022	6 SF	
.2Mi.	**1363 CEDAR DR**	**08/11/2006**	$353,600	$176,800	1,604	/3/2	1986	5 SF	
.23Mi.	**6845 WAGNER RD**	**11/01/1993**	$557,400	$278,700	1,784	/3/3	1996	5 SF	
.23Mi.	**1299 N VAN DYKE RD**		$511,400	$255,700	1,718	/3/2	1990	5 SF	
.25Mi.	**1333 N VAN DYKE RD**		$312,600	$156,300	1,534	/3/1	1973	5 SF	
.26Mi.	**1420 CEDAR DR**	**04/21/1994**	$482,400	$241,200	2,027	/3/2	1979	6 SF	
.26Mi.	**1401 CEDAR DR**	**08/31/2021**	$807,800	$403,900	3,336	/4/3	1991	9 SF	
.28Mi.	**1353 N VAN DYKE RD**	**06/10/1997**	$312,800	$156,400	2,008	/4/2	1922	31 SF	
.29Mi.	**1155 N VAN DYKE RD**	**06/12/1998**	$387,200	$193,600	1,328	//1	1900	20 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	41.4 years old	Households:	3,557
Median Household Income:	$73,480	Households w/Family:	71%
Household Income Per Capita:	$30,816	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Imlay City Community Schools	Students:	1,782
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.95Mi.	**Imlay City High School** Number of Students: 554 Student-Teacher Ratio: 25.17 Advanced Placement: Yes	C+	Public	9 - 12
3.66Mi.	**Imlay City Middle School** Number of Students: 395 Student-Teacher Ratio: 18.96	B	Public	6 - 8
3.72Mi.	**Weston Elementary School** Number of Students: 389 Student-Teacher Ratio: 14.62	NA	Public	PK - 2
4.10Mi.	**Borland Elementary School** Number of Students: 396 Student-Teacher Ratio: 20.3	C+	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	88%	LOWER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	112%	HIGHER
MURDER	127%	HIGHER
OVERALL	124%	HIGHER

Disaster Alerts

No alerts noted

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

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