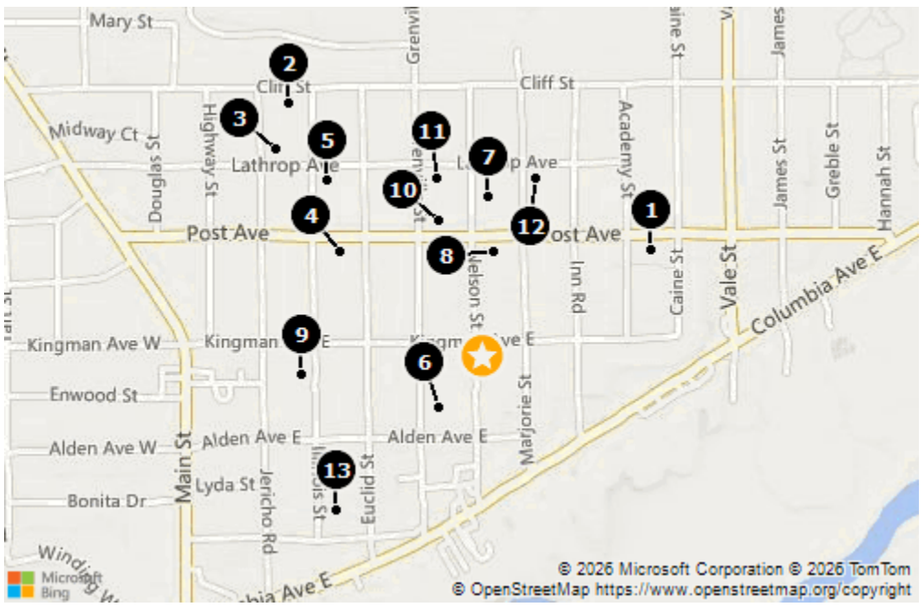
ICE SiteX Report

OrderID: 98655520

SiteX Property Information Report



Subject Property Location

140 KINGMAN AVE E, BATTLE CREEK, MI 49014-5144

County:	**CALHOUN MI**	Census Tract:	260250007.002016
Property Use:	Single Family Residential	Zoning:	R1B
Parcel Number:	6810-25-001-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$100,000**	FSD:	19	Common Confidence Score:	38
Value Range:	$81,000 - $119,000	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	13020
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$29,900	Total Assessor Market Value:	$59,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 25 District: 52 Map Ref: 707SE
Abbreviated Description: POSTS ADD BLK 25 LOT 1
City/Muni/Twp: BATTLE CREEK CITY

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:	2	Pool:	
Building Area:	864 SF	Baths:	1	Fireplace:	1
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	Bungalow	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/04/2023	Sales Price:	$77,500
Document #:	BK-PG 4716-784	Type of Sale:	Full Amount on Deed
Contract Date:	12/21/2022		
Document Type:			

Legal Description:
Lot: 1 Block: 25 Subdivision: POSTS ADDITION Map Ref: LB 3 PG 30
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date:	12/21/2022	Sales Price:	$77,500
Document #:	BK-PG 4716 -784	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 25 District: 52 Map Ref: 707SE
Abbreviated Description: POSTS ADD BLK 25 LOT 1
City/Muni/Twp: BATTLE CREEK CITY

Area Sales Analysis

Total Area Sales	$1,258,170	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	1,183 SF	Median Year Built	1920
Price Range - 2 Yrs	$30,000 to $165,000	Age Range	86 years to 116 years
Median Value	$100,000	Median Age	106 years

ICE SiteX Report

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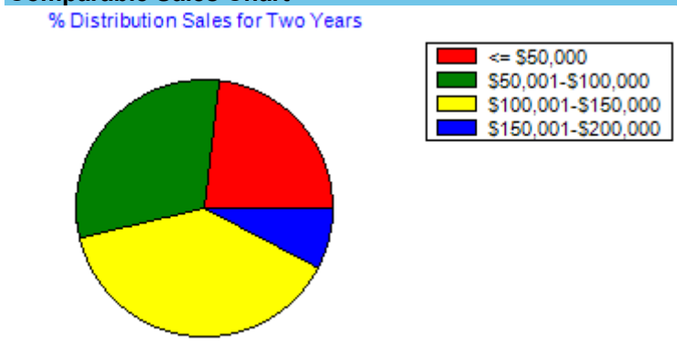
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**256 POST AVE** **BATTLE CREEK, MI 49014-6348**	08/03/2026	$30,000	$27	1102	/2/1	1919	5,793 SF	
		APN: 1500-00-027-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: CRANES MapRef: LB 4 PG 12 Abbreviated Description: Lot:17 Subdivision:CRANES Map Ref:LB 4 PG 12City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
2	.38Mi.	**150 CLIFF ST** **BATTLE CREEK, MI 49014-5004**	07/09/2026	$94,870	$76	1248	/3/1	1910	5,401 SF	
		APN: 6820-03-004-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: POSTS SECOND ADDITION TO BATTLE CREEK Abbreviated Description: Lot:4 Block:3 Subdivision:POSTS SECOND ADDITION TO BATTLE CREEK City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
3	.35Mi.	**101 LATHROP AVE** **BATTLE CREEK, MI 49014-5023**	07/01/2026	$85,000	$40	2079	/4/2	1925	6,098 SF	
		APN: 6820-03-017-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 3 Subdivision: POSTS SECOND ADDITION TO BATTLE CREE MapRef: LB 4 PG 6 Abbreviated Description: Lot:18 Block:3 Subdivision:POSTS SECOND ADDITION TO BATTLE CREE Map Ref:LB 4 PG 6City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
4	.21Mi.	**110 POST AVE** **BATTLE CREEK, MI 49014-5061**	06/01/2026	$133,500	$96	1385	/4/2	1913	6,534 SF	
		APN: 6810-16-004-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Block: 16 Subdivision: POSTS ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Lot:4&5 Block:16 Subdivision:POSTS ADDITION Map Ref:LB 3 PG 30Abbreviated Description:LOT: WEST 2 OF LO 5 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
5	.28Mi.	**124 LATHROP AVE** **BATTLE CREEK, MI 49014-5075**	04/15/2026	$101,000	$85	1183	/3/1	1920	6,534 SF	
		APN: 6810-05-019-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18&19 Block: 5 Subdivision: POSTS ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Lot:18&19 Block:5 Subdivision:POSTS ADDITION Map Ref:LB 3 PG 30Abbreviated Description:LOT: WEST 2 OF LOT 18 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
6	.08Mi.	**217 GRENVILLE ST** **BATTLE CREEK, MI 49014-5119**	04/06/2026	$148,500	$137	1080	/3/1	1940	6,447 SF	
		APN: 10-220-062-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98 Subdivision: ASSESSORS PLAT OF CLOVERLAWN SUBDIV MapRef: LB 9A PG 1 Abbreviated Description: Lot:98 Subdivision:ASSESSORS PLAT OF CLOVERLAWN SUBDIV Map Ref:LB 9A PG 1City/Muni/Twp:EMMETT City/Muni/Twp: EMMETT								
7	.19Mi.	**111 NELSON ST** **BATTLE CREEK, MI 49014-5029**	04/02/2026	$119,900	$94	1265	/4/1	1920	6,534 SF	
		APN: 6810-08-022-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22&23 Block: 8 Subdivision: POSTS ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Lot:22&23 Block:8 Subdivision:POSTS ADDITION Map Ref:LB 3 PG 30Abbreviated Description:LOT: NORTH 2 OF LOT 23 City/Muni/Twp:BATTTE CREEK City/Muni/Twp: BATTTE CREEK								
8	.13Mi.	**184 POST AVE** **BATTLE CREEK, MI 49014-5033**	04/01/2026	$100,000	$80	1246	/3/2	1916	9,801 SF	
		APN: 6810-13-004-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 13 Subdivision: POSTS ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Lot:3&4 Block:13 Subdivision:POSTS ADDITION Map Ref:LB 3 PG 30Abbreviated Description:LOT: EAST 2 OF LOT 3 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
9	.22Mi.	**146 ILLINOIS ST** **BATTLE CREEK, MI 49014-5122**	01/21/2026	$65,400	$123	528	/2/1	1940	8,930 SF	
		APN: 10-220-030-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53&54 Subdivision: CLOVERLAWN SUBDIVISION MapRef: LB 9A PG 1 Abbreviated Description: Lot:53&54 Subdivision:CLOVERLAWN SUBDIVISION Map Ref:LB 9A PG 1Abbreviated Description:LOT : NORTH 2 OF LOT 53 City/Muni/Twp:EMMETT City/Muni/Twp: EMMETT								
10	.17Mi.	**155 POST AVE** **BATTLE CREEK, MI 49014-5031**	01/13/2026	$135,000	$90	1488	/3/1	1920	6,926 SF	
		APN: 6810-07-003-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 7 Subdivision: POSTS ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Lot:3&4 Block:7 Subdivision:POSTS ADDITION Map Ref:LB 3 PG 30Abbreviated Description:LOT: WEST 2 OF LOT 4 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
11	.22Mi.	**174 LATHROP AVE** **BATTLE CREEK, MI 49014-5045**	01/06/2026	$35,000	$30	1144	/4/1	1920	13,896 SF	
		APN: 0707-47-600-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18-22 Block: 7 Subdivision: POSTS ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Lot:18-22 Block:7 Subdivision:POSTS ADDITION Map Ref:LB 3 PG 30City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
12	.22Mi.	**222 LATHROP AVE** **BATTLE CREEK, MI 49014-6304**	01/05/2026	$45,000	$45	990	/3/2	1920	4,356 SF	
		APN: 6810-09-019-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 9 Subdivision: POST ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Lot:19 Block:9 Subdivision:POST ADDITION Map Ref:LB 3 PG 30City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
13	.25Mi.	**225 ILLINOIS ST** **BATTLE CREEK, MI 49014-5123**	01/05/2026	$165,000	$140	1176	/3/1	1940	11,892 SF	
		APN: 10-530-079-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 204&205 Subdivision: KINGMAN TERRACE MapRef: LB 6 PG 13 Abbreviated Description: Lot:204&205 Subdivision:KINGMAN TERRACE Map Ref:LB 6 PG 13City/Muni/Twp:EMMETT City/Muni/Twp: EMMETT								

ICE SiteX Report

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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.	**140 KINGMAN AVE E**	**12/21/2022**	$59,800	$29,900	864	/2/1	1910	4,356 SF	
.01Mi.	**144 KINGMAN AVE E**	**07/28/2011**	$54,200	$27,100	1,008	/2/1	1910	4,356 SF	
.01Mi.	**148 KINGMAN AVE E**	**10/31/2022**	$53,000	$26,500	864	/2/1	1910	4,356 SF	
.02Mi.	**150 KINGMAN AVE E**	**05/11/2004**	$55,200	$27,600	1,106	/2/1	1910	4,356 SF	
.02Mi.	**136 KINGMAN AVE E**	**09/29/2023**	$54,000	$27,000	748	/2/1	1910	4,661 SF	
.03Mi.	**152 KINGMAN AVE E**	**09/11/2017**	$49,400	$24,700	834	/2/1	1910	4,356 SF	
.03Mi.	**134 KINGMAN AVE E**		$57,200	$28,600	1,152	/2/2	1910	4,617 SF	
.03Mi.	**201 NELSON ST**	**06/08/2023**	$77,200	$38,600	805	/2/1	1930	5,924 SF	
.03Mi.	**156 KINGMAN AVE E**	**02/29/2016**	$55,600	$27,800	1,104	/3/1	1910	4,356 SF	
.03Mi.	**200 NELSON ST**	**09/05/2014**	$70,000	$35,000	610	/1/1	1939	7,013 SF	
.03Mi.	**130 KINGMAN AVE E**	**10/23/2003**	$62,200	$31,100	1,160	/3/1	1910	4,617 SF	
.04Mi.	**203 NELSON ST**	**02/15/2016**	$107,260	$53,630	1,074	/2/1	1940	5,924 SF	
.04Mi.	**139 KINGMAN AVE E**	**06/11/2022**	$61,800	$30,900	1,080	/3/1	1910	4,356 SF	
.04Mi.	**141 KINGMAN AVE E**	**04/01/2010**	$72,600	$36,300	1,232	/3/1	1910	4,356 SF	
.04Mi.	**128 KINGMAN AVE E**	**08/02/2005**	$62,000	$31,000	1,128	/3/1	1920	4,617 SF	
.04Mi.	**162 KINGMAN AVE E**	**12/11/2025**	$67,800	$33,900	1,296	/3/1	1910	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	42.9 years old	Households:	8,529
Median Household Income:	$65,704	Households w/Family:	62%
Household Income Per Capita:	$34,679	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Battle Creek Public Schools	Students:	3,605
Number of Schools:	12	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.58Mi.	**Springfield Middle School** Number of Students: 472 Student-Teacher Ratio: 14.7	F	Public	6 - 8
1.64Mi.	**Battle Creek Central High School** Number of Students: 978 Student-Teacher Ratio: 16.95 Advanced Placement: Yes	F	Public	9 - 12
0.60Mi.	**Post Franklin Elementary School** Number of Students: 219 Student-Teacher Ratio: 14.6	F	Public	PK - 2

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Flood Report

The Subject Property of **140 KINGMAN AVE E, BATTLE CREEK, MI 49014-5144** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	100%	SIMILAR
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	102%	SIMILAR
OVERALL	97%	SIMILAR

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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