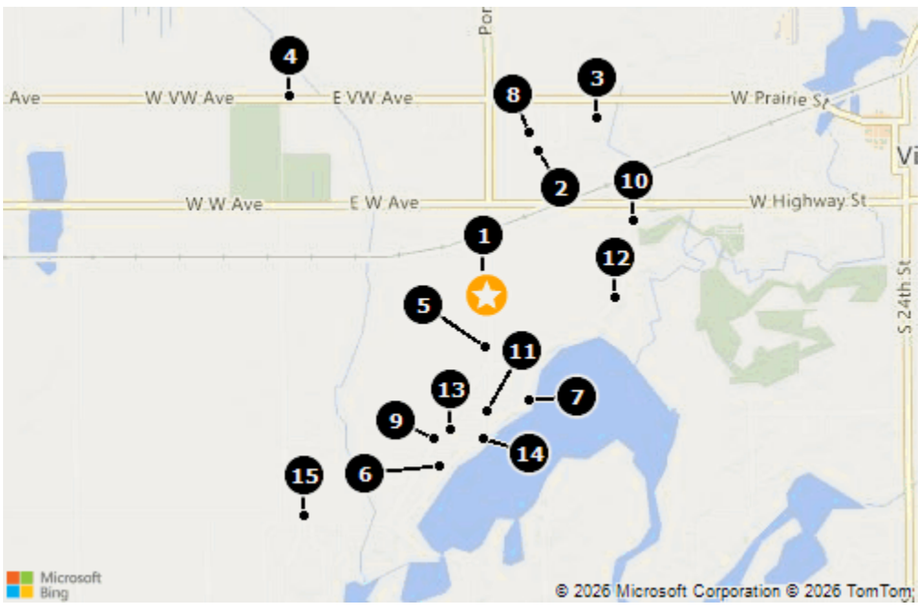
ICE SiteX Report

OrderID: 98738534

SiteX Property Information Report



Subject Property Location

14420 PORTAGE RD, VICKSBURG, MI 49097-9732

County:	**KALAMAZOO MI**	Census Tract:	260770061.022078
Property Use:	Single Family Residential	Zoning:	SCHTWP.ORG
Parcel Number:	14-22-280-060	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	13	Common Confidence Score:	65
Value Range:	$209,670 - $272,330	ICE Confidence Score:	87		

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:	$2,608
Total Assessed Value:	$109,600	Total Assessor Market Value:	$219,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 14 Sec/Twnship/Range: SEC 22 TWN 04 RNG 11
Abbreviated Description: P 22-1-1C2A2 & 1-1C2B2 & 1-1C3B SEC 22-4-11 S 143 FT OF E 185 FT OF N 12 R OF S 32 R SE1/4 NE1/4 *
City/Muni/Twp: SCHOOLCRAFT TWP

Property Characteristics

Lot Size:	26,572 SF	Bedrooms:	3	Pool:	
Building Area:	1568 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	3	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/09/2025	Loan Amount:	N/A
Document #:	2025-007954 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/13/2035	Type Finance:	

Legal Description:
City/Muni/Twp: SCHOOLCRAFT

Prior Transfer

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

Legal Description:
District: 14 Sec/Twnship/Range: SEC 22 TWN 04 RNG 11
Abbreviated Description: P 22-1-1C2A2 & 1-1C2B2 & 1-1C3B SEC 22-4-11 S 143 FT OF E 185 FT OF N 12 R OF S 32 R SE1/4 NE1/4 *
City/Muni/Twp: SCHOOLCRAFT TWP

Area Sales Analysis

Total Area Sales	$4,697,300	Median # of Bedrooms	3
Median Lot Size	29,621 SF	Median # of Baths	2
Median Living Area	1,603 SF	Median Year Built	1989
Price Range - 2 Yrs	$40,000 to $492,500	Age Range	8 years to 90 years
Median Value	$345,000	Median Age	37 years

ICE SiteX Report

OrderID: 98738534

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**14500 PORTAGE RD** **VICKSBURG, MI 49097-9732**	10/01/2026	$40,000	$24	1620	/3/2	1986	86,685 SF	
		APN: 14-22-280-090 Document #: 2026-029310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NE4 S22T04SR11W Abbreviated Description: Sec/Twnship/Range:SE4NE4 S22T04SR11W City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
2	.73Mi.	**13741 GREEN PRAIRIE ST** **VICKSBURG, MI 49097-9491**	09/04/2026	$430,000	$256	1678	/3/2	2001	18,731 SF	
		APN: 14-14-320-100 Document #: 2026-026858 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: GREEN MEADOWS MapRef: LB 39 PG 9 Abbreviated Description: Lot:10 Subdivision:GREEN MEADOWS Map Ref:LB 39 PG 9City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
3	.98Mi.	**2474 E VW AVE** **VICKSBURG, MI 49097-7736**	09/03/2026	$435,000	$267	1624	//2	1989	643,384 SF	
		APN: 14-14-405-011 Document #: 2026-026704 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
4	1.34Mi.	**63 E VW AVE** **VICKSBURG, MI 49097-7718**	08/06/2026	$265,000	$172	1537	/3/1	1965	31,363 SF	
		APN: 14-15-155-050 Document #: 2026-023611 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
5	.25Mi.	**14680 PORTAGE RD** **VICKSBURG, MI 49097-7703**	07/20/2026	$345,000	$312	1104	/3/2	2017	31,799 SF	
		APN: 14-22-450-024 Document #: 2026-021616 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S22T04SR11W Abbreviated Description: Sec/Twnship/Range:S22T04SR11W City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
6	.85Mi.	**1200 E X AVE** **VICKSBURG, MI 49097-9731**	07/08/2026	$249,900	$242	1031	/3/2	1950	17,860 SF	
		APN: 14-27-240-100 Document #: 2026-020429 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65&66 Subdivision: LAKEVIEW PLAT NO 1 MapRef: LB 17 PG 50 Abbreviated Description: Lot:65&66 Subdivision:LAKEVIEW PLAT NO 1 Map Ref:LB 17 PG 50City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
7	.55Mi.	**14895 N BARTON LAKE DR** **VICKSBURG, MI 49097-9792**	07/06/2026	$339,000	$465	728	/2/1	1936	10,454 SF	
		APN: 14-23-360-600 Document #: 2026-020089 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: FRANK J BUZEKS PROPERTY AT BAR MapRef: LB 15 PG 08 Sec/Twnship/Range: S23T04R11W Abbreviated Description: Lot:11 Subdivision:FRANK J BUZEKS PROPERTY AT BAR Map Ref:LB 15 PG 08Sec/Twnship/Range:S23T04R11W City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
8	.81Mi.	**13648 GREEN PRAIRIE ST** **VICKSBURG, MI 49097-7722**	07/01/2026	$349,000	$213	1631	/3/2	2001	17,860 SF	
		APN: 14-14-320-140 Document #: 2026-019936 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: GREENVIEW MEADOWS MapRef: LB 39 PG 9 Abbreviated Description: Lot:14 Subdivision:GREENVIEW MEADOWS Map Ref:LB 39 PG 9City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
9	.74Mi.	**15148 PORTAGE RD** **VICKSBURG, MI 49097-9783**	06/09/2026	$337,000	$160	2102	/3/2	2018	29,621 SF	
		APN: 14-27-205-056 Document #: 2026-017589 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S27T4SR11W Abbreviated Description: Sec/Twnship/Range:NE4 S27T4SR11W City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
10	.79Mi.	**14075 C B MACDONALD WAY** **VICKSBURG, MI 49097-8397**	06/02/2026	$492,500	$274	1794	//3		25,265 SF	
		APN: 14-23-210-053 Document #: 2026-016997 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: ANGELS CROSSING Legal Unit: 53 MapRef: DOC 2003-066510 Abbreviated Description: Subdivision:ANGELS CROSSING Legal Unit:53 Map Ref:DOC 2003-066510Abbreviated Description:CONDO NAME: KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO 158 City/Muni/Twp:VICKSBURG City/Muni/Twp: VICKSBURG								
11	.55Mi.	**15001 JIMMY DR** **VICKSBURG, MI 49097-9741**	05/22/2026	$380,000	$180	2105	//2	1987	24,829 SF	
		APN: 14-22-490-160 Document #: 2026-016094 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: BARTON VIEW ESTATES NO 2 MapRef: LB 32 PG 36 Abbreviated Description: Lot:33 Subdivision:BARTON VIEW ESTATES NO 2 Map Ref:LB 32 PG 36City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
12	.61Mi.	**14460 C B MACDONALD WAY** **VICKSBURG, MI 49097-8399**	04/23/2026	$50,000			//		SF	
		APN: 14-23-210-018 Document #: 2026-012772 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: ANGELS CROSSING CONDOMINIUM Legal Unit: 18 MapRef: DOC 2003-066510 Abbreviated Description: Subdivision:ANGELS CROSSING CONDOMINIUM Legal Unit:18 Map Ref:DOC 2003-066510City/Muni/Twp:VICKSBURG City/Muni/Twp: VICKSBURG								
13	.65Mi.	**1277 JO FRAN DR** **VICKSBURG, MI 49097-9781**	04/03/2026	$379,900	$246	1542	/3/2	1996	57,935 SF	
		APN: 14-27-234-170 Document #: 2026-007954 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: BARTON VIEW ESTATES MapRef: LB 31 PG 42 Abbreviated Description: Lot:17 Subdivision:BARTON VIEW ESTATES Map Ref:LB 31 PG 42City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT								
14	.69Mi.	**1520 JO FRAN DR** **VICKSBURG, MI 49097-8781**	04/02/2026	$385,000	$240	1603	/3/3	1978	30,928 SF	

ICE SiteX Report

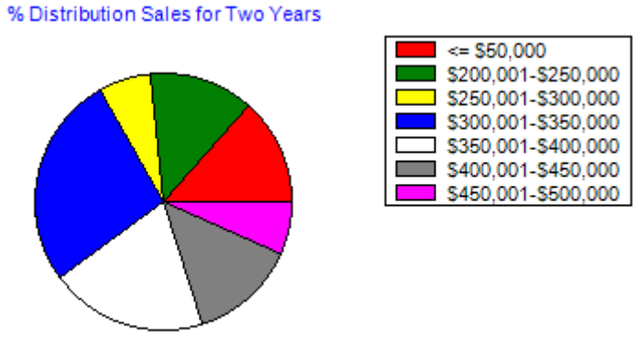
OrderID: 98738534

APN: 14-27-234-080 Document #: 2026-007795
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: BARTON VIEW ESTATES MapRef: LB 31 PG 42 Abbreviated Description: Lot:8 Subdivision:BARTON VIEW ESTATES Map Ref:LB 31 PG 42City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT

15	1.36Mi.	**115 E XY AVE** **VICKSBURG, MI 49097-9795**	02/24/2026	$220,000	$162	1352	/3/1	1992	131,987 SF

APN: 14-27-155-018 Document #: 2026-004457
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2NW4 S27T04SR11W Abbreviated Description: Sec/Twnship/Range:W2NW4 S27T04SR11W City/Muni/Twp:SCHOOLCRAFT City/Muni/Twp: SCHOOLCRAFT

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.	**14420 PORTAGE RD**		$219,200	$109,600	1,568	/3/2	1997	26,572 SF	
.05Mi.	**14448 PORTAGE RD**		$107,400	$53,700	676	//1	1955	1 SF	
.05Mi.	**14416 PORTAGE RD**		$170,800	$85,400	1,470	/3/1	1948	2 SF	
.06Mi.	**14462 PORTAGE RD**	**05/29/2014**	$117,800	$58,900	938	//1	1951	2 SF	
.08Mi.	**14366 PORTAGE RD**	**06/28/2022**	$163,400	$81,700	1,288	//1		2 SF	
.08Mi.	**14500 PORTAGE RD**		$181,800	$90,900	1,620	/3/2	1986	2 SF	
.09Mi.	**14508 PORTAGE RD**	**09/29/2021**	$254,200	$127,100	1,784	//2		1 SF	
.11Mi.	**14528 PORTAGE RD**	**03/01/2019**	$384,800	$192,400	2,092	//2	2016	31,799 SF	
.13Mi.	**14546 PORTAGE RD**	**07/02/2018**	$343,000	$171,500	2,016	//2	2009	31,799 SF	
.16Mi.	**14580 PORTAGE RD**	**09/30/2015**	$319,000	$159,500	2,133	//2	2009	31,799 SF	
.18Mi.	**14621 PORTAGE RD**	**05/04/2022**	$241,000	$120,500	1,728	/4/2	1900	1 SF	
.18Mi.	**14604 PORTAGE RD**	**09/02/2016**	$365,400	$182,700	2,052	//2	2016	31,799 SF	
.2Mi.	**14632 PORTAGE RD**	**06/14/2019**	$381,600	$190,800	2,016	//2	2016	31,799 SF	
.22Mi.	**14635 PORTAGE RD**	**11/30/2016**	$326,200	$163,100	1,812	/3/2	1966	1 SF	
.23Mi.	**14658 PORTAGE RD**	**04/28/2017**	$346,000	$173,000	2,131	//2	2016	31,799 SF	
.25Mi.	**14680 PORTAGE RD**	**09/28/2023**	$328,400	$164,200	1,104	/3/2	2017	31,799 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	42.2 years old	Households:	4,451
Median Household Income:	$85,725	Households w/Family:	72%
Household Income Per Capita:	$41,310	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Vicksburg Community Schools	Students:	2,560
Number of Schools:	6	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.29Mi.	**Vicksburg High School** Number of Students: 724 Student-Teacher Ratio: 18.45	B	Public	9 - 12
2.26Mi.	**Vicksburg Middle School** Number of Students: 601 Student-Teacher Ratio: 17.27	B+	Public	6 - 8

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1.82Mi. **Sunset Lake Elementary School** B- Public KG - 5
Number of Students: 465
Student-Teacher Ratio: 15.59

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	66%	NOTABLY LOWER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	56%	NOTABLY LOWER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	80%	LOWER
OVERALL	89%	LOWER

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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