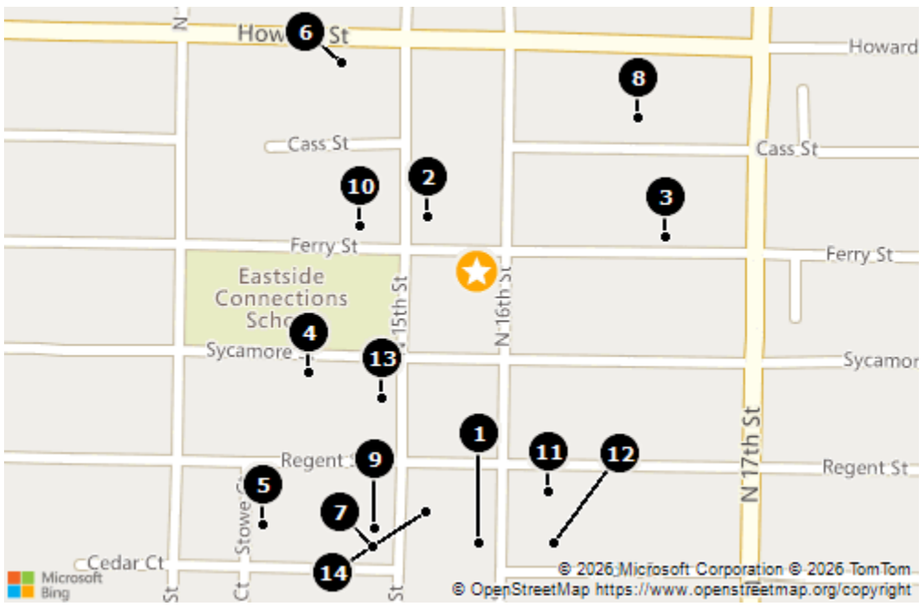
ICE SiteX Report

OrderID: 98738766

SiteX Property Information Report



Subject Property Location

1516 FERRY ST, NILES, MI 49120-2060

County:	**BERRIEN MI**	Census Tract:	260210209.003006
Property Use:	Single Family Residential	Zoning:	LDR
Parcel Number:	72-6080-0039-00-5	Thomas Bros Pg-Grid:	

Valuation

Value:	**$325,000**	FSD:	18	Common Confidence Score:	49
Value Range:	$266,500 - $383,500	ICE Confidence Score:	82		

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:	$4,379
Total Assessed Value:	$175,800	Total Assessor Market Value:	$351,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 39-47 District: 70 Subdivision: MOORES ADD Map Ref: 025-4

Abbreviated Description:	LOT 39 & THE N1/2 OF LOT 40 PARKERS SUB OF LOTS 47 TO 55 OF REDDICK & MOORES ADD TO CITY OF NILES
City/Muni/Twp:	NILES CITY

Property Characteristics

Lot Size:	10,280 SF	Bedrooms:	4	Pool:	
Building Area:	4620 SF	Baths:	1	Fireplace:	1
Year Built:	1962	Partial Baths:	1	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:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/11/2021	Sales Price:	N/A
Document #:	2021325288 BK-PG 3043-1453	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$231,100
Document #:	BK-PG 3334-1835	Type of Sale:	Full Amount on Deed
Contract Date:	06/18/2021		
Document Type:			

Legal Description:

Lot: 39&40 Subdivision: PARKERS SUBIDIVSION Map Ref: LB 6 PG 26
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	06/18/2021	Sales Price:	$231,100
Document #:	BK-PG 3334 -1835	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 39-47 District: 70 Subdivision: MOORES ADD Map Ref: 025-4
Abbreviated Description: LOT 39 & THE N1/2 OF LOT 40 PARKERS SUB OF LOTS 47 TO 55 OF REDDICK & MOORES ADD TO CITY OF NILES
City/Muni/Twp: NILES CITY

ICE SiteX Report

OrderID: 98738766

Prior Transfer

Recording Date:	07/31/2013	Sales Price:	N/A
Document #:	BK-PG 2718-1150	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/09/2013	Sales Price:	$130,000
Document #:	BK-PG 3043-1451	Type of Sale:	Full Amount on Deed
Contract Date:	07/03/2013		
Document Type:			

Legal Description:
Lot: 39&40 Subdivision: PARKERS SUBDIVISION Map Ref: LB6 PG26
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	07/03/2013	Sales Price:	$130,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/12/2006	Loan Amount:	N/A
Document #:	BK-PG 2718-1150	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 39&40 Subdivision: PARKERS SUBDIVISION
Abbreviated Description: N2 LOT40 & LOTS47-55 REDDICK & MOORES ADD NILES

Area Sales Analysis

Total Area Sales	$2,758,545	Median # of Bedrooms	2
Median Lot Size	6,621 SF	Median # of Baths	1
Median Living Area	1,122 SF	Median Year Built	1946
Price Range - 2 Yrs	$144,900 to $285,000	Age Range	53 years to 106 years
Median Value	$191,450	Median Age	80 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**36 N 16TH ST** **NILES, MI 49120-2113**	07/10/2026	$175,000	$217	804	//1	1925	6,621 SF	
		APN: 72-6100-0031-00-2 Document #: 2026465468 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: PARKERS SUBDIVISION MapRef: LB 6 PG 23 Abbreviated Description: Lot:31 Subdivision:PARKERS SUBDIVISION Map Ref:LB 6 PG 23City/Muni/Twp:NILES City/Muni/Twp: NILES								
2	.04Mi.	**407 N 15TH ST** **NILES, MI 49120-2005**	07/02/2026	$147,000	$186	788	/2/1	1940	6,621 SF	
		APN: 72-6080-0006-00-0 Document #: 2026464845 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: PARKERS SUBDIVISION OF LOTS 47 48 49 50 1 52 53 5 MapRef: VOL 6 PG 26 Abbreviated Description: Lot:6 Subdivision:PARKERS SUBDIVISION OF LOTS 47 48 49 50 1 52 53 5 Map Ref:VOL 6 PG 26City/Muni/Twp:NILES City/Muni/Twp: NILES								
3	.12Mi.	**1643 FERRY ST** **NILES, MI 49120-2052**	06/12/2026	$175,000	$230	760	/2/1	1947	6,621 SF	
		APN: 72-5950-0150-00-3 Document #: 2026463194 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 150 Subdivision: PARKER ADDITION MapRef: LB 8 PG 10 Abbreviated Description: Lot:150 Subdivision:PARKER ADDITION Map Ref:LB 8 PG 10City/Muni/Twp:NILES City/Muni/Twp: NILES								
4	.12Mi.	**1434 SYCAMORE ST** **NILES, MI 49120-2035**	05/27/2026	$192,900	$175	1098	/3/1	1941	5,009 SF	
		APN: 72-6800-0037-05-6 Document #: 2026461764 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37&38 Subdivision: REDDICK AND MOORES ADDITION MapRef: LB 2 PG 798 Abbreviated Description: Subdivision:REDDICK AND MOORES ADDITION Map Ref:LB 2 PG 798Abbreviated Description:LOT: PART OF LOTS 37&38 City/Muni/Twp:NILES City/Muni/Twp: NILES								
5	.19Mi.	**115 STOWE CT** **NILES, MI 49120-2150**	05/21/2026	$194,650	$169	1146	/2/1	1973	5,097 SF	
		APN: 72-7300-0031-00-1 Document #: 2026461377 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: STOWES SUBDIVISION OF LOT 2 S MOORES ADDITION MapRef: LB 7 PG 40 Abbreviated Description: Lot:31 Subdivision:STOWES SUBDIVISION OF LOT 2 S MOORES ADDITION Map Ref:LB 7 PG 40City/Muni/Twp:NILES City/Muni/Twp: NILES								
6	.15Mi.	**1444 HOWARD ST** **NILES, MI 49120-1962**	04/23/2026	$232,000	$136	1704	/3/2	1954	18,644 SF	
		APN: 72-4810-0009-00-8 Document #: 2026459222 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9-11 Subdivision: SUPERVISORS PLAT OF MAJORS SUBDIVISION MapRef: LB 8 PG 64 Abbreviated Description: Lot:9-11 Subdivision:SUPERVISORS PLAT OF MAJORS SUBDIVISION Map Ref:LB 8 PG 64Abbreviated Description:LOT: EAST 37 FT OF LOT 11 City/Muni/Twp:NILES City/Muni/Twp: NILES								
7	.18Mi.	**1451 CEDAR ST** **NILES, MI 49120-2162**	03/26/2026	$242,000	$176	1372	/2/2	1952	7,405 SF	
		APN: 72-6800-0033-00-0 Document #: 2026456977 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33&34 Subdivision: REDDICK AND MOORES ADDITION MapRef: VOL 2 PG 798 Abbreviated Description: Subdivision:REDDICK AND MOORES ADDITION Map Ref:VOL 2 PG 798Abbreviated Description:LOT; PART OF LOT 33&34 City/Muni/Twp:NILES City/Muni/Twp: NILES								
8	.13Mi.	**1635 CASS ST** **NILES, MI 49120-2041**	03/11/2026	$190,000	$180	1050	/2/1	1946	6,621 SF	
		APN: 72-5950-0176-00-2 Document #: 2026453789								

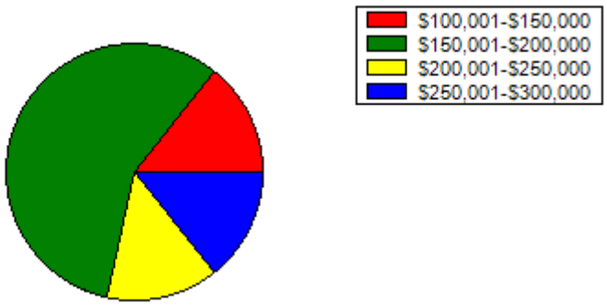
ICE SiteX Report

OrderID: 98738766

	Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 176 Subdivision: PARKER ADDITION MapRef: LB 8 PG 10 Abbreviated Description: Lot:176 Subdivision:PARKER ADDITION Map Ref:LB 8 PG 10City/Muni/Twp:NILES City/Muni/Twp: NILES								
9	.17Mi.	**110 N 15TH ST** **NILES, MI 49120-2112**	11/21/2025	$158,200	$107	1478	/4/2	1970	9,235 SF
	APN: 72-4350-0006-00-6 Document #: 2025446753 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: KIMMICKS SUBDIVISION MapRef: LB 11 PG 9 Abbreviated Description: Lot:6 Subdivision:KIMMICKS SUBDIVISION Map Ref:LB 11 PG 9City/Muni/Twp:NILES City/Muni/Twp: NILES								
10	.08Mi.	**1449 FERRY ST** **NILES, MI 49120-2031**	11/18/2025	$144,900	$99	1456	/2/1	1920	8,102 SF
	APN: 72-6800-0041-04-5 Document #: 2025446428 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41&42 Subdivision: REDDICK AND MOORES ADDITION Abbreviated Description: Subdivision:REDDICK AND MOORES ADDITION Abbreviated Description:LOT: PART OF LOTS 41&42 City/Muni/Twp:NILES City/Muni/Twp: NILES								
11	.14Mi.	**1610 REGENT ST** **NILES, MI 49120-2145**	09/17/2025	$258,000	$131	1960	/4/2		9,453 SF
	APN: 72-5950-0082-00-8 Document #: 2025441822 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 82&83 Subdivision: PARKER ADDITION MapRef: LB 8 PG 10 Abbreviated Description: Subdivision:PARKER ADDITION Map Ref:LB 8 PG 10Abbreviated Description:LOT: WEST 44FT OF LOT 82&83 City/Muni/Twp:NILES City/Muni/Twp: NILES								
12	.17Mi.	**1611 CEDAR ST** **NILES, MI 49120-2132**	09/15/2025	$285,000	$189	1507	/4/2	1929	13,721 SF
	APN: 72-5950-0059-00-6 Document #: 2025441667 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58-60 Subdivision: PARKER ADDITION MapRef: LB 8 PG 10 Abbreviated Description: Lot:58-60 Subdivision:PARKER ADDITION Map Ref:LB 8 PG 10Abbreviated Description:LOT: EAST 1/2 OF LOT 58 W 1/2 OF LOT 60 City/Muni/Twp:NILES City/Muni/Twp: NILES								
13	.1Mi.	**216 N 15TH ST** **NILES, MI 49120-2157**	09/03/2025	$164,500	$253	648	/2/1		6,621 SF
	APN: 72-6800-0037-07-2 Document #: 2025440870 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: REDDICK AND MOORES ADDITION MapRef: LB 2 PG 798 Abbreviated Description: Subdivision:REDDICK AND MOORES ADDITION Map Ref:LB 2 PG 798Abbreviated Description:LOT : PART OF LOT 37 City/Muni/Twp:NILES City/Muni/Twp: NILES								
14	.15Mi.	**113 N 15TH ST** **NILES, MI 49120-2111**	08/25/2025	$199,395	$186	1068	//1	1952	6,621 SF
	APN: 72-6100-0018-00-6 Document #: 2025440204 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: PARKERS SUBDIVISION MapRef: LB 6 PG 23 Abbreviated Description: Lot:18 Subdivision:PARKERS SUBDIVISION Map Ref:LB 6 PG 23City/Muni/Twp:NILES City/Muni/Twp: NILES								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

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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.	**1516 FERRY ST**	**06/18/2021**	$351,600	$175,800	4,620	/4/1	1962	10,280 SF	
.02Mi.	**314 N 16TH ST**	**08/30/2024**	$156,000	$78,000	1,280	//1	1951	10,280 SF	
.02Mi.	**323 N 15TH ST**	**12/27/2023**	$122,400	$61,200	1,182	/3/1	1962	6,882 SF	
.03Mi.	**319 N 15TH ST**	**08/03/2022**	$157,000	$78,500	1,032	//1	1962	6,882 SF	
.03Mi.	**1515 FERRY ST**	**09/24/2015**	$103,200	$51,600	1,148	/2/1	1949	9,496 SF	
.03Mi.	**315 N 15TH ST**	**07/01/2021**	$103,200	$51,600	800	//1	1940	6,882 SF	
.03Mi.	**401 N 15TH ST**	**12/03/2021**	$133,000	$66,500	1,183	//1	1920	6,186 SF	
.04Mi.	**309 N 15TH ST**	**07/25/2018**	$102,400	$51,200	1,227	//1	1860	7,144 SF	
.04Mi.	**1521 SYCAMORE ST**	**11/20/2023**	$123,400	$61,700	780	/2/1	1951	5,445 SF	
.04Mi.	**1511 SYCAMORE ST**	**08/31/2021**	$140,600	$70,300	936	/2/1	1951	5,184 SF	
.04Mi.	**407 N 15TH ST**	**08/26/1993**	$99,800	$49,900	788	/2/1	1940	6,621 SF	
.04Mi.	**414 N 16TH ST**	**08/02/2000**	$141,400	$70,700	1,132	/2/1	1946	9,888 SF	
.05Mi.	**1603 FERRY ST**	**09/06/2013**	$214,400	$107,200	1,891	/4/2	1941	9,888 SF	
.05Mi.	**1501 SYCAMORE ST**	**03/03/2023**	$143,400	$71,700	952	/3/1	1950	6,490 SF	
.06Mi.	**1607 FERRY ST**	**07/06/2017**	$140,400	$70,200	960	/2/1	1946	9,888 SF	
.06Mi.	**415 N 15TH ST**	**03/12/1996**	$86,000	$43,000	720	//1	1920	6,621 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	42.7 years old	Households:	14,649
Median Household Income:	$65,087	Households w/Family:	64%
Household Income Per Capita:	$33,315	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Niles Community School District	Students:	3,143
Number of Schools:	11	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Ring Lardner Middle School** Number of Students: 510 Student-Teacher Ratio: 17.47	B-	Public	6 - 8
2.43Mi.	**Ballard Elementary School** Number of Students: 516 Student-Teacher Ratio: 18.49	C	Public	PK - 5
0.67Mi.	**Niles Virtual School** Number of Students: 18 Student-Teacher Ratio: 11.61	NA	Public	KG - 12
0.30Mi.	**Niles Senior High School** Number of Students: 828 Student-Teacher Ratio: 20.43	B	Public	9 - 12
1.27Mi.	**Northside Child Development Center** Number of Students: 13 Student-Teacher Ratio: 4.48	NA	Public	PK - KG

Flood Report

The Subject Property of **1516 FERRY ST, NILES, MI 49120-2060** 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	121%	HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	103%	SIMILAR
OVERALL	77%	NOTABLY LOWER

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

OrderID: 98738766

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Data deemed reliable, but not guaranteed.

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