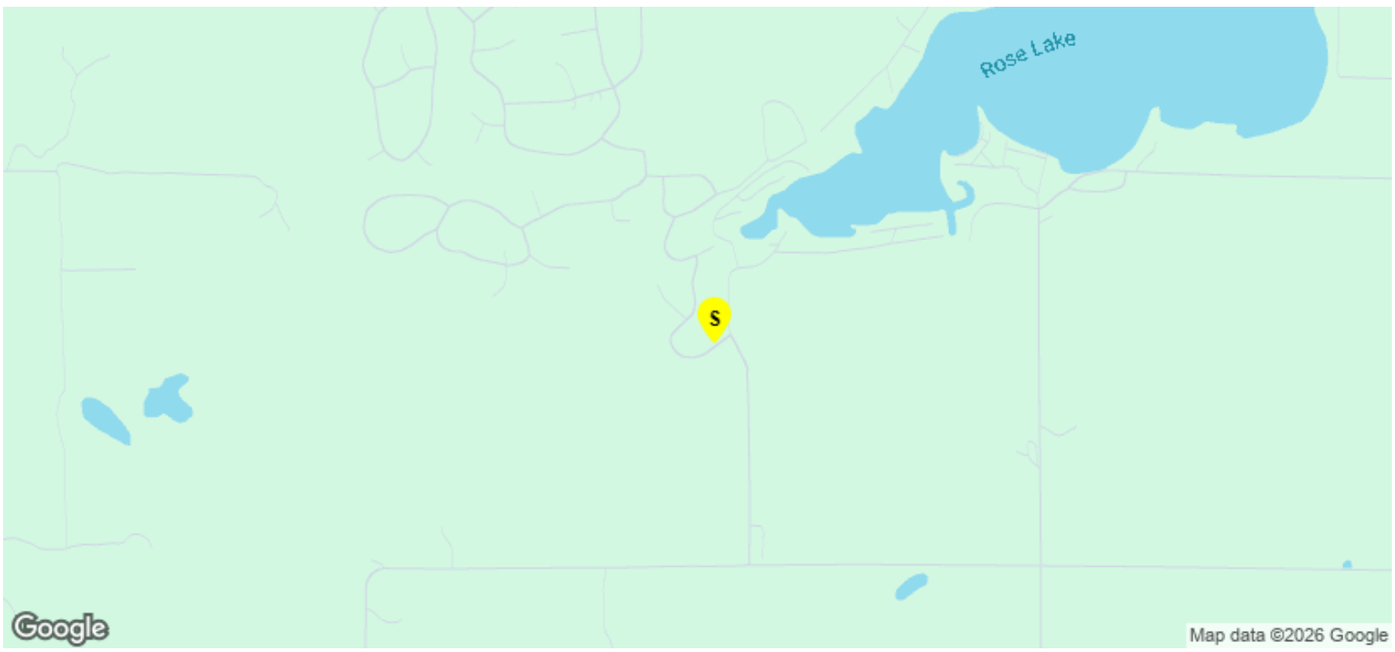
ICE SiteX Report

OrderID: 98788970

SiteX Property Information Report



Subject Property Location

16650 OAK RIDGE DR, LEROY, MI 49655-8602

County:	**OSCEOLA MI**	Census Tract:	9703.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14 573 080 00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	16	Common Confidence Score:	50
Value Range:	$162,120 - $223,880	ICE Confidence Score:	84		

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:	$1,692
Total Assessed Value:	$60,900	Total Assessor Market Value:	$121,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 80 District: 14 Subdivision: ROSE LAKE IN THE WOODS #3 Sec/Twnship/Range: SEC 05 TWN 19N RNG 09W

Abbreviated Description:	LOT 80 ROSE LAKE IN THE WOODS #3
City/Muni/Twp:	ROSE LAKE TWP

Property Characteristics

Lot Size:	Bedrooms:	Pool:
Building Area:	Baths:	Fireplace:
Year Built:	Partial Baths:	Type Const:
Number of Buildings:	Number of Rooms:	Ext Walls:
Number of Units:	Garage Type:	Heating:
Number of Stories:	Number of Cars:	A/C:
Style:	Basement:	Roof Cover:
	Foundation:	Elevator:

Subject Property Deed/Transfer History

Prior Transfer

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

Legal Description:

District: 14 Subdivision: ROSE LAKE IN THE WOODS #3 Sec/Twnship/Range: SEC 05 TWN 19N RNG 09W
Abbreviated Description: LOT 80 ROSE LAKE IN THE WOODS #3
City/Muni/Twp: ROSE LAKE TWP

No Comparable Sales Found

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.	**16650 OAK RIDGE DR**		$121,800	$60,900					
.04Mi.	**16638 OAK RIDGE DR**		$226,200	$113,100					
.05Mi.	**16504 OAK RIDGE DR**		$116,800	$58,400					
.05Mi.	**16690 OAK RIDGE DR**		$198,400	$99,200					
.05Mi.	**16540 OAK RIDGE DR**		$233,000	$116,500					
.06Mi.	**16659 155TH AVE**		$94,400	$47,200					
.06Mi.	**16560 OAK RIDGE DR**		$115,200	$57,600					
.07Mi.	**16777 155TH AVE**		$103,200	$51,600					
.1Mi.	**16609 OAK RIDGE DR**		$151,800	$75,900					
.1Mi.	**16738 OAK RIDGE DR**		$190,800	$95,400					
.11Mi.	**16608 155TH AVE**		$24,600	$12,300					
.11Mi.	**16745 155TH AVE**		$35,400	$17,700					
.11Mi.	**16559 OAK RIDGE DR**		$262,800	$131,400					
.13Mi.	**15971 OAK RIDGE CT**		$125,600	$62,800					
.13Mi.	**15960 OAK RIDGE CT**		$226,200	$113,100					
.14Mi.	**16783 OAK RIDGE DR**		$10,200	$5,100					

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	42.5 years old	Households:	1,268
Median Household Income:	$64,528	Households w/Family:	72%
Household Income Per Capita:	$30,442	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Pine River Area Schools	Students:	894
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.33Mi.	**Pine River Area Middle School** Number of Students: 261 Student-Teacher Ratio: 15.1	C+	Public	4 - 7
2.93Mi.	**Pine River Area Elementary School** Number of Students: 270 Student-Teacher Ratio: 16.4	C+	Public	PK - 3
4.33Mi.	**Pine River Area High School** Number of Students: 363 Student-Teacher Ratio: 18.51	C	Public	8 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	40%	SIGNIFICANTLY LOWER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	38%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	134%	NOTABLY HIGHER

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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