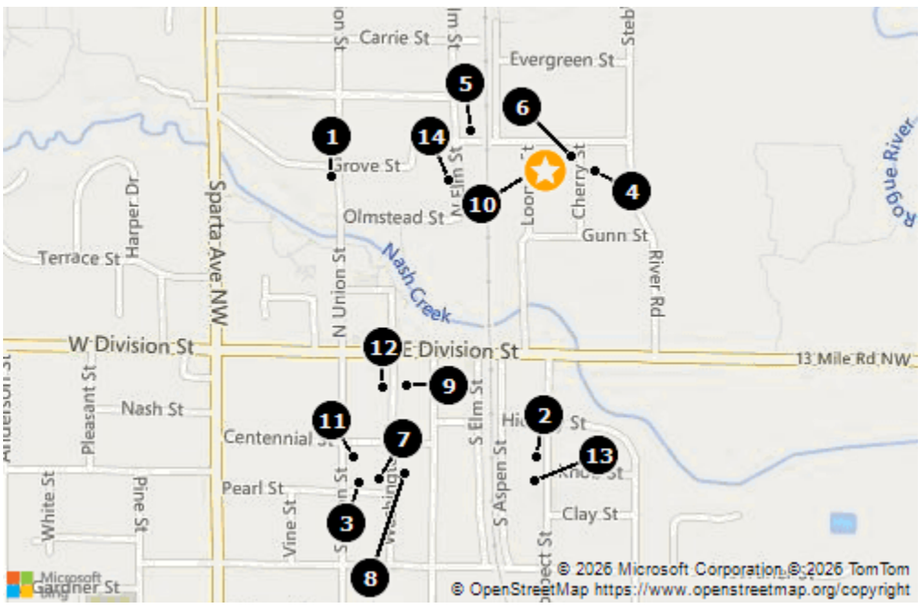
ICE SiteX Report

OrderID: 96495632

SiteX Property Information Report



Subject Property Location

172 LOOMIS ST, SPARTA, MI 49345-1158

County:	**KENT MI**	Census Tract:	260810104.021007
Property Use:	Single Family Residential	Zoning:	VR2
Parcel Number:	41-05-14-377-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$179,000**	FSD:	21
Value Range:	$141,410 - $216,590	Confidence Score:	79

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	9
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,305
Total Assessed Value:	$82,500	Total Assessor Market Value:	$165,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 36 District: 28 Subdivision: CHENEY & STEBBINS ADD
Abbreviated Description: LOT 36 * CHENEY & STEBBINS ADD
City/Muni/Twp: SPARTA VILLAGE

Property Characteristics

Lot Size:	6,186 SF	Bedrooms:	3	Pool:	
Building Area:	924 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/08/2025	Sales Price:	N/A
Document #:	20250108-0001339 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/26/2024	Sales Price:	$140,000
Document #:	20241126-0067283 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/15/2024		
Document Type:			

Legal Description:
Lot: 36 Subdivision: CHENEY AND STEBBINS ADDITION Map Ref: LB 19 PG 35
City/Muni/Twp: SPARTA

Prior Transfer

Recording Date:	11/15/2024	Sales Price:	$140,000
Document #:	202411260067283 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 36 District: 28 Subdivision: CHENEY & STEBBINS ADD
Abbreviated Description: LOT 36 * CHENEY & STEBBINS ADD
City/Muni/Twp: SPARTA VILLAGE

ICE SiteX Report

OrderID: 96495632

Prior Transfer

Recording Date:	10/19/2017	Sales Price:	N/A
Document #:	20171019-0088740 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/16/2012	Loan Amount:	N/A
Document #:	20120716-0064816 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 36 Subdivision: CHENEY & STEBBIES ADD
City/Muni/Twp: SPARTA

Prior Transfer

Recording Date:	04/27/2005	Sales Price:	$97,132
Document #:	20050427-0049000 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/27/2005	Sales Price:	$97,900
Document #:	20050427-0048998 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/18/2005		
Document Type:			

Legal Description:
Lot: 36 Subdivision: CHENEY & STEBBINS ADDITION TO THE VLG OF SPARTA Map Ref: LB19 PG35
City/Muni/Twp: SPARTA

Prior Transfer

Recording Date:	11/17/2004	Sales Price:	$61,000
Document #:	20041117-0150272 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/03/2004		
Document Type:			

Legal Description:
Lot: 36 Subdivision: CHENEY & STEBBINS ADDITION TO THE VLG OF SPARTA Map Ref: LB189 PG35
City/Muni/Twp: SPARTA

Area Sales Analysis

Total Area Sales	$3,268,200	Median # of Bedrooms	3
Median Lot Size	6,709 SF	Median # of Baths	1
Median Living Area	1,439 SF	Median Year Built	1919
Price Range - 2 Yrs	$164,000 to $289,900	Age Range	84 years to 146 years
Median Value	$238,250	Median Age	107 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**169 N UNION ST** **SPARTA, MI 49345-1175**	12/17/2025	$250,000	$178	1404	/3/3	1910	4,095 SF	
		APN: 41-05-14-351-010 Document #: 20251217-0081847 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 1 Subdivision: VILLAGE OF SPARTA MapRef: LB 2 PG 5 Abbreviated Description: Lot:25 Block:1 Subdivision:VILLAGE OF SPARTA Map Ref:LB 2 PG 5City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
2	.34Mi.	**91 PROSPECT ST** **SPARTA, MI 49345-1431**	12/09/2025	$169,900	$137	1238	/4/1	1942	5,009 SF	
		APN: 41-05-23-130-004 Document #: 20251209-0079719 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 12 Subdivision: NASH 1ST ADDITION MapRef: LB 2 PG 92 Abbreviated Description: Lot:4 Block:12 Subdivision:NASH 1ST ADDITION Map Ref:LB 2 PG 92City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
3	.43Mi.	**120 S UNION ST** **SPARTA, MI 49345-1316**	11/20/2025	$275,000	$187	1465	/3/1	1918	7,492 SF	
		APN: 41-05-23-105-006 Document #: 20251120-0076091 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: ATKINS ADDITION MapRef: LB 19 PG 25 Abbreviated Description: Lot:9 Subdivision:ATKINS ADDITION Map Ref:LB 19 PG 25City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
4	.05Mi.	**176 CHERRY ST** **SPARTA, MI 49345-1109**	11/18/2025	$205,900	$238	864	/2/1	1920	7,667 SF	
		APN: 41-05-14-378-003 Document #: 20251118-0075191 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&8 Subdivision: CHENEY AND STEBBINS ADDITION MapRef: LB 19 PG 35 Abbreviated Description: Lot:5&8 Subdivision:CHENEY AND STEBBINS ADDITION Map Ref:LB 19 PG 35Abbreviated Description:LOT: NORTH 12FT OF LOT 8 City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
5	.1Mi.	**186 N ELM ST** **SPARTA, MI 49345-1152**	09/30/2025	$226,500	$138	1633	/5/2	1911	11,631 SF	
		APN: 41-05-14-327-005 Document #: 20250930-0063348 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14&15 Subdivision: CLIFFORD AND SAURS ADDITION MapRef: LB 12 PG 39 Abbreviated Description: Lot:14&15 Subdivision:CLIFFORD AND SAURS ADDITION Map Ref:LB 12 PG 39City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
6	.04Mi.	**332 GROVE ST** **SPARTA, MI 49345-1131**	08/18/2025	$263,000	$186	1412	/3/1	1920	7,275 SF	
		APN: 41-05-14-377-011 Document #: 20250818-0053358 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39&40 Subdivision: CHENEY AND STEBBINS ADDITION MapRef: LB 19 PG 35 Abbreviated Description: Lot:39&40 Subdivision:CHENEY AND STEBBINS ADDITION Map Ref:LB 19 PG 35City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
7	.41Mi.	**125 WASHINGTON ST**	08/14/2025	$164,000	$103	1586	/3/1	1910	14,505 SF	

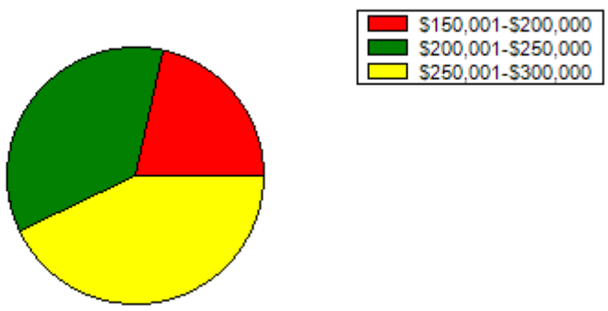
ICE SiteX Report

OrderID: 96495632

		SPARTA, MI 49345-1323							
	APN: 41-05-23-105-007 Document #: 20250814-0052594 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16&17 Subdivision: HEATHS ADDITION TO THE VILAGE OF SPARTA Abbreviated Description: Lot:16&17 Subdivision:HEATHS ADDITION TO THE VILAGE OF SPARTA City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
8	.4Mi.	**116 WASHINGTON ST**	05/15/2025	$267,000	$257	1038	/3/1	1935	6,316 SF
		SPARTA, MI 49345-1324							
	APN: 41-05-23-109-004 Document #: 20250515-0031653 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: NASHS 2ND ADDITION MapRef: LB 6 PG 21 Abbreviated Description: Subdivision:NASHS 2ND ADDITION Map Ref:LB 6 PG 21Abbreviated Description:THE WEST 28 FT OF LOT 56 City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
9	.3Mi.	**30 WASHINGTON ST**	04/15/2025	$270,000	$150	1798	/4/2	1920	5,009 SF
		SPARTA, MI 49345-1321							
	APN: 41-05-23-103-006 Document #: 20250415-0024045 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: NASHS SECOND ADDITION MapRef: LB 6 PG 21 Abbreviated Description: Lot:22 Subdivision:NASHS SECOND ADDITION Map Ref:LB 6 PG 21City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
10	.01Mi.	**180 LOOMIS ST**	04/10/2025	$289,900	$163	1773	/3/2	1910	7,057 SF
		SPARTA, MI 49345-1158							
	APN: 41-05-14-377-002 Document #: 20250410-0023205 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37&38 Subdivision: CHENEY AND STEBBINS ADDN MapRef: LB 19 PG 35 Abbreviated Description: Subdivision:CHENEY AND STEBBINS ADDN Map Ref:LB 19 PG 35Abbreviated Description:SOUTH 57 FT OF LOTS 37&38 City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
11	.41Mi.	**126 CENTENNIAL ST**	03/25/2025	$185,000	$93	1975	/4/2	1880	7,405 SF
		SPARTA, MI 49345-1304							
	APN: 41-05-23-105-001 Document #: 20250325-0015392 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49&50 Block: 2 Subdivision: NASHS 2ND ADDITION MapRef: LB 6 PG 21 Abbreviated Description: Lot:49&50 Block:2 Subdivision:NASHS 2ND ADDITION Map Ref:LB 6 PG 21Abbreviated Description:WEST 4 FT OF LOT 50 City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
12	.32Mi.	**33 WASHINGTON ST**	02/21/2025	$225,000	$120	1872	/4/2	1920	4,051 SF
		SPARTA, MI 49345-1321							
	APN: 41-05-23-102-036 Document #: 20250221-0009423 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: NASHS 2ND ADDITION MapRef: LB 6 PG 21 Sec/Twnship/Range: S23T09NR12W Abbreviated Description: Subdivision:NASHS 2ND ADDITION Map Ref:LB 6 PG 21Sec/Twnship/Range:S23T09NR12W Abbreviated Description:SOUTH 43 FT OF LOT 23 City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
13	.37Mi.	**121 PROSPECT ST**	02/04/2025	$222,000	$188	1180	/4/1	1900	5,009 SF
		SPARTA, MI 49345-1433							
	APN: 41-05-23-130-007 Document #: 20250204-0006085 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 12 Subdivision: NASH FIRST ADDITION MapRef: LB 2 PG 92 Abbreviated Description: Lot:7 Block:12 Subdivision:NASH FIRST ADDITION Map Ref:LB 2 PG 92City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								
14	.11Mi.	**171 N ELM ST**	12/13/2024	$255,000	$206	1236	/3/1	1930	6,360 SF
		SPARTA, MI 49345-1110							
	APN: 41-05-14-352-021 Document #: 20241213-0070684 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27&28 Block: 2 Subdivision: NASHS 1ST ADDITION MapRef: LB 2 PG 92 Abbreviated Description: Lot:27&28 Subdivision:NASHS 1ST ADDITION Map Ref:LB 2 PG 92Abbreviated Description:NORTH 60.5 FT OF LOT 27& S 16.5 FT OF LOT 28 City/Muni/Twp:SPARTA City/Muni/Twp: SPARTA								

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

OrderID: 96495632

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.	**172 LOOMIS ST**	**11/15/2024**	$165,000	$82,500	924	/3/1	1940	6,186 SF	
.01Mi.	**164 LOOMIS ST**	**12/11/2020**	$167,800	$83,900	825	/2/1	1910	6,186 SF	
.01Mi.	**180 LOOMIS ST**	**12/04/2024**	$170,000	$85,000	1,773	/3/2	1910	7,057 SF	
.02Mi.	**158 LOOMIS ST**		$119,800	$59,900	859	/2/1	1930	6,186 SF	
.02Mi.	**308 GROVE ST**	**09/02/2021**	$130,200	$65,100	750	/3/1	1920	7,057 SF	
.03Mi.	**328 GROVE ST**	**08/23/2024**	$201,800	$100,900	1,080	/3/1	1920	6,839 SF	
.03Mi.	**179 LOOMIS ST**		$187,400	$93,700	1,200	/3/1	1940	5,706 SF	
.03Mi.	**179 CHERRY ST**	**02/15/2023**	$158,400	$79,200	724	/2/1	1920	6,186 SF	
.03Mi.	**146 LOOMIS ST**	**04/21/2021**	$163,600	$81,800	991	/3/1	1900	6,186 SF	
.03Mi.	**169 CHERRY ST**		$127,800	$63,900	708	/2/1	1920	6,186 SF	
.04Mi.	**332 GROVE ST**		$234,600	$117,300	1,412	/3/1	1920	7,275 SF	
.04Mi.	**161 CHERRY ST**	**11/09/2023**	$203,200	$101,600	966	/3/1	1900	12,415 SF	
.04Mi.	**321 GUNN ST**		$163,000	$81,500	840	/3/1	1950	6,186 SF	
.04Mi.	**276 GROVE ST**	**02/01/2021**	$150,600	$75,300	1,436	/3/1	1948	5,706 SF	
.04Mi.	**175 LOOMIS ST**		$162,800	$81,400	760	/2/1	1920	9,757 SF	
.04Mi.	**165 LOOMIS ST**		$180,200	$90,100	1,632	/3/2	1920	9,757 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	37.6 years old	Households:	5,096
Median Household Income:	$81,528	Households w/Family:	71%
Household Income Per Capita:	$36,607	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Sparta Area Schools	Students:	2,468
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.19Mi.	**Sparta Senior High School** Number of Students: 779 Student-Teacher Ratio: 21.67	A+	Public	9 - 12
1.06Mi.	**Appleview Elementary School** Number of Students: 497 Student-Teacher Ratio: 17.75	B+	Public	3 - 5
1.22Mi.	**Ridgeview Elementary School** Number of Students: 572 Student-Teacher Ratio: 16.34	NA	Public	PK - 2
0.92Mi.	**Sparta Middle School** Number of Students: 599 Student-Teacher Ratio: 21.94	C+	Public	6 - 8

Flood Report

The Subject Property of **172 LOOMIS ST, SPARTA, MI 49345-1158** 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	73%	NOTABLY LOWER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	91%	LOWER
OVERALL	92%	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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ICE SiteX Report

OrderID: 96495632

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Data deemed reliable, but not guaranteed.

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