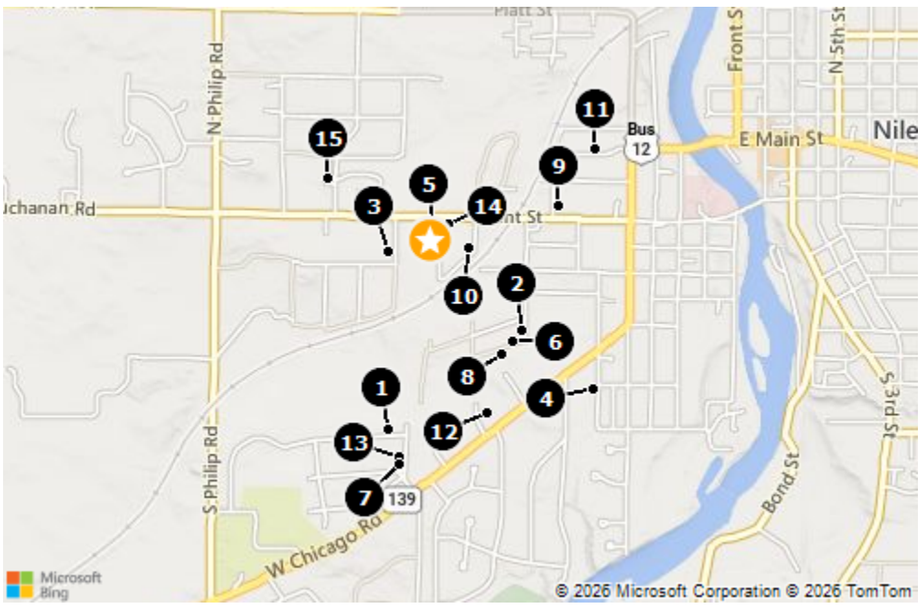
ICE SiteX Report

OrderID: 98677769

SiteX Property Information Report



Subject Property Location

18 GRAND AVE, NILES, MI 49120-3105

County:	**BERRIEN MI**	Census Tract:	260210206.002011
Property Use:	Single Family Residential	Zoning:	LDR
Parcel Number:	74-8600-0003-00-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$161,920 - $190,080	ICE Confidence Score:	92		

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:	$2,837
Total Assessed Value:	$96,800	Total Assessor Market Value:	$193,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 District: 70 Legal Unit: 3 Map Ref: 034-2
Abbreviated Description: LOT 3 WESTFIELD
City/Muni/Twp: NILES CITY

Property Characteristics

Lot Size:	18,905 SF	Bedrooms:		Pool:	
Building Area:	1328 SF	Baths:	1	Fireplace:	
Year Built:	1952	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	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/16/2024	Loan Amount:	N/A
Document #:	2024420550 BK-PG 3440-4077	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 3 Subdivision: WESTFIELD
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	07/03/2024	Sales Price:	N/A
Document #:	2024409093 BK-PG 3429-1418	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/18/2024		
Document Type:			

Legal Description:
Lot: 3 Subdivision: WESTFIELD Map Ref: LB 11 PG 35
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	06/18/2024	Sales Price:	N/A
Document #:	BK-PG 3429 -1418	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 3 District: 70 Legal Unit: 3 Map Ref: 034-2
Abbreviated Description: LOT 3 WESTFIELD
City/Muni/Twp: NILES CITY

Prior Transfer

Recording Date:	06/05/2024	Sales Price:	$137,365
Document #:	2024407135 BK-PG 3335-2105	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	$139,900
Document #:	BK-PG 3335-2102	Type of Sale:	Full Amount on Deed
Contract Date:	07/09/2021		
Document Type:			

Legal Description:
Lot: 3 Subdivision: WESTFIELD Map Ref: LB 11 PG 35
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	07/09/2021	Sales Price:	$139,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2019	Sales Price:	$112,000
Document #:	BK-PG 3241-3213	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2019		
Document Type:			

Legal Description:
Lot: 3 Subdivision: WESTFIELD Map Ref: LB 11 PG 35
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	09/23/2014	Sales Price:	$99,900
Document #:	BK-PG 3082-2168	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/2014		
Document Type:			

Legal Description:
Lot: 3 Subdivision: WESTFIELD Map Ref: MB11 PG35 Sec/Twnship/Range: NW4NE4 S34T07SR17W
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	12/26/2013	Sales Price:	N/A
Document #:	BK-PG 3060-0632	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/19/2013		
Document Type:			

Legal Description:
Lot: 3 Subdivision: WESTFIELD Sec/Twnship/Range: NW4NE4 S34T07SR17W
City/Muni/Twp: NILES

Area Sales Analysis

Total Area Sales	$3,116,000	Median # of Bedrooms	2
Median Lot Size	14,244 SF	Median # of Baths	1
Median Living Area	1,288 SF	Median Year Built	1950
Price Range - 2 Yrs	$10,000 to $350,000	Age Range	40 years to 116 years
Median Value	$225,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**1409 SIOUX TRL** **NILES, MI 49120-3135**	08/17/2026	$350,000	$164	2132	/3/2	1965	13,809 SF	
		APN: 74-0770-0018-00-1 Document #: 2026468323 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: BALLARD HILLS MapRef: VOL 15 PG 20 Abbreviated Description: Lot:18 Subdivision:BALLARD HILLS Map Ref:VOL 15 PG 20City/Muni/Twp:NILES City/Muni/Twp: NILES								
2	.31Mi.	**414 S BARRETT ST** **NILES, MI 49120-3117**	07/21/2026	$228,000	$211	1080	//1	1910	14,810 SF	
		APN: 74-1700-0046-01-8 Document #: 2026466198 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46&47 Subdivision: DELAHUNTS ADDITION MapRef: LB 7 PG 28 Abbreviated Description: Lot:46&47 Subdivision:DELAHUNTS ADDITION Map Ref:LB 7 PG 28City/Muni/Twp:NILES City/Muni/Twp: NILES								
3	.11Mi.	**1309 PARK LN** **NILES, MI 49120-3514**	07/02/2026	$282,000	$217	1296	/3/1	1960	31,145 SF	
		APN: 14-3160-0002-01-5 Document #: 2026464853 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HILL PARK ESTATES MapRef: LB 8 PG 34 Abbreviated Description: Lot:2 Subdivision:HILL PARK ESTATES Map Ref:LB 8 PG 34City/Muni/Twp:NILES City/Muni/Twp: NILES								
4	.52Mi.	**604 WOODRUFF ST** **NILES, MI 49120-2948**	06/19/2026	$110,000	$151	728	/2/1	1950	11,064 SF	
		APN: 74-4820-0002-00-0 Document #: 2026463749 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 2 Subdivision: MARKS TERRACE MapRef: VOL 12 PG 26 Sec/Twnship/Range: S34T07SR17W Abbreviated Description: Lot:2 Subdivision:MARKS TERRACE Map Ref:VOL 12 PG 26Sec/Twnship/Range:S34T07SR17W City/Muni/Twp:NILAS City/Muni/Twp: NILAS

5	.02Mi.	**10 GRAND AVE** **NILES, MI 49120-3105**	06/11/2026	$225,000	$171	1311	//1	1947	18,905 SF

APN: 74-8600-0002-00-4 Document #: 2026463176
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: WESTFIELD MapRef: LB 11 PG 35 Abbreviated Description: Lot:2 Subdivision:WESTFIELD Map Ref:LB 11 PG 35City/Muni/Twp:NILES City/Muni/Twp: NILES

6	.31Mi.	**915 BIRCH ST** **NILES, MI 49120-3118**	05/22/2026	$10,000	$10	936	//1		6,011 SF

APN: 74-1700-0049-00-9 Document #: 2026461446
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: DELAHUNTS ADDITION MapRef: LB 7 PG 28 Abbreviated Description: Lot:49 Subdivision:DELAHUNTS ADDITION Map Ref:LB 7 PG 28City/Muni/Twp:NILES City/Muni/Twp: NILES

7	.55Mi.	**728 CHIPPEWA TRL** **NILES, MI 49120-3156**	05/15/2026	$263,000	$157	1671	/3/2	1958	14,680 SF

APN: 74-0770-0041-00-3 Document #: 2026460941
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: BALLARD HILLS MapRef: LB 15 PG 20 Abbreviated Description: Lot:41 Subdivision:BALLARD HILLS Map Ref:LB 15 PG 20City/Muni/Twp:NILES City/Muni/Twp: NILES

8	.33Mi.	**926 BIRCH ST** **NILES, MI 49120-3119**	05/13/2026	$180,000	$139	1288	/3/2	1930	21,432 SF

APN: 74-1700-0087-01-6 Document #: 2026460697
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 87-89 Subdivision: DELAHUNTS ADDITION MapRef: LB 7 PG 28 Abbreviated Description: Lot:87-89 Subdivision:DELAHUNTS ADDITION Map Ref:LB 7 PG 28City/Muni/Twp:NILES City/Muni/Twp: NILES

9	.32Mi.	**11 N BARRETT ST** **NILES, MI 49120-1509**	05/06/2026	$165,000	$127	1296	/3/1	1922	6,621 SF

APN: 74-1600-0017-01-1 Document #: 2026460185
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 4 Subdivision: MOSES DAVIS ADDITION MapRef: LB 20 PG 528 Abbreviated Description: Lot:17&18 Subdivision:MOSES DAVIS ADDITION Map Ref:LB 20 PG 528Abbreviated Description:LOT : NORTH 48.5 FT OF LOT 17 & S 51.5 FT OF LOT 18 City/Muni/Twp:NILES City/Muni/Twp: NILES

10	.09Mi.	**26 S FAIRVIEW AVE** **NILES, MI 49120-3103**	05/06/2026	$230,000	$221	1040	/3/1	1950	18,905 SF

APN: 74-8600-0020-00-2 Document #: 2026460245
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: WESTFIELD MapRef: LB 11 PG 35 Abbreviated Description: Lot:20 Subdivision:WESTFIELD Map Ref:LB 11 PG 35City/Muni/Twp:NILES City/Muni/Twp: NILES

11	.46Mi.	**541 W MAIN ST** **NILES, MI 49120-1505**	04/27/2026	$193,000	$120	1600	//1	1954	8,799 SF

APN: 74-6850-0011-00-1 Document #: 2026459422
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: REDDICK PARK ADDITION MapRef: LB 7 PG 16 Abbreviated Description: Lot:11 Subdivision:REDDICK PARK ADDITION Map Ref:LB 7 PG 16City/Muni/Twp:NILES City/Muni/Twp: NILES

12	.44Mi.	**519 MEADOW DR** **NILES, MI 49120-3011**	04/27/2026	$155,000	$230	672	/2/1	1951	12,763 SF

APN: 74-6950-0004-00-1 Document #: 2026459493
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: ROLLING GREEN MapRef: LB 11 PG 44 Abbreviated Description: Lot:4 Subdivision:ROLLING GREEN Map Ref:LB 11 PG 44City/Muni/Twp:NILES City/Muni/Twp: NILES

13	.53Mi.	**724 CHIPPEWA TRL** **NILES, MI 49120-3156**	04/24/2026	$300,000	$223	1344	/3/2	1966	14,244 SF

APN: 74-0770-0040-00-7 Document #: 2026459242
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: BALLARD HILLS MapRef: LB 15 PG 20 Abbreviated Description: Lot:40 Subdivision:BALLARD HILLS Map Ref:LB 15 PG 20City/Muni/Twp:NILES City/Muni/Twp: NILES

14	.06Mi.	**1 GRAND AVE** **NILES, MI 49120-3104**	03/25/2026	$249,000	$255	975	//1	1950	18,905 SF

APN: 74-8600-0016-00-5 Document #: 2026456784
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: WESTFIELD MapRef: LB 11 PG 35 Abbreviated Description: Lot:16 Subdivision:WESTFIELD Map Ref:LB 11 PG 35City/Muni/Twp:NILES City/Muni/Twp: NILES

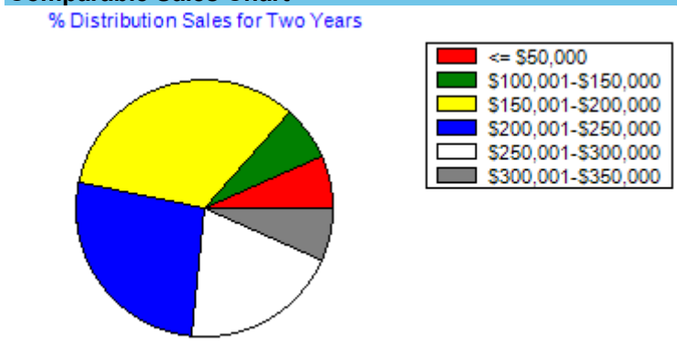
15	.27Mi.	**220 CHRISTIANA DR** **NILES, MI 49120-1489**	02/26/2026	$176,000	$179	978	/1/2	1986	SF

APN: 14-5030-0002-00-0 Document #: 2026452597
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: THE MISSIONS CONDOMINIUM Legal Unit: 2 MapRef: LB 28 PG 1 Abbreviated Description: Subdivision:THE MISSIONS CONDOMINIUM Legal Unit:2 Map Ref:LB 28 PG 1City/Muni/Twp:NILES City/Muni/Twp: NILES

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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.	**18 GRAND AVE**	**06/18/2024**	$193,600	$96,800	1,328	//1	1952	18,905 SF	
.02Mi.	**26 GRAND AVE**	**07/08/1998**	$240,000	$120,000	1,496	//1	1946	18,905 SF	
.02Mi.	**10 GRAND AVE**	**07/17/2008**	$174,800	$87,400	1,311	//1	1947	18,905 SF	
.04Mi.	**34 GRAND AVE**	**12/18/2017**	$172,600	$86,300	1,222	//1	1946	18,905 SF	
.04Mi.	**2 GRAND AVE**	**02/14/2025**	$161,400	$80,700	996	//1		18,905 SF	
.05Mi.	**17 GRAND AVE**	**12/22/2025**	$255,000	$127,500	1,576	//1	1951	18,905 SF	
.05Mi.	**1218 GRANT ST**	**07/17/2007**	$491,600	$245,800	2,940	/4/2	1861	4 SF	
.05Mi.	**9 GRAND AVE**	**02/21/2024**	$174,600	$87,300	1,308	//1	1946	18,905 SF	
.05Mi.	**25 GRAND AVE**	**06/07/2024**	$269,000	$134,500	2,864	//2	1949	18,905 SF	
.06Mi.	**42 GRAND AVE**	**10/29/1991**	$186,200	$93,100	1,119	//1	1950	18,905 SF	
.06Mi.	**1 GRAND AVE**	**02/24/2022**	$133,600	$66,800	975	//1	1950	18,905 SF	
.06Mi.	**33 GRAND AVE**	**06/13/2001**	$162,600	$81,300	1,008	//1	1949	18,905 SF	
.08Mi.	**50 GRAND AVE**	**07/14/2021**	$262,800	$131,400	1,616	//1	1953	18,905 SF	
.08Mi.	**41 GRAND AVE**	**02/28/2020**	$181,800	$90,900	1,232	//1	1951	29,098 SF	
.08Mi.	**1211 GRANT ST**	**03/03/2023**			1,472	//1		2 SF	
.09Mi.	**1119 GRANT ST**	**03/03/2023**			1,361	//1	1947	8,712 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
2.13Mi.	**Ring Lardner Middle School** Number of Students: 510 Student-Teacher Ratio: 17.47	B-	Public	6 - 8
0.80Mi.	**Ballard Elementary School** Number of Students: 516 Student-Teacher Ratio: 18.49	C	Public	PK - 5
2.17Mi.	**Niles Virtual School** Number of Students: 18 Student-Teacher Ratio: 11.61	NA	Public	KG - 12
1.85Mi.	**Niles Senior High School** Number of Students: 828 Student-Teacher Ratio: 20.43	B	Public	9 - 12
1.92Mi.	**Northside Child Development Center** Number of Students: 13 Student-Teacher Ratio: 4.48	NA	Public	PK - KG

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Flood Report

The Subject Property of **18 GRAND AVE, NILES, MI 49120-3105** 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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