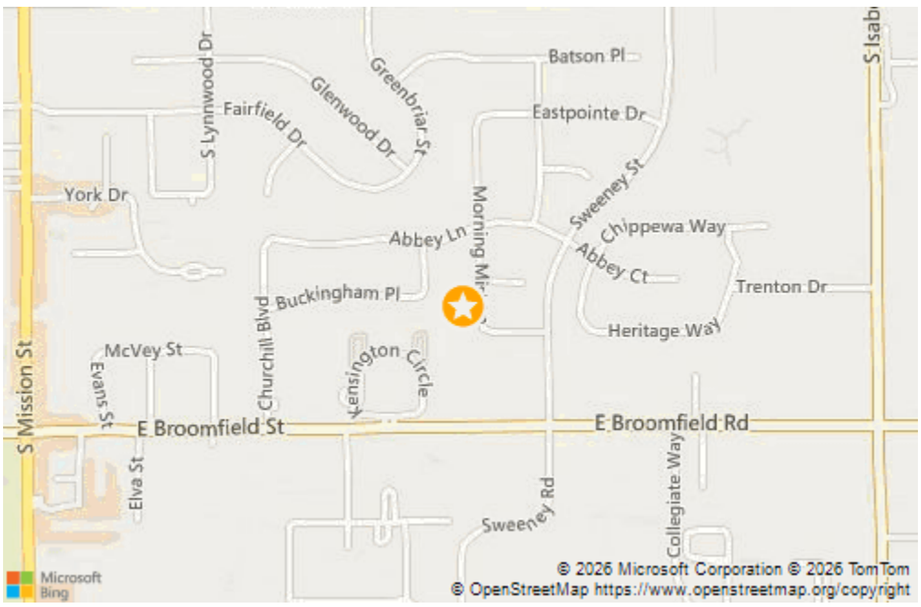
ICE SiteX Report

OrderID: 98472120

SiteX Property Information Report



Subject Property Location

1924 MORNING MIST, MOUNT PLEASANT, MI 48858-8188

County:	**ISABELLA MI**	Census Tract:	260730006.003010
Property Use:	Single Family Residential	Zoning:	CD-3
Parcel Number:	17-000-00-719-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$341,000**	FSD:	15	Common Confidence Score:	53
Value Range:	$289,850 - $392,150	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$143,800	Total Assessor Market Value:	$287,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 19 District: 17 Legal Unit: 19

Abbreviated Description:	ABBEY NO. 2 THE, LOT 19 (SPLIT FROM 16925 FOR 2001 ROLL)
City/Muni/Twp:	MOUNT PLEASANT CITY

Property Characteristics

Lot Size:	9,322 SF	Bedrooms:	4	Pool:	
Building Area:	2040 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/27/2022	Sales Price:	$300,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 19 District: 17 Legal Unit: 19
Abbreviated Description: ABBEY NO. 2 THE, LOT 19 (SPLIT FROM 16925 FOR 2001 ROLL)
City/Muni/Twp: MOUNT PLEASANT CITY

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.

ICE SiteX Report

OrderID: 98472120

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.	**1924 MORNING MIST**	**05/27/2022**	$287,600	$143,800	2,040	9/4/2	2004	9,322 SF	
.01Mi.	**1920 MORNING MIST**	**06/12/2009**	$307,600	$153,800	2,042	9/4/2	2004	9,322 SF	
.01Mi.	**1928 MORNING MIST**	**03/30/2010**	$322,600	$161,300	2,046	7/3/2	2006	9,453 SF	
.03Mi.	**1917 BRENTWOOD DR**	**08/10/2012**	$313,200	$156,600	1,684	/3/3	1996	15,987 SF	
.03Mi.	**1916 MORNING MIST**	**07/01/2009**	$251,400	$125,700	1,712	7/3/2	2004	9,235 SF	
.03Mi.	**1932 MORNING MIST**	**07/28/2017**	$272,600	$136,300	1,964	/3/2	2012	15,115 SF	
.03Mi.	**1244 BUCKINGHAM PL**	**05/27/2016**	$241,600	$120,800	1,344	7/2/2	1998	16,858 SF	
.04Mi.	**1925 MORNING MIST**	**08/10/2007**	$296,400	$148,200	1,944	9/5/3	2004	8,538 SF	
.04Mi.	**1913 BRENTWOOD DR**	**06/30/2008**	$273,200	$136,600	2,024	8/4/2	1989	11,587 SF	
.04Mi.	**1919 MORNING MIST**	**07/06/2020**	$396,800	$198,400	2,480	10/4/2	2003	10,193 SF	
.04Mi.	**1810 MORNING MIST**	**10/08/2009**	$303,200	$151,600	1,868	/4/2	2003	9,235 SF	
.04Mi.	**1929 MORNING MIST**	**02/24/2016**	$317,200	$158,600	2,560	/3/2		10,193 SF	
.05Mi.	**1936 MORNING MIST**	**10/11/2017**	$246,600	$123,300	1,640	/3/2	2011	15,377 SF	
.05Mi.	**1911 BRENTWOOD DR**	**06/10/2004**	$252,800	$126,400	1,210	5/2/2	1998	11,718 SF	
.05Mi.	**1806 MORNING MIST**	**04/28/2011**	$332,400	$166,200	2,168	/4/2	2003	9,235 SF	
.06Mi.	**1420 WEXFORD DR**	**07/25/2022**	$251,600	$125,800	1,672	/3/2	2012	11,282 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	33.1 years old	Households:	16,837
Median Household Income:	$52,352	Households w/Family:	44%
Household Income Per Capita:	$29,888	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Mount Pleasant City School District	Students:	3,341
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Ganiard School** Number of Students: 220 Student-Teacher Ratio: 12.64	B	Public	PK - 2
0.57Mi.	**Mt Pleasant Senior High School** Number of Students: 1,066 Student-Teacher Ratio: 15.76	B+	Public	9 - 12
1.68Mi.	**Mary Mcguire School** Number of Students: 276 Student-Teacher Ratio: 12.81	D+	Public	3 - 5
1.42Mi.	**Vowles School** Number of Students: 235 Student-Teacher Ratio: 14.09	B	Public	PK - 2
2.35Mi.	**Mt Pleasant Middle School** Number of Students: 666 Student-Teacher Ratio: 13.94	B-	Public	6 - 8
1.01Mi.	**Fancher School** Number of Students: 431 Student-Teacher Ratio: 15.88	C	Public	3 - 5
1.29Mi.	**Pullen Elementary School** Number of Students: 303 Student-Teacher Ratio: 14.81	C+	Public	PK - 2

Flood Report

The Subject Property of **1924 MORNING MIST, MOUNT PLEASANT, MI 48858-8188** 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.

ICE SiteX Report

OrderID: 98472120

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	133%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	127%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.