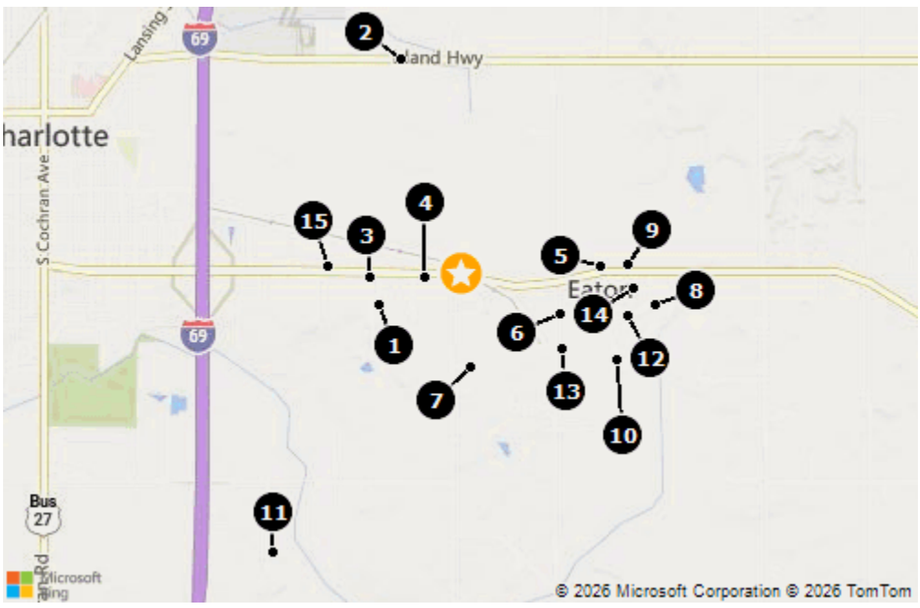
ICE SiteX Report

OrderID: 98513714

SiteX Property Information Report



Subject Property Location

2003 E CLINTON TRL, CHARLOTTE, MI 48813-9303

County:	**EATON MI**	Census Tract:	260450210.023007
Property Use:	Single Family Residential	Zoning:	LA
Parcel Number:	110 016 300 042 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$180,000**	FSD:	21	Common Confidence Score:	32
Value Range:	$142,200 - $217,800	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$33,358	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$106,519	Total Taxable Value:	$2,074
Total Assessed Value:	$77,200	Total Assessor Market Value:	$139,877	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 110 Sec/Twnship/Range: SEC 17 TWN 02N RNG 04W

Abbreviated Description: BEG SE COR SEC 17; N88?40'36"W ALONG S LINE OF SEC 17 60 FT; N00?08'41"E 208.18 FT TO SLY LINE OF FORMER R/R; SELY 935.97 FT

City/Muni/Twp: EATON TOWNSHIP

Property Characteristics

Lot Size:	2.510 AC	Bedrooms:		Pool:	
Building Area:	1018 SF	Baths:	1	Fireplace:	
Year Built:		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+B	Number of Cars:		A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/26/2026	Sales Price:	N/A
Document #:	BK-PG 3136-111	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2025	Sales Price:	$174,375
Document #:	BK-PG 3136-109	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2025		
Document Type:			

Legal Description:

Sec/Twnship/Range: SW4 S16S17&S21T02NR04W

City/Muni/Twp: EATON

Prior Transfer

Recording Date:	12/19/2024	Sales Price:	$120,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 3120-1209	Type of Sale:	Full Amount on Deed
Contract Date:	12/16/2024		
Document Type:			

ICE SiteX Report

OrderID: 98513714

Legal Description:
Sec/Twnship/Range: SW4S16SE4S17NW4S21T02NR04W
City/Muni/Twp: EATON

Prior Transfer

Recording Date: 12/16/2024
Document #: BK-PG 3120 -1209
Document Type:
Sales Price: $120,000
Type of Sale: Per Assessor Transaction History
Legal Description:
District: 110 Sec/Twnship/Range: SEC 17 TWN 02N RNG 04W
Abbreviated Description: BEG SE COR SEC 17; N88?40'36"W ALONG S LINE OF SEC 17 60 FT; N00?08'41"E 208.18 FT TO SLY LINE OF FORMER R/R; SELY 935.97 FT
City/Muni/Twp: EATON TOWNSHIP

Prior Transfer

Recording Date: 04/15/2024
Document #: BK-PG 3088-207
Contract Date: 04/09/2024
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Abbreviated Description: STR; SW4 S16& SE4 S17& NW4 S21T02NR04W
City/Muni/Twp: EATON

Prior Transfer

Recording Date: 02/16/2022
Document #: BK-PG 2987-653
Contract Date: 02/16/2022
Document Type:
Sales Price: $120,000
Type of Sale: Full Amount on Deed
Legal Description:
Sec/Twnship/Range: SW4S16&SE4S17&NW4S21T02NR04W
City/Muni/Twp: EATON

Prior Transfer

Recording Date: 03/06/2020
Document #: BK-PG 2170-934
Document Type:
Sales Price: $300,240
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 10/24/2019
Document #: BK-PG 2810-0159
Contract Date: 10/21/2019
Document Type:
Sales Price: $114,000
Type of Sale: Full Amount on Deed
Legal Description:
Sec/Twnship/Range: SW4SW4 S16T02NR04W
City/Muni/Twp: EATON

Prior Transfer

Recording Date: 12/07/2018
Document #: BK-PG 2170-0934
Document Type:
Sales Price: $300,240
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 11/07/2017
Document #: 2708-0143 BK-PG 2170-0934
Document Type:
Sales Price: $300,240
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 10/13/2009
Document #: BK-PG 2170-0934
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 03/24/2008
Document #: BK-PG 2170-0934
TD Due Date:
Loan Amount: N/A
Loan Type: Reverse Mortgage
Type Finance: ADJ
Legal Description:
Sec/Twnship/Range: SW4SW4 S16T02NR04W
City/Muni/Twp: EATON

Prior Transfer

Recording Date: 12/28/2006
Document #: BK-PG 2088-0739
Contract Date: 12/28/2006
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Sec/Twnship/Range: SW4SW4 S16T02NR04W
Abbreviated Description: PART SE4 SE4 SEC17 TWP02N RNG04W
City/Muni/Twp: EATON

Prior Transfer

Recording Date: 12/28/2006
Document #: BK-PG 2088-0737
Contract Date: 12/28/2006
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT

ICE SiteX Report

OrderID: 98513714

Legal Description:
Sec/Twnship/Range: SW4SW4 S16T02NR04W
Abbreviated Description: PART SE4 SE4 SEC17 TWP02N RNG04W
City/Muni/Twp: EATON

Area Sales Analysis

Total Area Sales	$4,462,450	Median # of Bedrooms	3
Median Lot Size	31,799 SF	Median # of Baths	2
Median Living Area	1,332 SF	Median Year Built	1992
Price Range - 2 Yrs	$96,450 to $488,000	Age Range	20 years to 62 years
Median Value	$299,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**1167 HOUGHTON LN** **CHARLOTTE, MI 48813-9108**	09/24/2026	$245,000	$212	1152	/3/2	1980	174,241 SF	
		APN: 110 020 200 175 00 Document #: 2026-04364 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S20T02NR04W Abbreviated Description: Sec/Twnship/Range:NE4 S20T02NR04W City/Muni/Twp:EATON TOWNSHIP City/Muni/Twp: EATON TOWNSHIP								
2	1.07Mi.	**1761 ISLAND HWY** **CHARLOTTE, MI 48813-8343**	09/14/2026	$176,000	$247	712	//1		48,352 SF	
		APN: 110 008 400 070 02 Document #: 2026-03854 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SE4SE4 S08T02NR04W Abbreviated Description: Sec/Twnship/Range:W2SE4SE4 S08T02NR04W City/Muni/Twp:EATON TOWNSHIP City/Muni/Twp: EATON TOWNSHIP								
3	.43Mi.	**1616 E CLINTON TRL** **CHARLOTTE, MI 48813-9334**	08/21/2026	$315,000	$166	1896	/3/2		26,136 SF	
		APN: 110 020 200 030 00 Document #: 2026-02971 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EATON City/Muni/Twp: EATON								
4	.17Mi.	**1878 E CLINTON TRL** **CHARLOTTE, MI 48813-8301**	08/10/2026	$285,000	$251	1134	//1		26,136 SF	
		APN: 110 020 200 080 00 Document #: 2026-02415 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
5	.68Mi.	**2697 E CLINTON TRL** **CHARLOTTE, MI 48813-9335**	07/13/2026	$299,000	$296	1008	//1	1991	128,503 SF	
		APN: 110 016 400 055 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:EATON City/Muni/Twp: EATON								
6	.52Mi.	**1207 FLANDERS RD** **CHARLOTTE, MI 48813-8375**	05/11/2026	$260,000	$198	1312	/3/2	1976	19,602 SF	
		APN: 110 054 700 014 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: EATON GREEN ESTATES MapRef: LB 7 PG 1 Abbreviated Description: Lot:14 Subdivision:EATON GREEN ESTATES Map Ref:LB 7 PG 1City/Muni/Twp:EATON City/Muni/Twp: EATON								
7	.47Mi.	**1443 BROOKFIELD RD** **CHARLOTTE, MI 48813-8748**	05/08/2026	$488,000	$198	2464	/4/3	1984	301,001 SF	
		APN: 110 021 100 155 01 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2 S21T02NR04W Abbreviated Description: Sec/Twnship/Range:W2 S21T02NR04W City/Muni/Twp:EATON City/Muni/Twp: EATON								
8	.95Mi.	**1147 TAMARACK TRL** **CHARLOTTE, MI 48813-8348**	03/16/2026	$315,000	$199	1578	/3/2	2002	32,670 SF	
		APN: 110 054 700 890 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 Subdivision: EATON GREEN ESTATES NO 4 MapRef: LB 13 PG 23&24 Abbreviated Description: Lot:89 Subdivision:EATON GREEN ESTATES NO 4 Map Ref:LB 13 PG 23&24City/Muni/Twp:EATON City/Muni/Twp: EATON								
9	.79Mi.	**2845 E CLINTON TRL** **CHARLOTTE, MI 48813-9301**	03/09/2026	$96,450	$44	2144	/3/2	1993	171,191 SF	
		APN: 110 016 400 120 01 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S16T02NR04W Abbreviated Description: Sec/Twnship/Range:SE4 S16T02NR04W City/Muni/Twp:EATON City/Muni/Twp: EATON								
10	.85Mi.	**1074 EATON GREEN DR** **CHARLOTTE, MI 48813-9381**	02/25/2026	$333,000	$182	1824	/3/2	1995	24,829 SF	
		APN: 110 054 700 480 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Subdivision: EATON GREEN ESTATES NO 2 MapRef: LB 12 PG 34 Abbreviated Description: Lot:48 Subdivision:EATON GREEN ESTATES NO 2 Map Ref:LB 12 PG 34City/Muni/Twp:EATON City/Muni/Twp: EATON								
11	1.59Mi.	**2335 GUERNSEY DR** **CHARLOTTE, MI 48813-8153**	02/17/2026	$440,000	$195	2251	/4/3	2006	166,835 SF	
		APN: 110 029 100 022 11 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S29T02NR04W Abbreviated Description: Sec/Twnship/Range:NW4 S29T02NR04W City/Muni/Twp:EATON City/Muni/Twp: EATON								
12	.82Mi.	**2848 LONE PINE TRL** **CHARLOTTE, MI 48813-8360**	01/02/2026	$340,000	$287	1184	/3/2	1999	23,958 SF	
		APN: 110 054 701 010 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98513714

Legal: Lot: 101 Subdivision: EATON GREEN ESTATES NO 4 MapRef: LB 13 PG 23&24 Abbreviated Description: Lot:101 Subdivision:EATON GREEN ESTATES NO 4 Map Ref:LB 13 PG 23&24City/Muni/Twp:EATON City/Muni/Twp: EATON

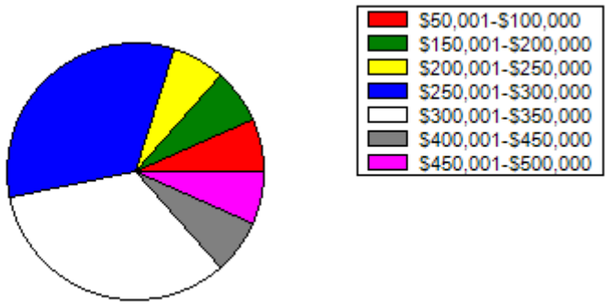
13 .6Mi. **1339 FLANDERS RD** 11/24/2025 $265,000 $198 1332 /3/1 1982 19,602 SF
CHARLOTTE, MI 48813-9389
APN: 110 054 700 007 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: EATON GREEN ESTATES MapRef: LB 7 PG 1-3 Abbreviated Description: Lot:7 Subdivision:EATON GREEN ESTATES Map Ref:LB 7 PG 1-3City/Muni/Twp:EATON City/Muni/Twp: EATON

14 .83Mi. **2871 OLD HICKORY LN** 11/05/2025 $350,000 $280 1248 /3/2 2000 20,473 SF
CHARLOTTE, MI 48813-8370
APN: 110 054 700 740 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: EATON GREEN ESTATES NO 3 MapRef: LB 12 PG 100&101 Abbreviated Description: Lot:74 Subdivision:EATON GREEN ESTATES NO 3 Map Ref:LB 12 PG 100&101City/Muni/Twp:EATON City/Muni/Twp: EATON

15 .64Mi. **1399 E CLINTON TRL** 09/15/2025 $255,000 $122 2084 //1 1964 31,799 SF
CHARLOTTE, MI 48813-9387
APN: 110 057 600 007 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: GREGAREK SUBDIVISION Sec/Twnship/Range: S17T02NR04W Abbreviated Description: Lot:7 Subdivision:GREGAREK SUBDIVISION Sec/Twnship/Range:S17T02NR04W City/Muni/Twp:EATON City/Muni/Twp: EATON

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.

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.	**2003 E CLINTON TRL**	**12/16/2024**	$139,877	$77,200	1,018	//1		3 SF	
.04Mi.	**2010 E CLINTON TRL**	**10/23/2013**	$191,368	$101,850	2,288	/3/1	1976	30,928 SF	
.06Mi.	**2050 E CLINTON TRL**	**12/17/2008**	$185,370	$99,100	1,144	/3/1	1976	31,799 SF	
.07Mi.	**1115 BROOKFIELD RD**	**06/26/2019**	$256,834	$136,050	1,296	/3/2	1977	32,234 SF	
.08Mi.	**1969 E CLINTON TRL**	**05/22/2023**	$203,159	$110,100	1,464	/3/1	1964	37,462 SF	
.1Mi.	**1125 BROOKFIELD RD**	**07/22/2013**	$174,041	$94,100	1,092	//1	1977	42,253 SF	
.11Mi.	**1945 E CLINTON TRL**	**06/22/2021**	$225,858	$123,250	2,000	/4/2	1890	1 SF	
.12Mi.	**1141 BROOKFIELD RD**	**04/24/2025**	$318,839	$169,200	1,888	//2	1977	42,253 SF	
.14Mi.	**1136 BROOKFIELD RD**	**03/16/2017**	$231,800	$125,200	2,384	/3/1	1961	28,750 SF	
.14Mi.	**1155 BROOKFIELD RD**	**04/28/2016**	$223,458	$119,200	1,092	/3/2	1976	42,253 SF	
.14Mi.	**1903 E CLINTON TRL**	**08/21/2012**	$165,710	$92,200	1,884	/3/1	1956	1 SF	
.17Mi.	**1187 BROOKFIELD RD**	**10/28/2005**	$337,518	$180,100	2,715	/3/2	2003	3 SF	
.17Mi.	**1164 BROOKFIELD RD**	**04/02/1999**	$185,491	$100,600	1,432	//1	1972	28,750 SF	
.17Mi.	**1179 BROOKFIELD RD**	**01/23/2021**	$143,215	$78,400	1,168	//1	1960	27,443 SF	
.21Mi.	**1940 E CLINTON TRL**	**03/12/2008**	$216,978	$124,400	1,930	//1		23 SF	
.21Mi.	**1202 BROOKFIELD RD**		$191,465	$104,800	1,344	/2/1	1976	2 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

ICE SiteX Report

OrderID: 98513714

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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