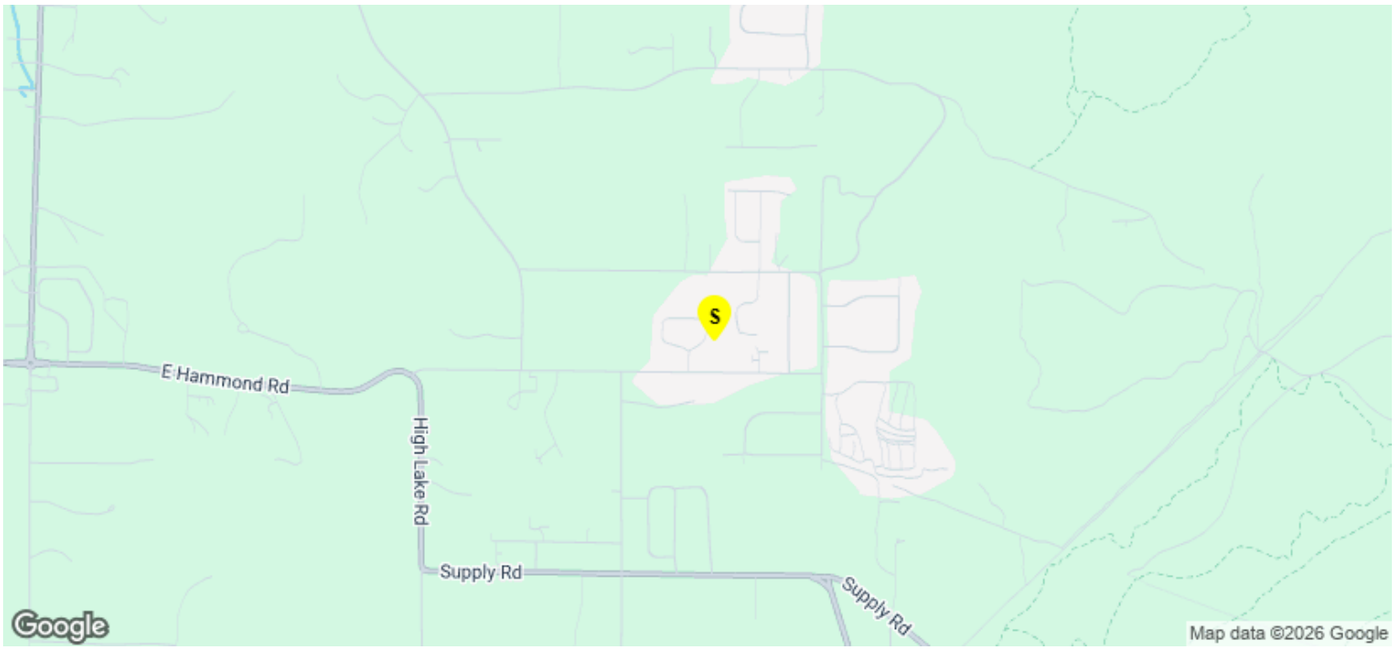
ICE SiteX Report

OrderID: 98808971

SiteX Property Information Report



Subject Property Location

2053 AVERILLS CIR, TRAVERSE CITY, MI 49686-9129

County:	**GRAND TRAVERSE MI**	Census Tract:	5501.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-310-020-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$378,000**	FSD:	17	Common Confidence Score:	44
Value Range:	$313,740 - $442,260	ICE Confidence Score:	83		

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:	$2,438
Total Assessed Value:	$158,900	Total Assessor Market Value:	$317,859	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 District: 03

Abbreviated Description:	LOT 20 AVERILL ACRES NO 2
City/Muni/Twp:	EAST BAY TOWNSHIP

Property Characteristics

Lot Size:	20,560 SF	Bedrooms:	3	Pool:	
Building Area:	1144 SF	Baths:	1	Fireplace:	
Year Built:	1972	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached Garage	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/04/2014	Sales Price:	$155,000
Document #:	2014R-01633 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/31/2014		
Document Type:	Deed		

Legal Description:
Subdivision: AVERILL ACRES NO. 2 Map Ref: LB 10 PG 116
City/Muni/Twp: EAST BAY

Prior Transfer

Recording Date:	01/03/2013	Sales Price:	$154,756
Document #:	2013R-00159 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	12/19/2012		
Document Type:	Deed		

Legal Description:
Subdivision: AVERILL ACRES Phase No: 2 Map Ref: LB 10 PG 116
City/Muni/Twp: EAST BAY

Prior Transfer

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

ICE SiteX Report

OrderID: 98808971

Legal Description:
District: 03
Abbreviated Description: LOT 20 AVERILL ACRES NO 2
City/Muni/Twp: EAST BAY TOWNSHIP

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.

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.	**2053 AVERILLS CIR**		$317,859	$158,900	1,144	6/3/1	1972	20,560 SF	
.02Mi.	**2039 AVERILLS CIR**		$323,926	$162,000	1,414	6/3/1	1978	23,871 SF	
.03Mi.	**2081 AVERILLS CIR**		$268,583	$134,300	1,246	7/3/1	1983	21,736 SF	
.04Mi.	**2074 AVERILLS CIR**		$311,540	$155,800	2,015	7/3/1	1978	15,028 SF	
.04Mi.	**2070 AVERILLS CIR**		$329,941	$165,000	1,431	/3/1	1973	19,776 SF	
.05Mi.	**2029 AVERILLS CIR**		$283,735	$141,900	1,230	/3/1	1973	18,774 SF	
.05Mi.	**2082 AVERILLS CIR**		$294,262	$147,100	1,008	6/3/1	1992	15,028 SF	
.05Mi.	**2048 AVERILLS CIR**		$331,774	$165,900	1,516	/3/2	1978	20,865 SF	
.05Mi.	**2056 AVERILLS CIR**		$347,796	$173,900	1,479	7/3/2	1976	25,570 SF	
.05Mi.	**2169 AVERILLS CIR**	**08/29/2024**	$411,424	$205,700	1,388	/3/3	1976	19,471 SF	
.05Mi.	**2062 AVERILLS CIR**		$384,417	$192,200	1,389	6/3/3	1976	30,753 SF	
.06Mi.	**2040 AVERILLS CIR**		$297,892	$148,900	1,242	8/3/1	1972	29,447 SF	
.06Mi.	**2086 AVERILLS CIR**		$268,791	$134,400	960	7/4/1	1989	15,028 SF	
.06Mi.	**2115 AVERILLS CIR**		$253,010	$126,500	1,056	6/3/1	1978	23,043 SF	
.07Mi.	**2137 AVERILLS CIR**		$291,364	$145,700	1,196	//1	1976	24,394 SF	
.07Mi.	**2032 AVERILLS CIR**		$254,702	$127,400	1,434	//1	1975	32,670 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	46.9 years old	Households:	11,094
Median Household Income:	$74,940	Households w/Family:	50%
Household Income Per Capita:	$43,937	Households w/Family Married:	40%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	16%

School District

School District Zone:	Traverse City Area Public Schools	Students:	8,584
Number of Schools:	16	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.52Mi.	**Traverse City Central High School** Number of Students: 1,326 Student-Teacher Ratio: 23.67	B	Public	9 - 12
7.33Mi.	**Tcaps Montessori School** Number of Students: 331 Student-Teacher Ratio: 16.43	A-	Public	PK - 8
3.28Mi.	**Traverse City High School** Number of Students: 171 Student-Teacher Ratio: 16.38	C-	Public	9 - 12
1.10Mi.	**Courtade Elementary School** Number of Students: 215 Student-Teacher Ratio: 14.29	B+	Public	PK - 5
2.52Mi.	**Traverse City East Middle School** Number of Students: 829 Student-Teacher Ratio: 19.87	A-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	124%	HIGHER
OVERALL	123%	HIGHER

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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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