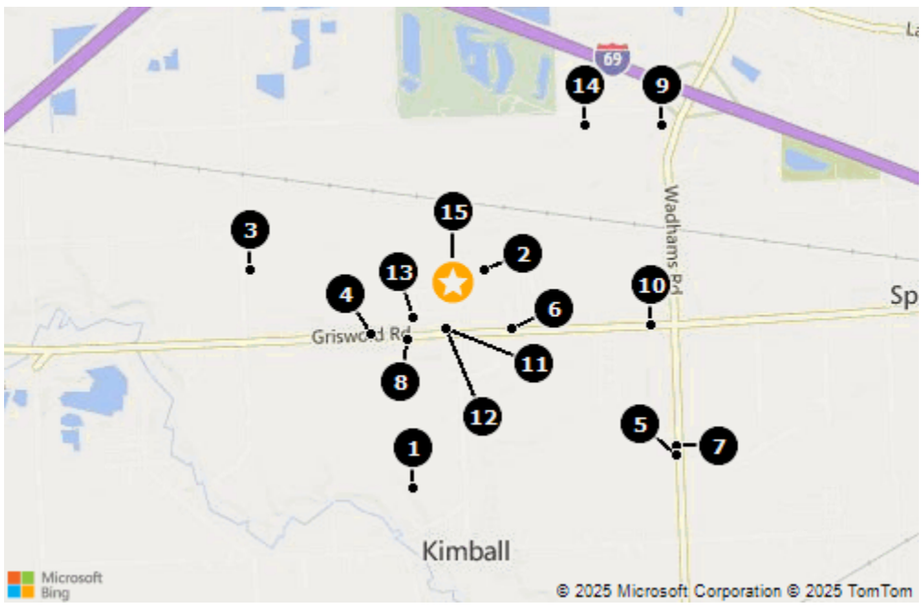
ICE SiteX Report

OrderID: 96286537

SiteX Property Information Report



Subject Property Location

2115 DITTY RD, KIMBALL, MI 48074-1809

County:	**ST CLAIR MI**	Census Tract:	261476341.001025
Property Use:	Single Family Residential	Zoning:	R-2 RES
Parcel Number:	74-25-145-0007-500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$367,000**	FSD:	28
Value Range:	$264,240 - $469,760	Confidence Score:	72

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	25
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,134
Total Assessed Value:	$157,000	Total Assessor Market Value:	$314,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 24 District: 25 Subdivision: FIRST ADD Legal Unit: 24 Map Ref: L-530H24 Sec/Twnship/Range: SEC 09 TWN 06N RNG 16E
Abbreviated Description: LOT 24 FIRST ADDITION TO BIRCH HILL SEC 9 T6N R16E
City/Muni/Twp: KIMBALL TOWNSHIP

Property Characteristics

Lot Size:	20,822 SF	Bedrooms:	4	Pool:	
Building Area:	2688 SF	Baths:	2	Fireplace:	1
Year Built:	1995	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	5	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/24/2025	Sales Price:	$223,771
Document #:	2025001209 BK-PG 4848-814	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/26/2024	Loan Amount:	N/A
Document #:	2024007669 BK-PG 5708-898	Loan Type:	FHA
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 24 Subdivision: FIRST ADDITION
City/Muni/Twp: KIMBALL TOWNSHIP

Mortgage Record

Recording Date:	07/13/2017	Loan Amount:	N/A
Document #:	2017017285 BK-PG 4848-814	Loan Type:	FHA
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 24 Subdivision: FIRST ADDITION TO BIRCH HILL

Prior Transfer

Recording Date:	07/13/2017	Sales Price:	$227,900

ICE SiteX Report

OrderID: 96286537

Document #:	2017017284 BK-PG 4848 -812	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2017		
Document Type:			

Legal Description:
Lot: 24 Subdivision: ADDITION TO BIRCH HILL Map Ref: MB 39 PG 5

Prior Transfer

Recording Date:	06/30/2017	Sales Price:	$227,900
Document #:	BK-PG 4848 -812	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 District: 25 Subdivision: FIRST ADD Legal Unit: 24 Map Ref: L-530H24 Sec/Twnship/Range: SEC 09 TWN 06N RNG 16E
Abbreviated Description: LOT 24 FIRST ADDITION TO BIRCH HILL SEC 9 T6N R16E
City/Muni/Twp: KIMBALL TOWNSHIP

Mortgage Record

Recording Date:	03/31/2005	Loan Amount:	N/A
Document #:	2005009418 BK-PG 3310-866	Loan Type:	New Conventional
TD Due Date:	03/01/2035	Type Finance:	

Legal Description:
Lot: 24 District: 25 Subdivision: FIRST ADDITION TO BRICH HILL
City/Muni/Twp: KIMBALL

Prior Transfer

Recording Date:	11/15/1986	Sales Price:	$35,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,341,400	Median # of Bedrooms	2
Median Lot Size	65,602 SF	Median # of Baths	1
Median Living Area	1,140 SF	Median Year Built	1946
Price Range - 2 Yrs	$61,000 to $250,000	Age Range	51 years to 175 years
Median Value	$155,000	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.93Mi.	**1671 DITTY RD** **KIMBALL, MI 48074-2403**	11/19/2025	$250,000	$218	1146	/1/1	1880	436,037 SF	
		APN: 74-25-016-3005-001 Document #: 2025022313 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4S16T6NR16E Abbreviated Description: Sec/Twnship/Range:SE4S16T6NR16E City/Muni/Twp:KIMBALL TOWNSHIP City/Muni/Twp: KIMBALL TOWNSHIP								
2	.16Mi.	**2142 DITTY RD** **KIMBALL, MI 48074-1808**	10/09/2025	$69,900	$93	746	/2/1	1850	217,801 SF	
		APN: 74-25-010-4015-500 Document #: 2025019272 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2NW4SW4S10T6NR16E Abbreviated Description: Sec/Twnship/Range:S2NW4SW4S10T6NR16E City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL								
3	.87Mi.	**2160 DUNLAP RD** **KIMBALL, MI 48074-1700**	08/29/2025	$217,000	$274	791	/2/1	1964	435,515 SF	
		APN: 74-25-009-4010-000 Document #: 2025016323 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SW4S09T6NR16E Abbreviated Description: Sec/Twnship/Range:NW4SW4S09T6NR16E City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL								
4	.43Mi.	**6198 GRISWOLD RD** **KIMBALL, MI 48074-1812**	08/21/2025	$196,500	$126	1551	/2/1	1945	65,602 SF	
		APN: 74-25-009-3008-000 Document #: 2025015636 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2SW4SE4S09T6NR16E Abbreviated Description: Sec/Twnship/Range:S2SW4SE4S09T6NR16E								
5	1.14Mi.	**1701 WADHAMS RD** **KIMBALL, MI 48074-2530**	05/27/2025	$158,000	$138	1140	/3/1	1952	413,865 SF	
		APN: 74-25-015-3004-000 Document #: 2025009937 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S15T6NR16E Abbreviated Description: Sec/Twnship/Range:S15T6NR16E City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL								
6	.29Mi.	**5876 GRISWOLD RD** **KIMBALL, MI 48074-1904**	05/27/2025	$216,000	$193	1114	/3/1	1968	174,241 SF	
		APN: 74-25-010-4003-000 Document #: 2025009933 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2E2SW4SW4S10T6NR16E Abbreviated Description: Sec/Twnship/Range:E2E2SW4SW4S10T6NR16E City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL								
7	1.21Mi.	**1725 WADHAMS RD** **KIMBALL, MI 48074-2530**	04/22/2025	$110,000	$167	656	/2/1	1945	153,158 SF	
		APN: 74-25-015-3002-000 Document #: 2025007747 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2SE4S15T6NR16E Abbreviated Description: Sec/Twnship/Range:N2SE4S15T6NR16E City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL								
8	.38Mi.	**6129 GRISWOLD RD** **KIMBALL, MI 48074-1813**	01/16/2025	$210,000	$125	1678	/3/1	1972	54,450 SF	
		APN: 74-25-016-2006-000 Document #: 2025000690 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Sec/Twnship/Range: N2N2NE4S16T6NR16E Abbreviated Description: Sec/Twnship/Range:N2N2NE4S16T6NR16E City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL

9	1.19Mi.	**2467 BARTLETT RD** **KIMBALL, MI 48074-1410**	01/06/2025	$130,000	$126	1031	/3/1	1946	87,120 SF

APN: 74-25-505-0003-000 Document #: 2025000193
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PLEASANT VIEW SUBDIVISION Sec/Twnship/Range: S10KIMBTT6NR16E Abbreviated Description: Lot:3 Subdivision:PLEASANT VIEW SUBDIVISION Sec/Twnship/Range:S10KIMBTT6NR16E City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL

10	.94Mi.	**5560 GRISWOLD RD** **KIMBALL, MI 48074-1901**	11/21/2024	$135,000	$168	803	/2/1	1915	44,998 SF

APN: 74-25-535-0004-000 Document #: 2024020899
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SPARLINGVILLE HOME PLAT MapRef: LB 46 PG 2 Abbreviated Description: Lot:8 Subdivision:SPARLINGVILLE HOME PLAT Map Ref:LB 46 PG 2City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL

11	.22Mi.	**6060 GRISWOLD RD** **KIMBALL, MI 48074-1810**	11/08/2024	$183,000	$151	1211	/3/1	1961	22,521 SF

APN: 74-25-130-0004-000 Document #: 2024020002
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: BIRCH HILL MapRef: LB 57 PG 12 Abbreviated Description: Lot:4 Subdivision:BIRCH HILL Map Ref:LB 57 PG 12City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL

12	.22Mi.	**6060 GRISWOLD RD** **KIMBALL, MI 48074-1810**	09/24/2024	$150,000	$123	1211	/3/1	1961	22,521 SF

APN: 74-25-130-0004-000 Document #: 2024016879
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: BIRCH HILL MapRef: LB 57 PG 12 Abbreviated Description: Lot:4 Subdivision:BIRCH HILL Map Ref:LB 57 PG 12City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL

13	.26Mi.	**2055 W BIRCH HILL DR** **KIMBALL, MI 48074-1805**	07/16/2024	$155,000	$77	1990	/3/1	1974	36,678 SF

APN: 74-25-160-0009-000 Document #: 2024012411
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32,33 Abbreviated Description: Lot:32,33

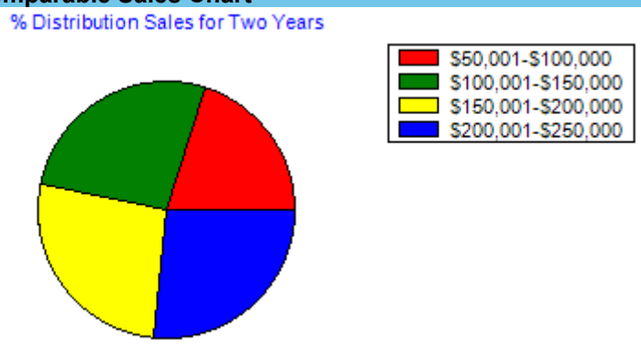
14	.98Mi.	**5705 FLINCHBAUGH RD** **KIMBALL, MI 48074-1304**	06/28/2024	$100,000	$44	2256	/1/1	1940	40,641 SF

APN: 74-25-010-2003-000 Document #: 2024011306
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S10T06NR16E Abbreviated Description: Sec/Twnship/Range:S10T06NR16E City/Muni/Twp:TOWNSHIP OF KIMBALL City/Muni/Twp: TOWNSHIP OF KIMBALL

15	.02Mi.	**2097 DITTY RD** **KIMBALL, MI 48074-1820**	04/01/2024	$61,000	$65	938	/2/1	1920	20,822 SF

APN: 74-25-145-0007-000 Document #: 2024005160
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: FIRST ADDITION TO BIRCH HILL SUBDIVISION MapRef: LB 59 PG 5 Abbreviated Description: Lot:23 Subdivision:FIRST ADDITION TO BIRCH HILL SUBDIVISION Map Ref:LB 59 PG 5

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.

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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.	**2115 DITTY RD**	**06/30/2017**	$314,000	$157,000	2,688	/4/2	1995	20,822 SF	
.02Mi.	**2097 DITTY RD**	**03/12/2024**	$98,000	$49,000	938	/2/1	1920	20,822 SF	
.03Mi.	**6022 N BIRCH HILL DR**	**05/19/2023**	$192,400	$96,200	1,483	/3/2	1989	31,668 SF	
.05Mi.	**2089 DITTY RD**	**03/21/2016**	$312,200	$156,100	2,064	/3/1	2000	20,822 SF	
.06Mi.	**6032 N BIRCH HILL DR**	**11/14/1997**	$197,600	$98,800	1,490	/3/1	1988	21,083 SF	
.06Mi.	**2098 DITTY RD**		$155,000	$77,500	2,217	/4/1	1949	1 SF	
.06Mi.	**2090 DITTY RD**	**05/10/1996**	$20,200	$10,100				32,801 SF	
.07Mi.	**2081 DITTY RD**	**05/07/2012**	$129,000	$64,500	1,355	/3/1	1970	20,822 SF	
.07Mi.	**6023 N BIRCH HILL DR**	**08/26/2016**	$239,800	$119,900	2,050	/3/2	1978	38,551 SF	
.08Mi.	**6040 N BIRCH HILL DR**	**03/20/2013**	$213,800	$106,900	1,414	/3/2	1998	21,214 SF	
.09Mi.	**6033 N BIRCH HILL DR**	**07/13/2010**	$222,400	$111,200	1,847	/3/1	1987	25,700 SF	
.09Mi.	**2075 DITTY RD**	**04/29/2005**	$299,000	$149,500	2,530	/4/2	1999	31,320 SF	
.09Mi.	**2080 DITTY RD**	**09/23/2021**	$151,600	$75,800	1,272	/3/1	1958	43,473 SF	
.1Mi.	**6043 N BIRCH HILL DR**	**08/19/2004**	$212,200	$106,100	1,454	/3/2	1987	25,700 SF	
.11Mi.	**2070 DITTY RD**	**08/10/1989**	$213,000	$106,500	1,630	/3/2	1989	38,071 SF	
.11Mi.	**6070 N BIRCH HILL DR**	**06/19/2019**	$205,000	$102,500	1,418	/3/1	1998	21,519 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	43.4 years old	Households:	3,487
Median Household Income:	$69,699	Households w/Family:	70%
Household Income Per Capita:	$29,966	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Port Huron Area School District	Students:	7,361
Number of Schools:	16	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.76Mi.	**Port Huron High School**	C+	Public	9 - 12
Number of Students: 1,237 Student-Teacher Ratio: 21.51 Advanced Placement: Yes				
5.16Mi.	**Central Middle School**	D+	Public	6 - 8
Number of Students: 737 Student-Teacher Ratio: 23.14				

Flood Report

The Subject Property of **2115 DITTY RD, KIMBALL, MI 48074-1809** 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	79%	LOWER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	56%	NOTABLY LOWER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	85%	LOWER
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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ICE SiteX Report

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