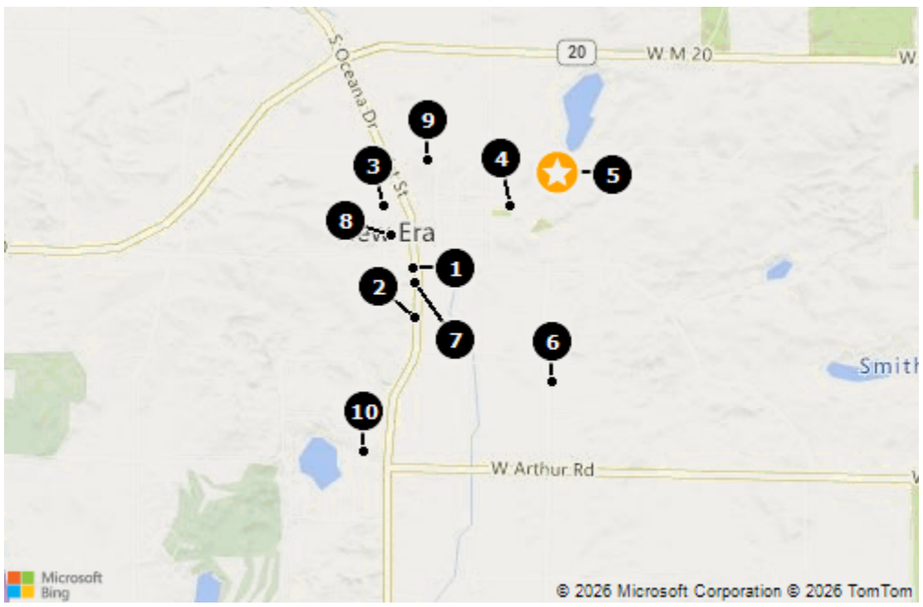
ICE SiteX Report

OrderID: 98738810

SiteX Property Information Report



Subject Property Location

2155 W PIKE RD, NEW ERA, MI 49446-8139

County:	**OCEANA MI**	Census Tract:	261270103.003027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	012-034-300-04	Thomas Bros Pg-Grid:	

Valuation

Value:	**$329,000**	FSD:	41	Common Confidence Score:	16
Value Range:	$194,110 - $463,890	ICE Confidence Score:	59		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	012
Assd Land Value:	$5,800	Market Land Value:	$11,600	Tax Year:	2025
Assd Improvement:	$161,900	Market Improvment Value:	$323,800	Total Taxable Value:	$3,755
Total Assessed Value:	$167,700	Total Assessor Market Value:	$335,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 012 Sec/Twnship/Range: SEC 34 TWN 14N RNG 17W

Abbreviated Description:	PCL B PT OF N 1/2 OF NE 1/4 OF SW 1/4, SEC 34 T14N R17W COM AT W 1/4 SEC COR, TH S 88 DEG E 1523.14 FT TO POB, TH S 88 DEG E
City/Muni/Twp:	SHELBY TOWNSHIP

Property Characteristics

Lot Size:	3.030 AC	Bedrooms:	3	Pool:	
Building Area:	1364 SF	Baths:		Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1+B	Number of Cars:	4	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/20/2024	Sales Price:	N/A
Document #:	202400003998 BK-PG 2022-10701	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/12/2024	Loan Amount:	N/A
Document #:	202400003887 BK-PG 2024-13276	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:

Sec/Twnship/Range: N2NE4SW4 S34T14NR07W
City/Muni/Twp: SHELBY

Prior Transfer

Recording Date:	05/10/2022	Sales Price:	$255,000
Document #:	202200003105 BK-PG 2022 -10698	Type of Sale:	Full Amount on Deed
Contract Date:	05/09/2022		
Document Type:			

Legal Description:

Sec/Twnship/Range: NE4SW4 S34T14NR17W
City/Muni/Twp: SHELBY

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Prior Transfer

Recording Date:	05/09/2022	Sales Price:	$255,000
Document #:	BK-PG 2022 -10698	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 012 Sec/Twnship/Range: SEC 34 TWN 14N RNG 17W
Abbreviated Description: PCL B PT OF N 1/2 OF NE 1/4 OF SW 1/4, SEC 34 T14N R17W COM AT W 1/4 SEC COR, TH S 88 DEG E 1523.14 FT TO POB, TH S 88 DEG E
City/Muni/Twp: SHELBY TOWNSHIP

Prior Transfer

Recording Date:	06/25/2018	Sales Price:	N/A
Document #:	201800003659 BK-PG 2014-013287	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/19/2018	Sales Price:	N/A
Document #:	201800003547 BK-PG 2018 -010650	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/18/2018		
Document Type:			

Legal Description:
District: 012 Sec/Twnship/Range: N2NE4SW4 S34T14NR17W
City/Muni/Twp: SHELBY

Prior Transfer

Recording Date:	08/26/2014	Sales Price:	N/A
Document #:	BK-PG 2014 -013286	Type of Sale:	Price Not Disclosed
Contract Date:	08/25/2014		
Document Type:			

Legal Description:
Sec/Twnship/Range: N2NE4SW4 S34T14NR17W
City/Muni/Twp: SHELBY

Prior Transfer

Recording Date:	06/06/2011	Sales Price:	$115,000
Document #:	BK-PG 2004-024856	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/12/2011	Sales Price:	N/A
Document #:	BK-PG 2011 -008223	Type of Sale:	Price Not Disclosed
Contract Date:	05/12/2011		
Document Type:			

Legal Description:
Sec/Twnship/Range: N2NE4SW4 S34T14NR17W
City/Muni/Twp: SHELBY

Mortgage Record

Recording Date:	08/13/2004	Loan Amount:	N/A
Document #:	BK-PG 2004-024856	Loan Type:	Unknown
TD Due Date:	08/01/2034	Type Finance:	

Legal Description:
Sec/Twnship/Range: PART N2NE4SW4 S34T14NR17W

Area Sales Analysis

Total Area Sales	$2,517,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1996
Price Range - 2 Yrs	$120,000 to $505,000	Age Range	30 years to 30 years
Median Value	$215,250	Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.81Mi.	**4835 1ST ST** **NEW ERA, MI 49446-9608**	07/13/2026	$186,000			//		SF	
		APN: 042-004-200-02 Document #: 202600004125 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2NW4NE4 S04T13NR17W Abbreviated Description: Sec/Twnship/Range:N2NW4NE4 S04T13NR17W City/Muni/Twp:NEW ERA VILLAGE City/Muni/Twp: NEW ERA VILLAGE								
2	.96Mi.	**5033 1ST ST** **NEW ERA, MI 49446-9608**	05/19/2026	$230,000			//		SF	
		APN: 042-004-200-08 Document #: 202600003050 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NE4 S04T13NR17W Abbreviated Description: Sec/Twnship/Range:SW4NE4 S04T13NR17W City/Muni/Twp:NEW ERA City/Muni/Twp: NEW ERA								
3	.82Mi.	**4585 3RD ST** **NEW ERA, MI 49446-9659**	02/12/2026	$150,000			//		SF	
		APN: 043-033-300-17 Document #: 202600000711 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY								
4	.27Mi.	**2335 PINE GROVE DR** **NEW ERA, MI 49446-9624**	01/13/2026	$364,000			//		SF	
		APN: 012-730-005-00 Document #: 202600000229								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5&6 Subdivision: SYTSMAS PLAT NO1 MapRef: LB 3 PG 40 Abbreviated Description: Lot:5&6 Subdivision:SYTSMAS PLAT NO1 Map Ref:LB 3 PG 40City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY

5	.04Mi.	**2123 W PIKE RD** **NEW ERA, MI 49446-8139**	10/03/2025	$352,000			//		SF

APN: 012-034-300-25 Document #: 202500005166
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2NE4SW4 S34T14NR17W Abbreviated Description: Sec/Twnship/Range:N2NE4SW4 S34T14NR17W City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY

6	1.01Mi.	**5252 S 90TH AVE** **NEW ERA, MI 49446-8137**	09/23/2025	$120,000			//		SF

APN: 017-003-300-08 Document #: 202500004990
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2NE4SW4 S03T13NR17W Abbreviated Description: Sec/Twnship/Range:N2NE4SW4 S03T13NR17W City/Muni/Twp:GRANT City/Muni/Twp: GRANT

7	.85Mi.	**4877 1ST ST** **NEW ERA, MI 49446-9608**	09/03/2025	$255,000	$222	1144	//		43,560 SF

APN: 042-004-200-05 Document #: 202500004622
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2NW4NE4 S04T13NR17W Abbreviated Description: Sec/Twnship/Range:N2NW4NE4 S04T13NR17W City/Muni/Twp:GRANT City/Muni/Twp: GRANT

8	.84Mi.	**2691 RAY AVE** **NEW ERA, MI 49446-9642**	08/21/2025	$200,500			//		SF

APN: 043-404-004-00 Document #: 202500004374
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: VILLAGE OF NEW ERA Abbreviated Description: Lot:4 Block:4 Subdivision:VILLAGE OF NEW ERA City/Muni/Twp:SHELBY TOWNSHIP City/Muni/Twp: SHELBY TOWNSHIP

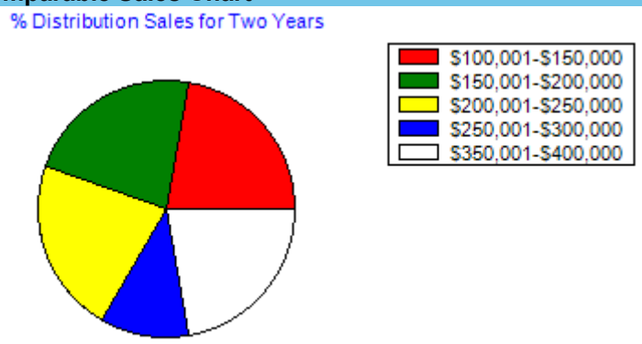
9	.67Mi.	**4433 ELM ST** **NEW ERA, MI 49446-9622**	08/05/2025	$505,000	$312	1618	//	1996	303,614 SF

APN: 043-033-400-33 Document #: 202500004091
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4 S33T14NR17W Abbreviated Description: Sec/Twnship/Range:NW4SE4 S33T14NR17W City/Muni/Twp:NEW ERA City/Muni/Twp: NEW ERA

10	1.59Mi.	**2935 W TAHOE TRL** **NEW ERA, MI 49446-8914**	06/30/2025	$154,500			//		SF

APN: 017-750-299-00 Document #: 202500003430
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 299&300 Subdivision: TAHOE SHORES MapRef: LB 4 PG 43 Abbreviated Description: Lot:299&300 Subdivision:TAHOE SHORES Map Ref:LB 4 PG 43

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.	**2155 W PIKE RD**	**05/09/2022**	$335,400	$167,700	1,364	/3/	2000	3 SF	
.04Mi.	**2123 W PIKE RD**	**10/22/2025**	$327,000	$163,500					
.08Mi.	**2089 W PIKE RD**	**06/20/2014**	$610,800	$305,400					
.08Mi.	**2243 W PIKE RD**	**09/21/2016**	$257,600	$128,800	1,620	/3/	1975		
.11Mi.	**2071 W PIKE RD**	**08/12/2016**	$327,600	$163,800	1,320			3 SF	
.14Mi.	**S 88TH AVE**	**01/31/2019**	$90,000	$45,000					
.14Mi.	**2281 W PIKE RD**	**07/22/2020**	$386,800	$193,400					
.15Mi.	**2031 W PIKE RD**	**06/23/2006**	$367,000	$183,500	1,862	/3/	2002		
.16Mi.	**2069 W PIKE RD**	**06/29/2022**	$377,000	$188,500					
.18Mi.	**2020 W PIKE RD**	**11/19/2024**	$288,400	$144,200					
.19Mi.	**2001 W PIKE RD**	**03/22/2024**	$353,600	$176,800					
.2Mi.	**2315 W PIKE RD**	**09/11/2020**	$156,200	$78,100					
.21Mi.	**2025 W PIKE RD**	**09/14/2005**	$444,200	$222,100					
.21Mi.	**2280 PINE GROVE DR**	**02/25/2026**	$333,400	$166,700					
.22Mi.	**2269 PINE GROVE DR**	**12/10/2019**	$484,400	$242,200					
.23Mi.	**2310 PINE GROVE DR**	**05/06/2019**	$286,200	$143,100					

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	39.5 years old	Households:	836
Median Household Income:	$66,043	Households w/Family:	74%
Household Income Per Capita:	$31,051	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Shelby Public Schools	Students:	1,059
Number of Schools:	3	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.96Mi.	**Shelby Middle School** Number of Students: 264 Student-Teacher Ratio: 15.64	C+	Public	6 - 8
4.13Mi.	**Shelby High School** Number of Students: 346 Student-Teacher Ratio: 20.64 Advanced Placement: Yes	D+	Public	9 - 12
4.23Mi.	**Shelby Elementary School** Number of Students: 433 Student-Teacher Ratio: 13.75	D	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	59%	NOTABLY LOWER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	123%	HIGHER
MURDER	98%	SIMILAR
OVERALL	79%	LOWER

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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