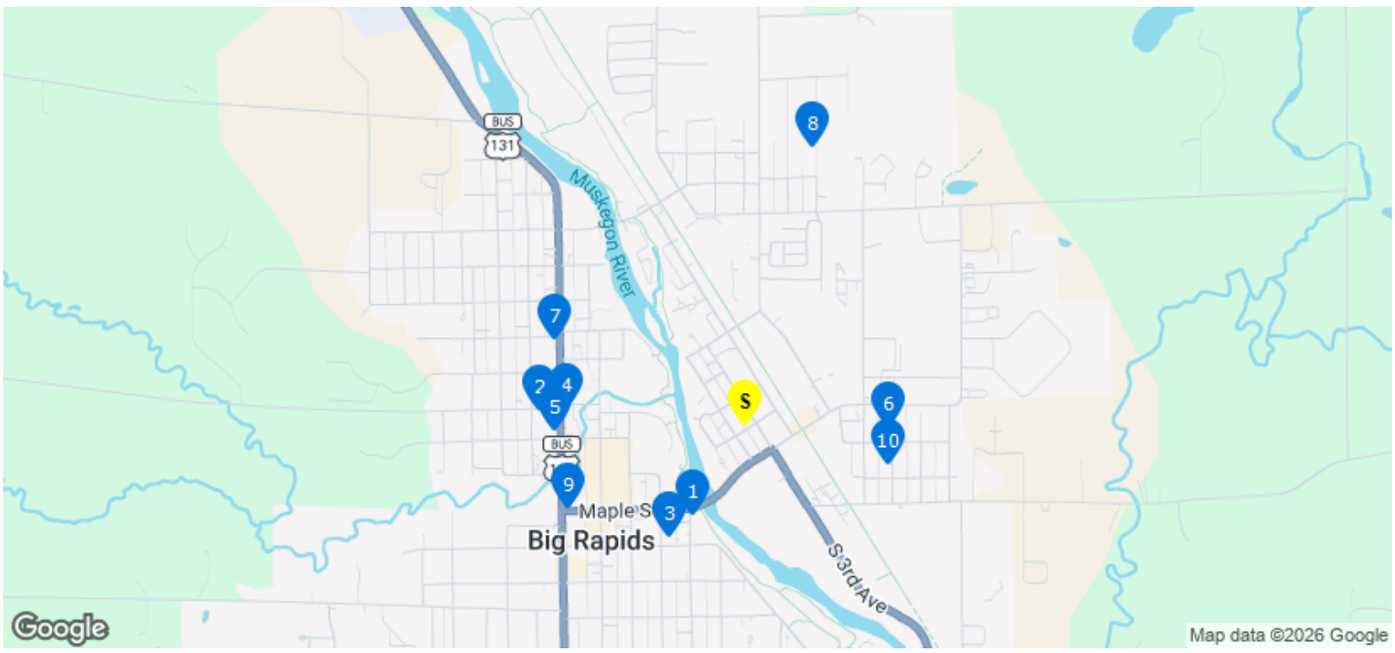
ICE SiteX Report

OrderID: 98809216

SiteX Property Information Report



Subject Property Location

226 2ND AVE, BIG RAPIDS, MI 49307-1554

County:	**MECOSTA MI**	Census Tract:	9605.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-11-379-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$240,000**	FSD:	13	Common Confidence Score:	60
Value Range:	$208,800 - $271,200	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	17
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$6,151
Total Assessed Value:	$148,200	Total Assessor Market Value:	$296,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8-9 Block: 16 District: 17 Subdivision: GRAND RAPIDS AND INDIANA RAILROAD COMPAN

Abbreviated Description:	000226 SECOND AVENUE: GRAND RAPIDS AND INDIANA RAILROAD COMPANY AND CONTINENTAL IMPROVEMENT COMPANY'S SUB-DIVISION -- BLK 16,
City/Muni/Twp:	CITY OF BIG RAPIDS

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	8	Pool:	
Building Area:	2554 SF	Baths:	2	Fireplace:	1
Year Built:	1968	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:		Number of Cars:		A/C:	
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/05/2026	Sales Price:	$222,888
Document #:	202600007744 BK-PG 908-2770	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	01/13/2021	Loan Amount:	N/A
Document #:	202100000335 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/04/2021		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:

Block: 16 Subdivision: GRAND RAPIDS AND INDIANA RAILROAD COMPANY AND CONT Map Ref: LB 2 PG 3
City/Muni/Twp: BIG RAPIDS

Prior Transfer

Recording Date:	01/13/2021	Sales Price:	$227,000
Document #:	202100000334 BK-PG 908-2767	Type of Sale:	Arms-Length Transfer
Contract Date:	01/04/2021		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98809216

Legal Description:
Block: 16 Subdivision: GRAND RAPIDS AND INDIANA RAILROAD COMPANY AND CONT Map Ref: LB 2 PG 3
City/Muni/Twp: BIG RAPIDS

Prior Transfer

Recording Date:	02/03/2009	Sales Price:	$179,900
			Multiple Parcels Involved in this transaction
Document #:	200900000703 BK-PG 784-0819	Type of Sale:	Arms-Length Transfer
Contract Date:	01/23/2009		
Document Type:	Deed		

Legal Description:
Block: 16
City/Muni/Twp: BIG RAPIDS

Prior Transfer

Recording Date:	06/15/2004	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	200400006335 BK-PG 715-0939	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/11/2004		
Document Type:	Deed		

Legal Description:
Block: 16
Abbreviated Description: GRAND RAPIDS & INDIANA RAILROAD COMPANY & CONTINENTAL IMPROVEMENT COMPANYS SUB & LOT12 BLK10 FRENCHS
City/Muni/Twp: BIG RAPIDS

Prior Transfer

Recording Date:	01/09/2004	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	200400000301 BK-PG 707-0078	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/08/2004		
Document Type:	Deed		

Legal Description:
Block: 16
Abbreviated Description: GRAND RAPIDS & INDIANA RAILROAD COMPANY & CONTINENTAL IMPROVEMENT COMPANYS SUB
City/Muni/Twp: BIG RAPIDS

Prior Transfer

Recording Date:	01/08/2004	Sales Price:	$105,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: M Block: 16 District: 17 Subdivision: GRAND RAPIDS AND INDIANA RAILROAD COMPAN
Abbreviated Description: 000226 SECOND AVENUE: GRAND RAPIDS AND INDIANA RAILROAD COMPANY AND CONTINENTAL IMPROVEMENT COMPANY'S SUB-DIVISION -- BLK 16,
City/Muni/Twp: CITY OF BIG RAPIDS

Area Sales Analysis

Total Area Sales	$2,304,000	Median # of Bedrooms	5
Median Lot Size	10,585 SF	Median # of Baths	2
Median Living Area	2,417 SF	Median Year Built	1900
Price Range - 2 Yrs	$185,000 to $295,000	Age Range	46 years to 136 years
Median Value	$222,500	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**312 2ND AVE** **BIG RAPIDS, MI 49307-1556**	09/23/2026	$100,000	$94	1064	3/4/1	1900	6,098 SF	
		APN: 17-11-335-004 Document #: 202600006776 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 17 Subdivision: GRAND RAPIDS AND INDIANA RAILROAD COMPANY MapRef: LB 2 PG 3 Abbreviated Description: Lot:12 Block:17 Subdivision:GRAND RAPIDS AND INDIANA RAILROAD COMPANY Map Ref:LB 2 PG 3City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS								
2	.04Mi.	**310 2ND AVE** **BIG RAPIDS, MI 49307-1556**	07/01/2026	$130,000	$127	1024	5/3/1	1920	6,098 SF	
		APN: 17-11-335-005 Document #: 202600004702 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Block: 17 Subdivision: GRAND RAPIDS AND INDIANA RAILROAD AND CONTINENTAL MapRef: LB 1 PG 8 Abbreviated Description: Lot:13 Block:17 Subdivision:GRAND RAPIDS AND INDIANA RAILROAD AND CONTINENTAL Map Ref:LB 1 PG 8City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS								
3	.05Mi.	**316 2ND AVE** **BIG RAPIDS, MI 49307-1556**	05/05/2026	$175,000	$167	1050	3/3/1	1940	6,098 SF	
		APN: 17-11-335-003 Document #: 202600003362 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: 17 Subdivision: GRAND RAPIDS AND INDIANA RAILROAD COMPANY AND CONT MapRef: LB 2 PG 3 Abbreviated Description: Lot:11 Block:17 Subdivision:GRAND RAPIDS AND INDIANA RAILROAD COMPANY AND CONT Map Ref:LB 2 PG 3City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS								
4	.08Mi.	**202 N 3RD AVE** **BIG RAPIDS, MI 49307-1562**	09/22/2026	$168,000	$196	857	4//1	1910	6,098 SF	
		APN: 17-11-340-006 Document #: 202600006716 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 8 Subdivision: CONTINENTAL IMPROVEMENT COMPANYS SUBDIVISION MapRef: LB 2 PG 3 Abbreviated Description: Lot:14 Block:8 Subdivision:CONTINENTAL IMPROVEMENT COMPANYS SUBDIVISION Map Ref:LB 2 PG 3City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS								
5	.1Mi.	**117 2ND AVE** **BIG RAPIDS, MI 49307-1551**	08/14/2026	$130,900	$108	1209	5/4/2	1910	3,049 SF	
		APN: 17-11-381-004 Document #: 202600005797								

ICE SiteX Report

OrderID: 98809216

Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 21 Subdivision: GRAND RAPIDS MapRef: LB 2 PG 3 Abbreviated Description: Lot:5 Block:21 Subdivision:GRAND RAPIDS Map Ref:LB 2 PG 3City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

6	.21Mi.	**407 BJORNSON ST** **BIG RAPIDS, MI 49307-1201**	06/18/2026	$225,001	$32	6966	//	1984	36,416 SF

APN: 17-11-405-003 Document #: 202600004412
Document Type: Warranty Deed Price Code: A
Land Use: Industrial (General)
Legal: Abbreviated Description: City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

7	.27Mi.	**315 N WARREN AVE** **BIG RAPIDS, MI 49307-1432**	07/31/2026	$133,000	$107	1244	6/3/2	1900	4,182 SF

APN: 17-11-353-005 Document #: 202600005476
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12&13 Block: 8 Subdivision: WARREN AND BRONSONS SECOND SUB DIVISION Abbreviated Description: Block:8 Subdivision:WARREN AND BRONSONS SECOND SUB DIVISION Abbreviated Description:PORTION LOTS12&13 City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

8	.28Mi.	**403 MAPLE ST** **BIG RAPIDS, MI 49307-3204**	09/24/2026	$210,000	$70	2980	5//3	1900	4,661 SF

APN: 17-11-385-007 Document #: 202600006787
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

9	.28Mi.	**317 N WARREN AVE** **BIG RAPIDS, MI 49307-1476**	07/22/2026	$212,000	$207	1026	5/3/3	1968	4,225 SF

APN: 17-11-353-010 Document #: 202600005246
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12&13 Abbreviated Description: Abbreviated Description:PORTION LOTS12&13 City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

10	.3Mi.	**124 N WARREN AVE** **BIG RAPIDS, MI 49307-1460**	06/25/2026	$184,900	$134	1380	4/3/1	1940	7,492 SF

APN: 17-11-362-002 Document #: 202600004570
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 17 Subdivision: WARREN AND BRONSONS SECOND SUBDIVISION MapRef: LB 1 PG 26 Abbreviated Description: Lot:3 Block:17 Subdivision:WARREN AND BRONSONS SECOND SUBDIVISION Map Ref:LB 1 PG 26City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

11	.35Mi.	**516 N MICHIGAN AVE** **BIG RAPIDS, MI 49307-1420**	09/01/2026	$149,000	$101	1481	5/4/1	1910	11,979 SF

APN: 17-11-306-004 Document #: 202600006194
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18-21 Block: 3 Subdivision: WARREN AND BRONSONS FIRST SUBDIVISION MapRef: LB 1 PG 38 Abbreviated Description: Lot:18-21 Block:3 Subdivision:WARREN AND BRONSONS FIRST SUBDIVISION Map Ref:LB 1 PG 38City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

12	.36Mi.	**217 MAPLE ST** **BIG RAPIDS, MI 49307-1805**	05/18/2026	$115,000			//		2,570 SF

APN: 17-11-361-019 Document #: 202600003639
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Block: 16 Subdivision: WARREN AND BRONSONS SECOND SUBDIVISION TO THE CITY Sec/Twnship/Range: S11T15NR10W Abbreviated Description: Block:16 Subdivision:WARREN AND BRONSONS SECOND SUBDIVISION TO THE CITY Sec/Twnship/Range:S11T15NR10W City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

13	.37Mi.	**117 S WARREN AVE** **BIG RAPIDS, MI 49307-1872**	08/25/2026	$244,900	$65	3740	//	1920	7,492 SF

APN: 17-14-104-004 Document #: 202600005995
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 4 Block: 21 Subdivision: ORIGINAL PLAT OF THE VILLAGE OF BIG RAPIDS MapRef: LB 1 PG 36A Abbreviated Description: Lot:4 Block:21 Subdivision:ORIGINAL PLAT OF THE VILLAGE OF BIG RAPIDS Map Ref:LB 1 PG 36ACity/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

14	.38Mi.	**205 S DEKRAFT AVE** **BIG RAPIDS, MI 49307-1625**	03/31/2026	$195,000	$119	1632	8/5/3	1973	13,983 SF

APN: 17-11-480-001 Document #: 202600002395
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 5 Subdivision: IVES SUBDIVISION Abbreviated Description: Lot:1&2 Block:5 Subdivision:IVES SUBDIVISION City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

15	.39Mi.	**221 S DEKRAFT AVE** **BIG RAPIDS, MI 49307-1625**	03/18/2026	$176,000	$185	952	4//1	1971	9,104 SF

APN: 17-11-480-004 Document #: 202600002006
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 5 Subdivision: IVES SUBDIVISION Abbreviated Description: Lot:6&7 Subdivision:IVES SUBDIVISION Abbreviated Description:SOUTH30FT LOT6&N35FT LOT7 City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

16	.4Mi.	**221 WINTER AVE** **BIG RAPIDS, MI 49307-1847**	10/28/2026	$76,000	$60	1258	5/2/1	1920	7,492 SF

APN: 17-14-130-002 Document #: 202600007552
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 27 Subdivision: WARREN AND BRONSONS THIRD SUBDIVISION Abbreviated Description: Lot:6 Block:27 Subdivision:WARREN AND BRONSONS THIRD SUBDIVISION City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

17	.4Mi.	**521 N MICHIGAN AVE** **BIG RAPIDS, MI 49307-1419**	03/04/2026	$120,000	$110	1092	4/3/1	1900	4,487 SF

APN: 17-11-305-002 Document #: 202600001153
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 2 Subdivision: WARREN AND BRONSONS FIRST SUBDIVISION MapRef: LB 1 PG 38 Abbreviated Description: Lot:3&4 Subdivision:WARREN AND BRONSONS FIRST SUBDIVISION Map Ref:LB 1 PG 38Abbreviated Description:NORTH2 LOT4 City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

18	.42Mi.	**118 E GRAND TRAVERSE ST** **BIG RAPIDS, MI 49307-1408**	03/09/2026	$179,000	$128	1394	3/4/1	1920	7,275 SF

APN: 17-11-304-002 Document #: 202600001333
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16&17 Block: 2 Subdivision: WARREN AND BRONSONS FIRST SUBDIVISION Abbreviated Description: Lot:16&17 Block:2 Subdivision:WARREN AND BRONSONS FIRST SUBDIVISION City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

19	.46Mi.	**327 S 3RD AVE** **BIG RAPIDS, MI 49307-9782**	10/20/2026	$108,483	$9	12400	//	1972	98,402 SF

APN: 17-14-205-001 Document #: 202600007362

ICE SiteX Report

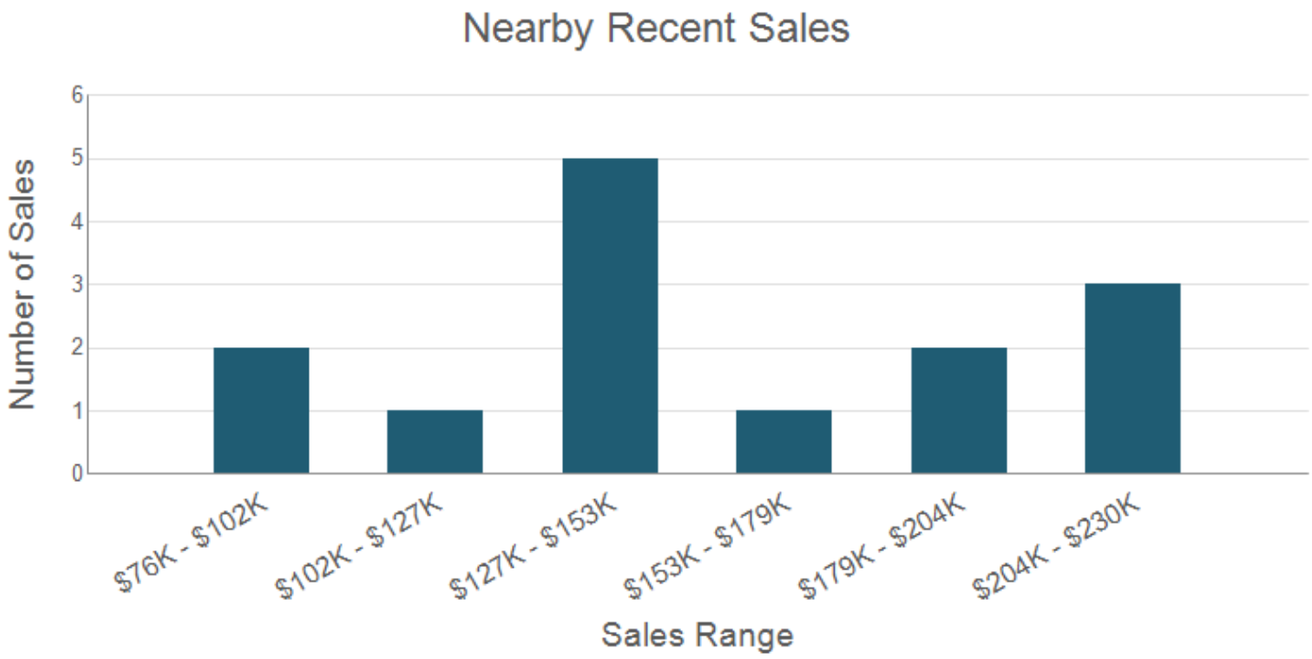
OrderID: 98809216

Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 1-3 Block: B Abbreviated Description: Lot:1-3 Block:B City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

20	.46Mi.	**801 N 4TH AVE** **BIG RAPIDS, MI 49307-1129**	05/12/2026	$184,000	$106	1733	/4/1	1910	8,233 SF	

APN: 17-11-154-007 Document #: 202600003511
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: TIOGA ADDITION Abbreviated Description: Lot:11 Subdivision:TIOGA ADDITION City/Muni/Twp:BIG RAPIDS City/Muni/Twp: BIG RAPIDS

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.

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.	**226 2ND AVE**	**01/04/2021**	$296,400	$148,200	2,554	/8/2	1968	12,197 SF	
.01Mi.	**218 2ND AVE**	**08/05/2021**	$113,600	$56,800	1,056	3/3/1	1910	6,098 SF	
.02Mi.	**214 2ND AVE**	**02/17/2017**	$124,200	$62,100	1,336	7/4/2	1910	6,098 SF	
.03Mi.	**302 2ND AVE**	**03/02/2000**	$111,200	$55,600	1,290	4/3/2	1900	6,098 SF	
.03Mi.	**223 N 3RD AVE**	**09/13/2011**	$109,600	$54,800	728	5//1	1968	6,098 SF	
.03Mi.	**221 N 3RD AVE**	**01/03/1997**	$117,400	$58,700	1,344	//1	1900	6,098 SF	
.03Mi.	**219 N 3RD AVE**	**11/26/2014**	$118,800	$59,400	1,279	/3/1	1920	6,098 SF	
.03Mi.	**210 2ND AVE**	**06/21/2021**	$224,000	$112,000	2,472	8//2	1920	6,098 SF	
.04Mi.	**310 2ND AVE**	**07/10/2020**	$114,400	$57,200	1,024	5/3/1	1920	6,098 SF	
.04Mi.	**215 N 3RD AVE**	**07/15/2020**	$254,800	$127,400	1,749	6/4/2	1930	6,098 SF	
.04Mi.	**305 N 3RD AVE**	**08/08/2025**	$136,600	$68,300	988	5/3/1	1979	12,197 SF	
.04Mi.	**211 N 3RD AVE**	**10/15/2014**	$92,400	$46,200	1,071	4//2	1900	3,049 SF	
.04Mi.	**215 2ND AVE**	**05/13/2021**	$139,800	$69,900	1,640	/4/1	1910	6,098 SF	
.04Mi.	**209 N 3RD AVE**	**11/05/2021**	$108,400	$54,200	1,003	4/4/1	1900	3,049 SF	
.04Mi.	**312 2ND AVE**	**09/16/2025**	$112,000	$56,000	1,064	3/4/1	1900	6,098 SF	
.05Mi.	**204 2ND AVE**	**12/01/1995**	$305,000	$152,500	3,106	5/5/2	1913	12,197 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	34.1 years old	Households:	6,725
Median Household Income:	$53,074	Households w/Family:	53%
Household Income Per Capita:	$28,504	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Big Rapids Public Schools	Students:	2,411
Number of Schools:	6	Rating:	B

ICE SiteX Report

OrderID: 98809216

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.68Mi.	**Riverview Elementary School** Number of Students: 346 Student-Teacher Ratio: 18.21	A+	Public	KG - 4
0.91Mi.	**Brookside Elementary School** Number of Students: 336 Student-Teacher Ratio: 17.68	C	Public	PK - 4
0.26Mi.	**Big Rapids Middle School** Number of Students: 644 Student-Teacher Ratio: 20.54	B-	Public	5 - 8
2.11Mi.	**Big Rapids High School** Number of Students: 755 Student-Teacher Ratio: 20.38 Advanced Placement: Yes	B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	119%	HIGHER
OVERALL	108%	SIMILAR

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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