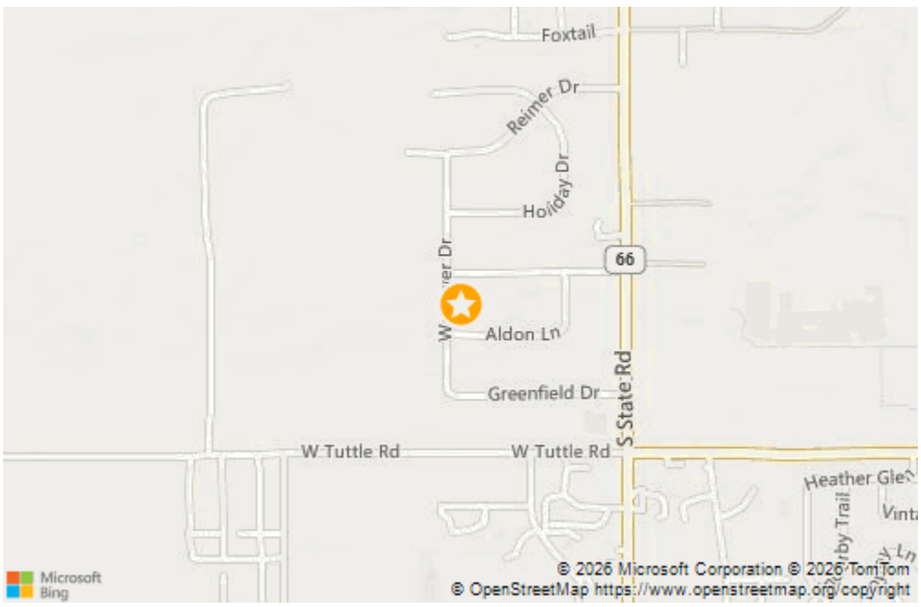
ICE SiteX Report

OrderID: 97547544

SiteX Property Information Report



Subject Property Location

2320 WESTOVER DR, IONIA, MI 48846-2148

County:	**IONIA MI**	Census Tract:	260670321.003016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	34-010-150-000-110-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$264,600 - $323,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	011
Assd Land Value:	$17,700	Market Land Value:	$35,400	Tax Year:	2024
Assd Improvement:	$91,500	Market Improvment Value:	$183,000	Total Taxable Value:	$3,661
Total Assessed Value:	$109,200	Total Assessor Market Value:	$218,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 42-43 District: 010 Subdivision: MEADOWLAND ESTATES Sec/Twnship/Range: SEC 36 TWN 07 RNG 07

Abbreviated Description:	MEADOWLAND ESTATES # 1 S 54FT OF LOT 43 & N 55FT OF LOT 42 SEC 36-7-7 BERLIN TWP, IONIA COUNTY, MICHIGAN
City/Muni/Twp:	BERLIN TOWNSHIP

Property Characteristics

Lot Size:	12,545 SF	Bedrooms:	4	Pool:	
Building Area:	1144 SF	Baths:	1	Fireplace:	
Year Built:	1968	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:		Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/02/2023	Sales Price:	$252,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 42-43 District: 010 Subdivision: MEADOWLAND ESTATES Sec/Twnship/Range: SEC 36 TWN 07 RNG 07
Abbreviated Description: MEADOWLAND ESTATES # 1 S 54FT OF LOT 43 & N 55FT OF LOT 42 SEC 36-7-7 BERLIN TWP, IONIA COUNTY, MICHIGAN
City/Muni/Twp: BERLIN TOWNSHIP

Prior Transfer

Recording Date:	06/24/2014	Sales Price:	N/A
Document #:	BK-PG 634-3226	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/29/2014		
Document Type:			

Legal Description:

Lot: 42&43 Subdivision: MEADOWLAND ESTATES 1 Sec/Twnship/Range: S36T07R07
Abbreviated Description: S54FT LOT 43 & N55FT LOT 42
City/Muni/Twp: BERLIN

Prior Transfer

Recording Date:	06/24/2014	Sales Price:	N/A
Document #:	BK-PG 0634-3227	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/29/2014		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 43&42 Subdivision: MEADOWLAND ESTATES 1 Sec/Twnship/Range: S36T07R07
Abbreviated Description: S54FT LOT 43 & 55FT LOT 42
City/Muni/Twp: BERLIN

Prior Transfer

Recording Date:	12/01/2003	Sales Price:	N/A
Document #:	BK-PG 577-02675	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/10/2003		
Document Type:			

Legal Description:
Lot: 43&42 Subdivision: MEADOWLAND ESTATES #1
Abbreviated Description: SOUTH54 FT LOT43 & N55 FT LOT42

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.	**2320 WESTOVER DR**	**11/02/2023**	$218,400	$109,200	1,144	/4/1	1968	12,545 SF	
.02Mi.	**2334 WESTOVER DR**	**01/01/1968**	$199,600	$99,800	1,584	/2/1	1972	12,545 SF	
.02Mi.	**2304 WESTOVER DR**	**02/18/2022**	$192,800	$96,400	1,040	/3/1	1968	12,632 SF	
.03Mi.	**260 ALDON LN**	**10/26/1989**	$294,400	$147,200	2,140	/3/2	1990	16,335 SF	
.03Mi.	**255 NORTHLAND DR**	**07/17/1989**	$189,200	$94,600	1,246	/3/1	1966	16,379 SF	
.04Mi.	**2325 WESTOVER DR**	**08/25/2011**	$208,400	$104,200	1,488	/3/1	1964	19,515 SF	
.04Mi.	**2305 WESTOVER DR**	**03/15/1996**	$185,800	$92,900	1,120	/3/1	1957	16,509 SF	
.04Mi.	**232 ALDON LN**		$213,800	$106,900	1,390	/3/1	1980	19,558 SF	
.04Mi.	**235 NORTHLAND DR**	**03/29/1999**	$202,800	$101,400	1,204	/3/1	1966	19,689 SF	
.05Mi.	**2347 WESTOVER DR**	**11/13/2009**	$230,800	$115,400	1,248	/3/3	1972	16,509 SF	
.06Mi.	**2281 WESTOVER DR**	**08/25/2009**	$177,800	$88,900	1,144	/3/1	1972	18,644 SF	
.06Mi.	**2280 WESTOVER DR**	**10/02/2024**	$235,400	$117,700	1,384	/3/2	1979	22,521 SF	
.06Mi.	**2378 WESTOVER DR**	**10/23/2020**	$265,800	$132,900	1,776	/5/1	1968	22,041 SF	
.06Mi.	**2373 WESTOVER DR**	**02/20/2025**	$206,400	$103,200	1,488	/3/2	1969	18,731 SF	
.06Mi.	**251 ALDON LN**	**08/29/2019**	$149,600	$74,800	1,092	/2/1	1972	16,379 SF	
.06Mi.	**248 NORTHLAND DR**	**07/26/1985**	$181,000	$90,500	1,196	/3/1	1968	17,990 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	40.4 years old	Households:	5,965
Median Household Income:	$65,049	Households w/Family:	61%
Household Income Per Capita:	$29,849	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Ionia Public Schools	Students:	2,675
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Aa Rather School** Number of Students: 308 Student-Teacher Ratio: 20.13	B-	Public	PK - 5
2.42Mi.	**Ionia Middle School** Number of Students: 629 Student-Teacher Ratio: 17.82	B+	Public	6 - 8
0.45Mi.	**Ionia High School** Number of Students: 774 Student-Teacher Ratio: 19.13 Advanced Placement: Yes	B-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	149%	NOTABLY HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	117%	HIGHER
MURDER	110%	HIGHER
OVERALL	105%	SIMILAR

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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