BLACK KNIGHT™

SiteX™ Report

OrderID: 88747409

SiteX Property Information Report



Subject Property Location

4703 N STATE RD, ALMA, MI 48801-9717

County:	**GRATIOT MI**	Census Tract:	260570002.003028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-012-004-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	17
Value Range:	$135,290 - $190,710	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	010
Assd Land Value:		Market Land Value:		Tax Year:	
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$59,600	Total Assessor Market Value:	$119,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 12 District: 01
Abbreviated Description: WD L 616 P 1337 COM AT SE COR OF N 1/2 OF NE 1/4, TH N 165 FT, W 264 FT, S 165FT, E 264 FT TO BEG, SEC 12-11-3. 1 A.

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/06/2022	Sales Price:	$180,000
Document #:	344365 BK-PG 1100 -1331	Type of Sale:	Full Amount on Deed
Contract Date:	04/04/2022		
Document Type:	Warranty Deed		

Legal Description:
Section: 12
Abbreviated Description: NE4 S12 T11N R3W

Prior Transfer

Recording Date:	04/04/2022	Sales Price:	$180,000
Document #:	BK-PG 1100 -1331	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 12 District: 01
Abbreviated Description: WD L 616 P 1337 COM AT SE COR OF N 1/2 OF NE 1/4, TH N 165 FT, W 264 FT, S 165FT, E 264 FT TO BEG, SEC 12-11-3. 1 A.

Prior Transfer

Recording Date:	12/01/2020	Sales Price:	$133,000
Document #:	333032 BK-PG 1070 -1070	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2020		
Document Type:	Warranty Deed		

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Legal Description:
Section: 12 Subdivision: TOWNSHIP OF ARCADA
Abbreviated Description: NE4 S12 T11N R3W

Prior Transfer

Recording Date:	11/30/2020	Sales Price:	$133,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/18/2018	Sales Price:	$25,000
Document #:	BK-PG 1022 -0248	Type of Sale:	Full Amount on Deed
Contract Date:	05/18/2018		
Document Type:	Warranty Deed		
Legal Description:			
City/Muni/Twp: ARCADA			

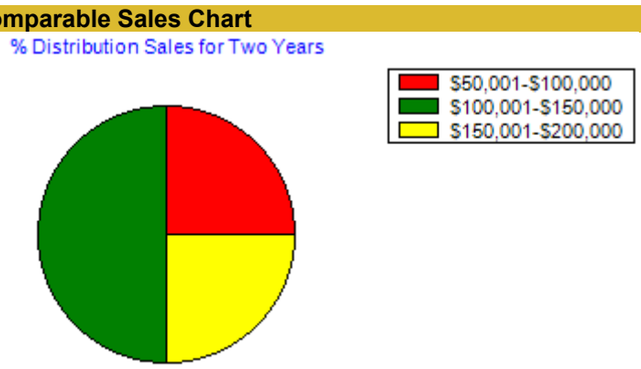
Area Sales Analysis

Total Area Sales	$554,000	Median # of Bedrooms	
Median Lot Size	45,085 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$85,000 to $189,000	Age Range	
Median Value	$140,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.05Mi.	**789 E HARRISON RD** **ALMA, MI 48801-9302**	02/21/2023	$130,000			//		43,560 SF	
	APN: 04-007-043-00 Document #: 350514 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2 W2 SE4 S07 T11N R02W Abbreviated Description: Sec/Twnship/Range:E2 W2 SE4 S07 T11N R02W									
2	1.25Mi.	**267 W LINCOLN RD** **ALMA, MI 48801-9711**	12/29/2022	$189,000			//		43,560 SF	
	APN: 01-001-030-10 Document #: 349740 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 NE4 S01 T11N R03W Abbreviated Description: Sec/Twnship/Range:NW4 NE4 S01 T11N R03W									
3	.33Mi.	**4449 N STATE RD** **ALMA, MI 48801-9316**	07/19/2022	$150,000			//		87,120 SF	
	APN: 01-012-031-00 Document #: 346750 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Section: 12 Abbreviated Description: Section:12 Abbreviated Description:SE4 S12 T11N R3W									
4	.86Mi.	**432 W HARRISON RD** **ALMA, MI 48801-9745**	01/27/2022	$85,000			//		46,609 SF	
	APN: 01-012-024-00 Document #: 342969 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Section: 12 Abbreviated Description: Section:12 Abbreviated Description:S12 T11N R3W									

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.	**4703 N STATE RD**	**04/04/2022**	$119,200	$59,600				1 SF	
.06Mi.	**4851 N STATE RD**	**09/06/2019**	$39,000	$19,500				3 SF	
.08Mi.	**4730 N STATE RD**	**08/02/2016**	$186,400	$93,200				6 SF	
.11Mi.	**4700 N STATE RD**	**01/01/1753**	$97,800	$48,900				3 SF	
.12Mi.	**N STATE RD**							7 SF	
.17Mi.	**4664 N STATE RD**	**06/23/2020**	$89,400	$44,700				1 SF	
.17Mi.	**4910 N STATE RD**	**11/04/2021**	$24,400	$12,200				2 SF	
.17Mi.	**4951 N STATE RD**		$59,800	$29,900				1 SF	
.2Mi.	**65 W VAN BUREN RD**		$95,000	$47,500				2 SF	
.2Mi.	**4574 N STATE RD**		$196,600	$98,300				2 SF	
.21Mi.	**35 W VAN BUREN RD**	**10/16/2020**	$89,000	$44,500				2 SF	
.22Mi.	**22 E VAN BUREN RD**	**04/30/2021**	$121,800	$60,900				2 SF	
.23Mi.	**77 W VAN BUREN RD**	**08/18/2009**	$109,800	$54,900				2 SF	
.23Mi.	**120 E VAN BUREN RD**	**07/08/2015**	$93,200	$46,600				2 SF	
.25Mi.	**4520 N STATE RD**	**04/27/2001**	$111,600	$55,800				2 SF	
.25Mi.	**4511 N STATE RD**	**12/13/2001**	$82,600	$41,300				1 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	34.80 years old	People In This Area Who Are Married:	4,356
Median Household Income:	$42,832	Households with Children:	1,327
Average Full-Time Individual Income:	$24,299	Most Common Education Level:	High School Graduate

School District

School District Zone:	ALMA PUBLIC SCHOOLS	Students Enrolled:	2,207
Number of Schools:	5	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Grade
2.44Mi.	**HILLCREST ELEMENTARY SCHOOL** Overall Test Rating: NA Number of Students: 300 Student-Teacher Ratio: 14	NA	2-3
3.06Mi.	**PINE AVENUE ELEMENTARY SCHOOL** Overall Test Rating: 2/5 Number of Students: 315 Student-Teacher Ratio: 21	D	4-5
3.16Mi.	**ALMA SENIOR HIGH SCHOOL** Overall Test Rating: 2/5 Number of Students: 745 Student-Teacher Ratio: 16 Advanced Placement: Yes College Bound Seniors: 90	D	9-12
3.47Mi.	**DONALD L. PAVLIK MIDDLE SCHOOL** Overall Test Rating: 2/5 Number of Students: 511 Student-Teacher Ratio: 16	D	6-8
4.38Mi.	**LUCE ROAD ELEMENTARY SCHOOL** Overall Test Rating: NA Number of Students: 336 Student-Teacher Ratio: 19	NA	PRESCHOOL-1

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
BURGLARY	63%	NOTABLY LOWER
ASSULT	41%	SIGNIFICANTLY LOWER
ROBBERY	8%	SIGNIFICANTLY LOWER
RAPE	210%	SIGNIFICANTLY HIGHER
MURDER	31%	SIGNIFICANTLY LOWER
CAR THEFT	25%	SIGNIFICANTLY LOWER
OVERALL	55%	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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