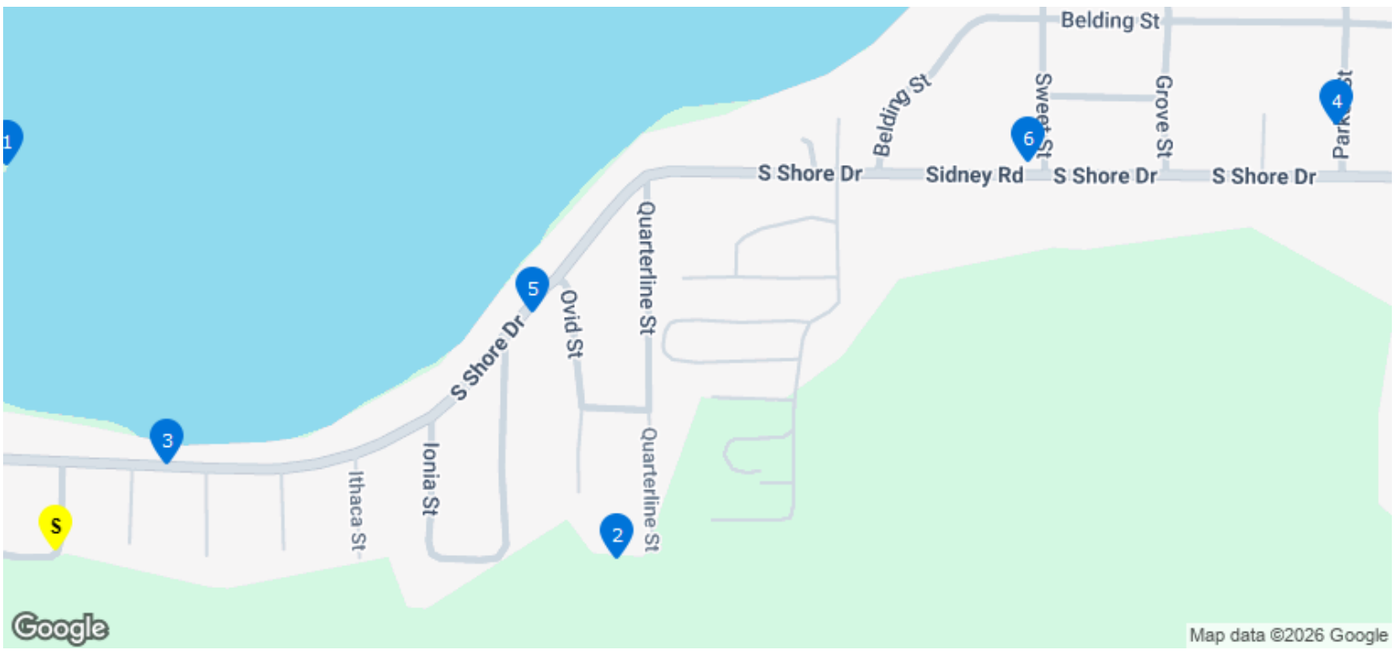
ICE SiteX Report

OrderID: 98775441

SiteX Property Information Report



Subject Property Location

2446 OWOSSO ST, CRYSTAL, MI 48818-9612

County:	**MONTCALM MI**	Census Tract:	9709.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	005-280-159-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$129,000**	FSD:	25	Common Confidence Score:	30
Value Range:	$96,750 - $161,250	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$156
Total Assessed Value:	$48,700	Total Assessor Market Value:	$97,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 159-160 District: 005 Subdivision: KEE'S LAKESIDE PARK

Abbreviated Description:	LOTS 159 & 160, DURKEE'S LAKESIDE PARK.
City/Muni/Twp:	CRYSTAL TWP

Property Characteristics

Lot Size:	10,001 SF	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:	07/01/2026	Sales Price:	$81,400
Document #:	2026R-06989 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	08/01/2025	Loan Amount:	N/A
Document #:	2025R-08084 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/18/2025		
TD Due Date:	08/01/2055	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: CRYSTAL SPRINGS

Prior Transfer

Recording Date:	05/02/2014	Sales Price:	N/A
Document #:	BK-PG 1617-1180	Type of Sale:	Per Assessor
Document Type:	Deed		

ICE SiteX Report

OrderID: 98775441

Legal Description:
Lot: M District: 005 Subdivision: KEE'S LAKESIDE PARK
Abbreviated Description: LOTS 159 & 160, DURKEE'S LAKESIDE PARK.
City/Muni/Twp: CRYSTAL TWP

Prior Transfer

Recording Date:	05/06/2013	Sales Price:	N/A
Document #:	BK-PG 1582-0376	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/18/1984		
Document Type:	Deed		

Legal Description:
Subdivision: DURKEES LAKESIDE PARK
City/Muni/Twp: CRYSTAL

Area Sales Analysis

Total Area Sales	$1,669,400	Median # of Bedrooms	
Median Lot Size	8,721 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$60,000 to $465,000	Age Range	
Median Value	$205,000	Median Age	

Comparable Sales Data

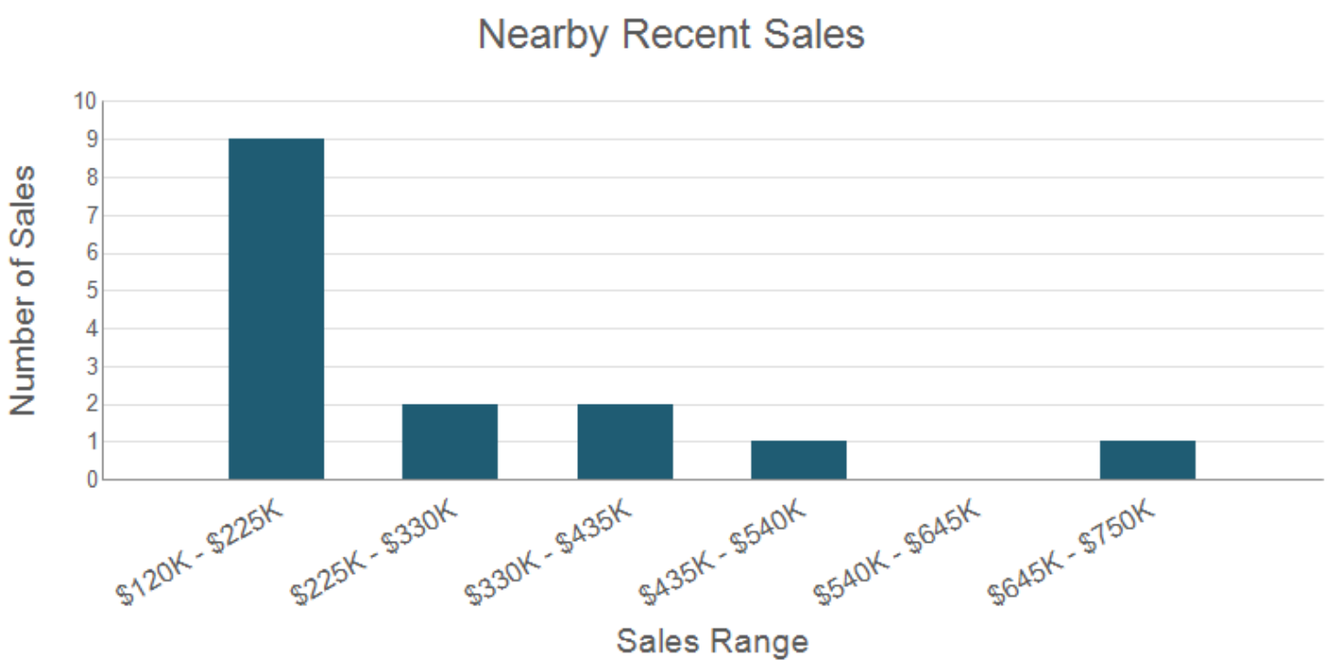
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**2644 LANSING ST** **CRYSTAL, MI 48818-9607**	10/05/2026	$120,000			//		5,001 SF	
		APN: 005-280-080-00 Document #: 2026R-10652 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 2 PG 23 Abbreviated Description: Map Ref:MB 2 PG 23								
2	.33Mi.	**2621 LANSING ST** **CRYSTAL, MI 48818-9607**	09/28/2026	$215,000			//		5,001 SF	
		APN: 005-280-070-00 Document #: 2026R-10333 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
3	1.08Mi.	**604 N SHORE DR** **CRYSTAL, MI 48818-9723**	08/28/2026	$750,000			//		39,783 SF	
		APN: 005-008-050-10 Document #: 2026R-09173 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
4	1.14Mi.	**3927 SLOAN RD** **SHERIDAN, MI 48884-9769**	09/22/2026	$150,000			//		1,741,267 SF	
		APN: 005-020-010-00 Document #: 2026R-10137 Document Type: Warranty Deed Price Code: Land Use: Rural Improved / Non-Residential Legal:								
5	1.3Mi.	**3076 SENATOR RD** **SHERIDAN, MI 48884-9742**	09/08/2026	$475,000			//		1,594,383 SF	
		APN: 009-024-011-00 Document #: 2026R-09475 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
6	2.21Mi.	**830 S SENATOR RD** **CRYSTAL, MI 48818-9743**	09/01/2026	$232,000			//		35,061 SF	
		APN: 009-001-024-01 Document #: 2026R-09257 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
7	3.42Mi.	**3814 MINIFRED DR** **SHERIDAN, MI 48884-9343**	09/01/2026	$299,000			//		6,377 SF	
		APN: 009-602-050-00 Document #: 2026R-09240 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
8	3.5Mi.	**4503 S WICKER RD** **SHERIDAN, MI 48884-9341**	09/08/2026	$30,000			//		109,989 SF	
		APN: 009-026-023-00 Document #: 2026R-09617 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MORGAN City/Muni/Twp: MORGAN								
9	3.54Mi.	**3704 PINE TRAIL DR** **SHERIDAN, MI 48884-8331**	09/15/2026	$325,000			//		13,708 SF	
		APN: 009-211-018-00 Document #: 2026R-09861 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: MapRef: MB 11 PG 11 Abbreviated Description: Map Ref:MB 11 PG 11								
10	3.86Mi.	**4771 E CONDENSERY RD** **SHERIDAN, MI 48884-9747**	09/11/2026	$380,000			//		1,537,145 SF	
		APN: 009-035-014-01 Document #: 2026R-09700 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
11	3.89Mi.	**3367 FLINT DR** **SHERIDAN, MI 48884-**	09/16/2026	$237,000			//		7,671 SF	
		APN: 009-604-080-50 Document #: 2026R-09937 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
12	4.54Mi.	**5445 E SESSIONS RD** **SHERIDAN, MI 48884-9734**	09/02/2026	$175,000			//		85,508 SF	
		APN: 003-001-021-00 Document #: 2026R-09331 Document Type: Warranty Deed Price Code: A								

ICE SiteX Report

OrderID: 98775441

	Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BATON RIDGE City/Muni/Twp: BATON RIDGE					
13	4.9Mi.	**5019 S TOWNHALL RD** **SHERIDAN, MI 48884-9329**	10/05/2026	$50,000	//	21,806 SF
	APN: 009-033-010-00 Document #: 2026R-10743 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:					
14	5.8Mi.	**6850 S MOUNT HOPE RD** **CARSON CITY, MI 48811-8517**	09/14/2026	$375,000	//	2,596,568 SF
	APN: 002-001-036-01 Document #: 2026R-09773 Document Type: Warranty Deed Price Code: Land Use: Rural Improved / Non-Residential Legal:					
15	6.77Mi.	**420 E GROVE ST** **CARSON CITY, MI 48811-9463**	09/02/2026	$2,100,000	//	119,354 SF
	APN: 051-700-003-50 Document #: 2026R-09327 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: MapRef: MB 4 PG 174 Abbreviated Description: Map Ref:MB 4 PG 174					
16	6.8Mi.	**220 S ABBOTT ST** **CARSON CITY, MI 48811-5111**	09/17/2026	$165,000	//	7,623 SF
	APN: 051-121-176-00 Document #: 2026R-09960 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CARSON City/Muni/Twp: CARSON					
17	7.07Mi.	**2811 S SHERIDAN RD** **STANTON, MI 48888-9285**	09/21/2026	$125,000	//	42,223 SF
	APN: 009-018-022-00 Document #: 2026R-10113 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:					
18	7.11Mi.	**822 E CONDENSERY RD** **SHERIDAN, MI 48884-9758**	09/08/2026	$279,000	//	65,384 SF
	APN: 003-006-004-00 Document #: 2026R-09584 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:					
19	7.48Mi.	**5205 S SHERIDAN RD** **SHERIDAN, MI 48884-9640**	09/28/2026	$166,000	//	39,910 SF
	APN: 009-031-020-00 Document #: 2026R-10335 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:					
20	7.74Mi.	**215 N MCPHERSON ST** **STANTON, MI 48888-9515**	10/05/2026	$174,000	//	13,068 SF
	APN: 053-502-087-00 Document #: 2026R-10745 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:					

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.

ICE SiteX Report

OrderID: 98775441

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.	**2446 OWOSSO ST**	**05/02/2014**	$97,400	$48,700				10,001 SF	
.01Mi.	**2444 OWOSSO ST**	**06/29/2018**	$195,400	$97,700				5,001 SF	
.02Mi.	**2439 LYONS ST**	**10/11/2000**	$220,400	$110,200				8,999 SF	
.02Mi.	**2435 LYONS ST**	**08/09/2021**	$228,400	$114,200				5,998 SF	
.02Mi.	**2440 OWOSSO ST**	**09/15/2021**	$100,000	$50,000				5,001 SF	
.03Mi.	**2447 OWOSSO ST**	**07/25/2025**	$168,600	$84,300				5,001 SF	
.03Mi.	**2443 OWOSSO ST**	**08/11/2021**	$144,200	$72,100				5,001 SF	
.03Mi.	**2434 S SHORE DR**	**01/17/2015**	$156,800	$78,400				6,443 SF	
.04Mi.	**2436 S SHORE DR**	**04/20/2017**	$205,200	$102,600				7,658 SF	
.04Mi.	**2430 S SHORE DR**	**08/30/2017**	$256,800	$128,400				6,517 SF	
.04Mi.	**2441 S SHORE DR**	**12/08/2020**	$267,600	$133,800				12,206 SF	
.05Mi.	**2462 S SHORE DR**	**11/16/2009**	$294,000	$147,000					
.05Mi.	**2420 S SHORE DR**	**12/29/2003**	$311,800	$155,900				6,900 SF	
.05Mi.	**2434 LYONS ST**	**04/01/2013**	$185,400	$92,700				25,770 SF	
.07Mi.	**2437 S SHORE DR**	**06/07/2018**	$536,000	$268,000				10,677 SF	
.07Mi.	**2418 S SHORE DR**	**08/04/2017**	$301,800	$150,900				16,958 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	42.8 years old	Households:	968
Median Household Income:	$65,922	Households w/Family:	72%
Household Income Per Capita:	$30,690	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Carson City-Crystal Area School District	Students:	735
Number of Schools:	4	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.83Mi.	**Carson City - Crystal High School** Number of Students: 187 Student-Teacher Ratio: 20.22 Advanced Placement: Yes	D	Public	9 - 12
7.30Mi.	**Carson City Elementary School** Number of Students: 216 Student-Teacher Ratio: 12.34	B-	Public	PK - 3
6.83Mi.	**Carson City - Crystal Upper Elementary & Middle School** Number of Students: 262 Student-Teacher Ratio: 17.82	D+	Public	4 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	48%	SIGNIFICANTLY LOWER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	144%	NOTABLY HIGHER
AGGRAVATED ASSAULT	160%	NOTABLY HIGHER
FORCIBLE RAPE	169%	NOTABLY HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	157%	NOTABLY HIGHER

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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OrderID: 98775441

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