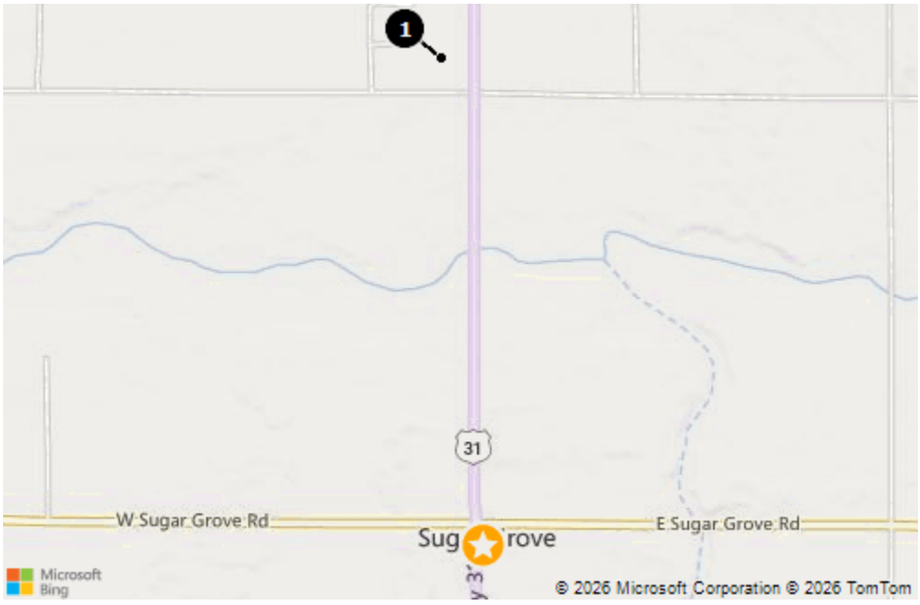
ICE SiteX Report

OrderID: 98145375

SiteX Property Information Report



Subject Property Location

2768 N US HIGHWAY 31, SCOTTVILLE, MI 49454-9216

County:	**MASON MI**	Census Tract:	261059506.001003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	013-031-012-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$149,000**	FSD:	78	Common Confidence Score:	9
Value Range:	$32,780 - $265,220	ICE Confidence Score:	22		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	013
Assd Land Value:	$4,100	Market Land Value:		Tax Year:	2025
Assd Improvement:	$57,200	Market Improvment Value:		Total Taxable Value:	$1,090
Total Assessed Value:	$61,300	Total Assessor Market Value:	$122,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 013 Sec/Twnship/Range: SEC 31 TWN 19N RNG 16W

Abbreviated Description:	COMB 013 00 1983 S 165 FT OF N 330 FT OF W 165 FT OF NW 1/4 OF NW 1/4 EXC HWY R/W SEC 31 T19N R16W .624 A M/L
City/Muni/Twp:	SHERMAN TOWNSHIP

Property Characteristics

Lot Size:	27,007 SF	Bedrooms:		Pool:	
Building Area:	690 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/17/2025	Loan Amount:	N/A
Document #:	2025R02968 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
City/Muni/Twp: SHERMAN

Mortgage Record

Recording Date:	07/17/2024	Loan Amount:	N/A
Document #:	2024R03269 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
City/Muni/Twp: SHERMAN

Prior Transfer

Recording Date:	02/02/2021	Sales Price:	$19,900
Document #:	2021R00687 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/18/2021		
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98145375

Prior Transfer

Recording Date:	01/18/2021	Sales Price:	$19,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 013 Sec/Twnship/Range: SEC 31 TWN 19N RNG 16W
Abbreviated Description: COMB 013 00 1983 S 165 FT OF N 330 FT OF W 165 FT OF NW 1/4 OF NW 1/4 EXC HWY R/W SEC 31 T19N R16W .624 A M/L
City/Muni/Twp: SHERMAN TOWNSHIP

Prior Transfer

Recording Date:	03/28/2017	Sales Price:	N/A
Document #:	2017R01986 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/28/2017		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4NW4 S31T19NR16W

Prior Transfer

Recording Date:	08/23/2005	Sales Price:	$15,500
Document #:	0575R52528 BK-PG 575 -2528	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/11/2005		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4NW4 S31T19NR16W
City/Muni/Twp: SHERMAN

Area Sales Analysis

Total Area Sales	$308,750	Median # of Bedrooms	
Median Lot Size	103,238 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$308,750 to $308,750	Age Range	
Median Value	$308,750	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.13Mi.	**3661 N US HIGHWAY 31** **SCOTTVILLE, MI 49454-9233**	09/30/2025	$308,750			//		103,238 SF	

APN: 015-024-015-10 Document #: 2025R04816
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

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.	**2768 N US HIGHWAY 31**	**01/18/2021**	$122,600	$61,300	690	//1	1960	27,007 SF	
.04Mi.	**2725 N US HIGHWAY 31**	**04/12/2023**	$143,600	$71,800	1,472	//1		30,928 SF	
.06Mi.	**69 E SUGAR GROVE RD**	**02/13/2001**	$192,800	$96,400				3 SF	
.09Mi.	**2872 N US HIGHWAY 31**		$250,000	$125,000		//1		2 SF	
.14Mi.	**127 E SUGAR GROVE RD**		$238,600	$119,300				3 SF	
.14Mi.	**2657 N US HIGHWAY 31**	**08/30/2018**	$155,600	$77,800				1 SF	
.15Mi.	**131 W SUGAR GROVE RD**	**07/25/2025**	$362,600	$181,300				18 SF	
.16Mi.	**2896 N US HIGHWAY 31**	**08/01/2002**	$166,400	$83,200				1 SF	
.16Mi.	**2881 N US HIGHWAY 31**	**06/17/2014**	$99,000	$49,500				20,909 SF	
.17Mi.	**2627 N US HIGHWAY 31**	**02/12/2025**	$84,000	$42,000				14 SF	
.18Mi.	**2606 N US HIGHWAY 31**	**07/07/2005**	$324,000	$162,000				4 SF	
.18Mi.	**2675 N US HIGHWAY 31**		$283,600	$141,800				9 SF	
.2Mi.	**120 W SUGAR GROVE RD**	**11/21/2018**	$383,400	$191,700				5 SF	
.2Mi.	**181 E SUGAR GROVE RD**	**12/21/2021**	$232,000	$116,000	1,616	//2		2 SF	
.21Mi.	**42 E SUGAR GROVE RD**	**04/23/2021**	$409,800	$204,900				32 SF	
.21Mi.	**2920 N US HIGHWAY 31**	**12/06/2022**	$209,000	$104,500				40,511 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	43.0 years old	Households:	1,579
Median Household Income:	$65,857	Households w/Family:	72%
Household Income Per Capita:	$33,128	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

ICE SiteX Report

OrderID: 98145375

School District

School District Zone:	Mason County Central Schools	Students:	1,203
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.13Mi.	**Mason County Central Middle School** Number of Students: 276 Student-Teacher Ratio: 18.23	C+	Public	6 - 8
3.31Mi.	**Mason County Central High School** Number of Students: 413 Student-Teacher Ratio: 23.87	C+	Public	9 - 12
3.24Mi.	**Scottville Elementary School** Number of Students: 211 Student-Teacher Ratio: 18.03	NA	Public	KG - 2
4.26Mi.	**Academy of Science Math and Technology Early College High Sc** Number of Students: 45 Student-Teacher Ratio: 50	A+	Public	11 - 12
3.26Mi.	**Mason County Central Upper Elementary School** Number of Students: 258 Student-Teacher Ratio: 16.86	D+	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	81%	LOWER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	147%	NOTABLY HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	140%	NOTABLY HIGHER
MURDER	126%	HIGHER
OVERALL	94%	SIMILAR

Disaster Alerts

No alerts noted

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