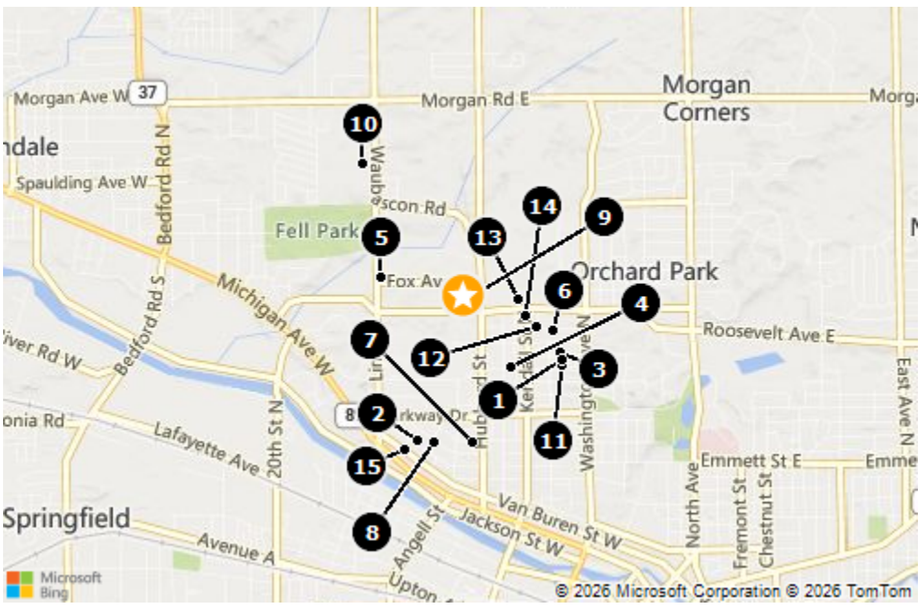
ICE SiteX Report

OrderID: 98677983

SiteX Property Information Report



Subject Property Location

33 FOX AVE, BATTLE CREEK, MI 49037-2106

County:	**CALHOUN MI**	Census Tract:	260250010.002033
Property Use:	Single Family Residential	Zoning:	R1R
Parcel Number:	3090-00-015-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$150,000**	FSD:	16	Common Confidence Score:	53
Value Range:	$126,000 - $174,000	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	13020
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$37,000	Total Assessor Market Value:	$74,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 District: 52 Map Ref: 135NE
Abbreviated Description: ASSRS PLAT OF FOX PARK LOT 9
City/Muni/Twp: BATTLE CREEK CITY

Property Characteristics

Lot Size:	1.498 AC	Bedrooms:	2	Pool:	
Building Area:	742 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/24/2022	Loan Amount:	N/A
Document #:	BK-PG 4701-691	Loan Type:	FHA
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Lot: 9 Subdivision: ASSESSORS PLAT OF FOX PARK
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date:	11/09/2020	Sales Price:	N/A
Document #:	BK-PG 3829-729	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/14/2020	Sales Price:	$35,000
Document #:	BK-PG 4466-916	Type of Sale:	Full Amount on Deed
Contract Date:	10/08/2020		
Document Type:			

Legal Description:
Lot: 9 Subdivision: FOX PARK Map Ref: LB 9 PG 51
City/Muni/Twp: BATTLE CREEK

ICE SiteX Report

OrderID: 98677983

Prior Transfer

Recording Date:	10/08/2020	Sales Price:	$35,000
Document #:	BK-PG 4466 -916	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 District: 52 Map Ref: 135NE
Abbreviated Description: ASSRS PLAT OF FOX PARK LOT 9
City/Muni/Twp: BATTLE CREEK CITY

Mortgage Record

Recording Date:	09/05/2013	Loan Amount:	N/A
Document #:	BK-PG 3829-0729	Loan Type:	New Conventional
TD Due Date:	08/01/2028	Type Finance:	

Legal Description:
Lot: 9 Subdivision: ASSESSORS PLAT FOX PARK
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date:	08/05/2013	Sales Price:	N/A
Document #:	BK-PG 3124-0892	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/10/2006	Sales Price:	$42,000
Document #:	BK-PG 3124-0891	Type of Sale:	Full Amount on Deed
Contract Date:	04/05/2006		
Document Type:			

Legal Description:
Lot: 9 Subdivision: ASSESSORS PLAT OF FOX PARK Map Ref: LB9 PG51
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date:	04/05/2006	Sales Price:	$42,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,855,400	Median # of Bedrooms	3
Median Lot Size	8,102 SF	Median # of Baths	1
Median Living Area	1,088 SF	Median Year Built	1930
Price Range - 2 Yrs	$35,000 to $260,000	Age Range	2 years to 106 years
Median Value	$123,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**69 BALDWIN AVE W** **BATTLE CREEK, MI 49037-2409**	08/18/2026	$35,000	$52	672	/2/1	1962	6,621 SF	
		APN: 6030-00-086-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Subdivision: NORTH WASHINGTON HEIGHTS MapRef: LB 3 PG 33 Abbreviated Description: Lot:85 Subdivision:NORTH WASHINGTON HEIGHTS Map Ref:LB 3 PG 33City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
2	.72Mi.	**168 GRAVES AVE** **BATTLE CREEK, MI 49037-2255**	08/18/2026	$85,000	$67	1260	/3/2	1920	15,943 SF	
		APN: 9110-00-017-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Subdivision: WELCHS SIXTH ADDITION MapRef: LB 2 PG 46 Abbreviated Description: Lot:17&18 Subdivision:WELCHS SIXTH ADDITION Map Ref:LB 2 PG 46City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
3	.54Mi.	**68 BALDWIN AVE W** **BATTLE CREEK, MI 49037-2410**	08/03/2026	$175,500	$182	960	/2/1	1930	6,621 SF	
		APN: 6030-00-061-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: NORTH WASHINGTON HEIGHTS MapRef: MB 37 PG 1038 Abbreviated Description: Lot:61 Subdivision:NORTH WASHINGTON HEIGHTS Map Ref:MB 37 PG 1038City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
4	.4Mi.	**156 ROSENEATH AVE** **BATTLE CREEK, MI 49037-2445**	06/12/2026	$70,000	$29	2367	/4/2	1930	16,379 SF	
		APN: 0136-35-334-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 142&143 Subdivision: WASHINGTON HEIGHTS MapRef: LB 3 PG 37 Abbreviated Description: Lot:142&143 Subdivision:WASHINGTON HEIGHTS Map Ref:LB 3 PG 37City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
5	.41Mi.	**238 LIMIT ST** **BATTLE CREEK, MI 49037-2133**	06/05/2026	$155,000	$142	1088	/3/1	1952	8,102 SF	
		APN: 3100-00-015-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: REPLAT OF ASSESSORS PLAT OF FOX PARK MapRef: LB 10 PG 44 Abbreviated Description: Lot:12 Subdivision:REPLAT OF ASSESSORS PLAT OF FOX PARK Map Ref:LB 10 PG 44City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
6	.45Mi.	**80 VINEYARD AVE** **BATTLE CREEK, MI 49037-2442**	04/07/2026	$108,000	$99	1088	/3/1	1940	10,411 SF	
		APN: 0136-33-156-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27&28 Subdivision: EVERGREEN PARK MapRef: LB 3 PG 32 Abbreviated Description: Lot:27&28 Subdivision:EVERGREEN PARK Map Ref:LB 3 PG 32Abbreviated Description:LOT: EAST 4 FT OF LOT 28 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
7	.71Mi.	**253 GREENWOOD AVE**	03/31/2026	$180,100	$196	916	/3/2	2024	6,621 SF	

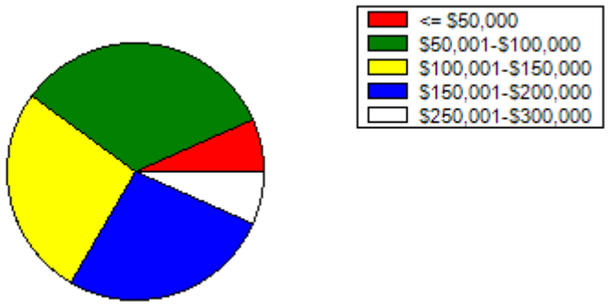
ICE SiteX Report

OrderID: 98677983

		BATTLE CREEK, MI 49037-2116							
	APN: 0602-23-800-4 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 29&30 Subdivision: HASKELL ADDITION Abbreviated Description: Subdivision:HASKELL ADDITION Abbreviated Description:LOT: PART OF LOTS 29&30 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
8	.72Mi.	**78 GRAND AVE**	03/23/2026	$68,000	$46	1454	/3/2	1925	4,269 SF
		BATTLE CREEK, MI 49037-2172							
	APN: 9080-00-052-0 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 48 Subdivision: WELCHS THIRD ADDITION MapRef: LB 2 PG 30 Abbreviated Description: Subdivision:WELCHS THIRD ADDITION Map Ref:LB 2 PG 30Abbreviated Description:LOT: NORTH 2 OF LOT 48 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
9	.08Mi.	**435 HUBBARD ST**	02/05/2026	$149,900	$203	738	/2/1	1947	6,316 SF
		BATTLE CREEK, MI 49037-2272							
	APN: 3090-00-009-0 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 7 Subdivision: ASSESSORS PLAT OF FOX PARK MapRef: LB 9 PG 51 Abbreviated Description: Subdivision:ASSESSORS PLAT OF FOX PARK Map Ref:LB 9 PG 51Abbreviated Description:LOT : PART OF LOT 7 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
10	.8Mi.	**387 WAUBASCON RD**	01/14/2026	$260,000	$119	2167	/2/3	1940	85,726 SF
		BATTLE CREEK, MI 49037-1711							
	APN: 0126-00-009-0 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
11	.58Mi.	**52 ROSENEATH AVE**	01/05/2026	$80,000	$90	888	/2/1	1929	15,856 SF
		BATTLE CREEK, MI 49037-2436							
	APN: 6030-00-109-0 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 108-110 Subdivision: NORTH WASHINGTON HEIGHTS MapRef: LB 3 PG 33 Abbreviated Description: Lot:108-110 Subdivision:NORTH WASHINGTON HEIGHTS Map Ref:LB 3 PG 33Abbreviated Description:LOT: EAST 20 FT OF LOT 110 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
12	.38Mi.	**5 BEGLIN CT**	12/19/2025	$123,000	$79	1552	/3/1	1926	15,159 SF
		BATTLE CREEK, MI 49037-2451							
	APN: 2870-00-038-0 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 32&33 Subdivision: EVERGREEN PARK MapRef: LB 3 PG32 Abbreviated Description: Lot:32&33 Subdivision:EVERGREEN PARK Map Ref:LB 3 PG32City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
13	.26Mi.	**310 ONEITA ST**	11/12/2025	$59,900	$83	720	/2/1	1920	6,578 SF
		BATTLE CREEK, MI 49037-2449							
	APN: 5480-00-039-0 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 38 Subdivision: ASSESSORS PLAT OF MILTON PARK MapRef: LB 9 PG 2 Abbreviated Description: Lot:38 Subdivision:ASSESSORS PLAT OF MILTON PARK Map Ref:LB 9 PG 2City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
14	.31Mi.	**435 KENDALL ST N**	10/29/2025	$150,000	$197	760	/2/1	1920	6,882 SF
		BATTLE CREEK, MI 49037-2465							
	APN: 8870-00-211-0 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 204 Subdivision: WASHINGTON HEIGHTS MapRef: LB 3 PG 37 Abbreviated Description: Lot:204 Subdivision:WASHINGTON HEIGHTS Map Ref:LB 3 PG 37City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
15	.78Mi.	**726 VAN BUREN ST W**	10/03/2025	$156,000	$90	1716	/3/2	1920	16,901 SF
		BATTLE CREEK, MI 49037-2218							
	APN: 9100-00-048-0 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 37&39 Subdivision: WELCHS FIFTH ADDITION MapRef: LB 2 PG 23 Abbreviated Description: Lot:37&39 Subdivision:WELCHS FIFTH ADDITION Map Ref:LB 2 PG 23Abbreviated Description:LOT: EAST 62 FT OF LOT 37 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								

Comparable Sales Chart

% Distribution Sales for Two Years



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: 98677983

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.	**33 FOX AVE**	**10/08/2020**	$74,000	$37,000	742	/2/1	1940	1 SF	
.02Mi.	**39 FOX AVE**	**04/11/2018**	$73,600	$36,800	780	/2/1	1947	41,164 SF	
.03Mi.	**47 FOX AVE**	**07/17/2009**	$78,600	$39,300	792	/2/1	1942	41,164 SF	
.04Mi.	**53 FOX AVE**	**03/25/2010**	$54,400	$27,200	528	/1/1	1920	41,164 SF	
.05Mi.	**423 HUBBARD ST**	**08/30/2023**	$85,800	$42,900	985	/2/1	1946	37,723 SF	
.06Mi.	**3 FOX AVE**	**09/24/2015**	$61,800	$30,900	720	/2/1	1947	7,754 SF	
.07Mi.	**67 FOX AVE**	**09/09/2019**	$97,800	$48,900	768	/2/1	1942	3 SF	
.08Mi.	**435 HUBBARD ST**	**02/04/2026**	$56,600	$28,300	738	/2/1	1947	6,316 SF	
.08Mi.	**10 FOX AVE**	**06/24/2022**	$167,600	$83,800	942	/3/1	1945	21,649 SF	
.08Mi.	**30 FOX AVE**	**01/16/2024**	$62,400	$31,200	783	/2/1	1970	8,276 SF	
.08Mi.	**26 FOX AVE**	**03/08/2019**	$84,600	$42,300	957	/3/1	1970	8,233 SF	
.08Mi.	**18 FOX AVE**	**07/30/2012**	$83,000	$41,500	1,020	/3/1	1970	6,621 SF	
.08Mi.	**36 FOX AVE**	**04/05/2022**	$77,600	$38,800	957	/3/1	1970	8,276 SF	
.1Mi.	**443 HUBBARD ST**	**06/07/2013**	$114,600	$57,300	880	/2/1	1947	22,651 SF	
.1Mi.	**73 FOX AVE**	**08/18/2009**	$141,400	$70,700	1,516	/3/2	1947	2 SF	
.12Mi.	**440 HUBBARD ST**	**08/04/2020**	$126,800	$63,400	736	/2/2	1931	15,682 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	38.1 years old	Households:	8,064
Median Household Income:	$42,536	Households w/Family:	51%
Household Income Per Capita:	$25,212	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Battle Creek Public Schools	Students:	3,605
Number of Schools:	12	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.64Mi.	**Battle Creek Central High School**	F	Public	9 - 12
Number of Students: 978 Student-Teacher Ratio: 16.95 Advanced Placement: Yes				
0.24Mi.	**Dudley STEM Elementary School**	D-	Public	PK - 2
Number of Students: 117 Student-Teacher Ratio: 8.6				
0.49Mi.	**Northwestern Middle School**	F	Public	6 - 8
Number of Students: NA Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **33 FOX AVE, BATTLE CREEK, MI 49037-2106** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	160%	NOTABLY HIGHER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	161%	NOTABLY HIGHER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	143%	NOTABLY HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	150%	NOTABLY HIGHER
OVERALL	149%	NOTABLY HIGHER

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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ICE SiteX Report

OrderID: 98677983

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Data deemed reliable, but not guaranteed.

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