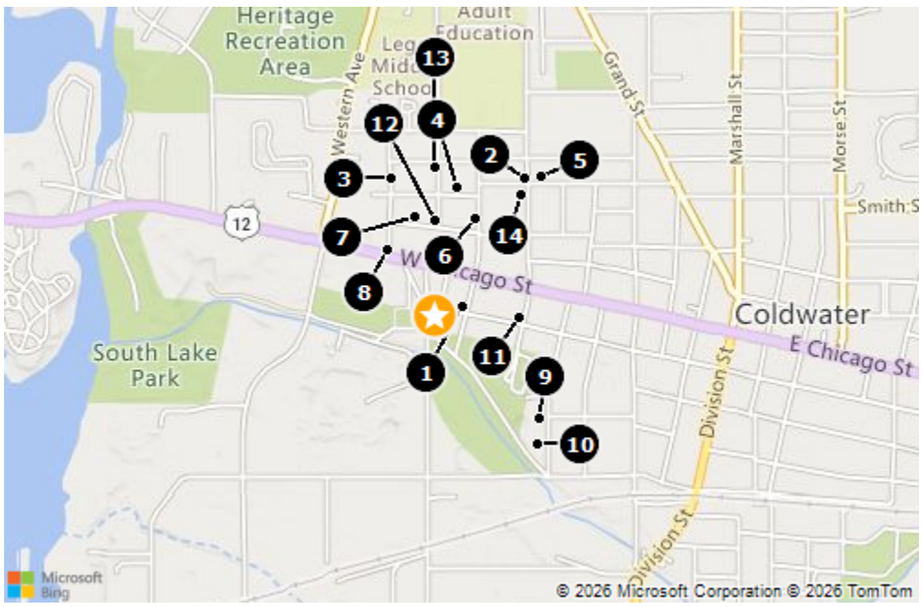
ICE SiteX Report

OrderID: 98738741

SiteX Property Information Report



Subject Property Location

341 W PEARL ST, COLDWATER, MI 49036-1830

County:	**BRANCH MI**	Census Tract:	260239516.001013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	304-000-000-095-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$144,000**	FSD:	28	Common Confidence Score:	24
Value Range:	$103,680 - $184,320	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	300
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,252
Total Assessed Value:	$74,900	Total Assessor Market Value:	$149,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 254-255 District: 300

Abbreviated Description:	LOTS 254 & 255 ORIGINAL PLAT
City/Muni/Twp:	CITY OF COLDWATER

Property Characteristics

Lot Size:	26,136 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:	09/04/2026	Sales Price:	$111,111
Document #:	2026-05575 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/02/2024	Loan Amount:	N/A
Document #:	2024-02354 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2054	Type Finance:	

Legal Description:
Lot: 254,255
City/Muni/Twp: CITY OF COLDWATER

Prior Transfer

Recording Date:	05/02/2024	Sales Price:	$110,000
Document #:	2024-02353 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/23/2024		
Document Type:			

Legal Description:
Lot: 254,255
City/Muni/Twp: CITY OF COLDWATER

ICE SiteX Report

OrderID: 98738741

Prior Transfer

Recording Date:	04/23/2024	Sales Price:	$110,000
Document #:	BK-PG 2024 -2353	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 254-255 District: 300
Abbreviated Description: LOTS 254 & 255 ORIGINAL PLAT
City/Muni/Twp: CITY OF COLDWATER

Prior Transfer

Recording Date:	08/22/2022	Sales Price:	$50,000
Document #:	2022-05691 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/19/2022		
Document Type:			

Legal Description:
Lot: 254&255
City/Muni/Twp: COLDWATER

Prior Transfer

Recording Date:	08/19/2022	Sales Price:	$50,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2017	Sales Price:	N/A
Document #:	2017-03260 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/21/2017		
Document Type:			

Legal Description:
Lot: 254&255
City/Muni/Twp: COLDWATER

Prior Transfer

Recording Date:	05/03/2017	Sales Price:	$30,000
Document #:	2017-03259 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/21/2017		
Document Type:			

Legal Description:
Lot: 254&255
City/Muni/Twp: COLDWATER

Prior Transfer

Recording Date:	10/29/2013	Sales Price:	$12,000
Document #:	2013-07670 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/25/2013		
Document Type:			

Legal Description:
Lot: 254&255
City/Muni/Twp: COLDWATER

Prior Transfer

Recording Date:	08/19/2013	Sales Price:	N/A
Document #:	2013-06114 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/16/2013		
Document Type:			

Legal Description:
Lot: 254&255
City/Muni/Twp: COLDWATER

Prior Transfer

Recording Date:	02/25/2013	Sales Price:	$20,000
Document #:	2013-01279 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/21/2013		
Document Type:			

Legal Description:
Lot: 254&255
City/Muni/Twp: COLDWATER-4TH WARD

Mortgage Record

Recording Date:	02/25/2009	Loan Amount:	N/A
Document #:	2009-01318 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 254&255
City/Muni/Twp: COLDWATER

Mortgage Record

Recording Date:	01/29/2004	Loan Amount:	N/A
Document #:	00832 BK-PG 1005-0549	Loan Type:	Unknown
TD Due Date:	02/01/2029	Type Finance:	ADJ

Legal Description:
Lot: 254&255
City/Muni/Twp: COLDWATER

ICE SiteX Report

OrderID: 98738741

Area Sales Analysis

Total Area Sales	$1,867,400	Median # of Bedrooms	
Median Lot Size	10,672 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$60,000 to $217,500	Age Range	
Median Value	$119,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**310 W PEARL ST** **COLDWATER, MI 49036-1845**	09/09/2026	$70,000			//		10,019 SF	
		APN: 304-000-000-088-00 Document #: 2026-05618 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 249 Abbreviated Description: Lot:249 Abbreviated Description:LOT: SOUTH HALF OF LOT 249 City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
2	.4Mi.	**154 WATERMAN AVE** **COLDWATER, MI 49036-1227**	08/07/2026	$199,900			//		3,920 SF	
		APN: 303-000-000-465-00 Document #: 2026-05005 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
3	.33Mi.	**100 MUNSON ST** **COLDWATER, MI 49036-1219**	06/10/2026	$190,000			//		9,583 SF	
		APN: 303-000-000-363-00 Document #: 2026-03730 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Sec/Twnship/Range: S16T6SR06W Abbreviated Description: Lot:28 Sec/Twnship/Range:S16T6SR06W Abbreviated Description:LOT: WEST FOUR ACRES OF THE EAST HALF OF SCHOOL LOT NO. 28 City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
4	.32Mi.	**26 CHARLES ST** **COLDWATER, MI 49036-1202**	06/03/2026	$165,000			//		13,068 SF	
		APN: 303-000-000-422-00 Document #: 2026-03571 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
5	.42Mi.	**144 WATERMAN AVE** **COLDWATER, MI 49036-1319**	05/28/2026	$125,000			//		7,405 SF	
		APN: 303-000-000-565-00 Document #: 2026-03267 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: WATERMANS ADDITION MapRef: MB 1 PG 45 Abbreviated Description: Lot:15 Subdivision:WATERMANS ADDITION Map Ref:MB 1 PG 45Abbreviated Description:LOT: WEST 3 1/3 RODS IN WIDTH OF LOT 15 City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
6	.25Mi.	**61 N POLK ST** **COLDWATER, MI 49036-1235**	04/01/2026	$180,000			//		18,295 SF	
		APN: 303-000-000-432-00 Document #: 2026-01691 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: OE WHITES ADDITION Abbreviated Description: Lot:10 Subdivision:OE WHITES ADDITION City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
7	.24Mi.	**204 HENRY ST** **COLDWATER, MI 49036-1240**	03/19/2026	$96,000			//		12,197 SF	
		APN: 303-000-000-398-00 Document #: 2026-01467 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: MUNSONS ADDITION Abbreviated Description: Lot:12 Subdivision:MUNSONS ADDITION City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
8	.2Mi.	**394 W CHICAGO ST** **COLDWATER, MI 49036-1855**	02/23/2026	$60,000			//		7,405 SF	
		APN: 303-000-000-386-00 Document #: 2026-01000 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14,18 Subdivision: MUNSONS ADDITION Sec/Twnship/Range: S16T6SR06W Abbreviated Description: Lot:14,18 Subdivision:MUNSONS ADDITION Sec/Twnship/Range:S16T6SR06W Abbreviated Description:LOT: PART OF SCHOOL LOTS NUMBERS 14 AND 18 City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
9	.35Mi.	**138 WALNUT ST** **COLDWATER, MI 49036-1838**	02/12/2026	$217,500			//		12,632 SF	
		APN: 304-000-000-191-00 Document #: 2026-00833 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 104 Subdivision: VILLAGE NOW CITY OF COLDWATER Sec/Twnship/Range: S21T6SR06W Abbreviated Description: Lot:104 Subdivision:VILLAGE NOW CITY OF COLDWATER Sec/Twnship/Range:S21T6SR06W Abbreviated Description:LOT: EAST 12 FEET IN WIDTH OF THE WEST HALF OF LOT NO. 104 City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
10	.39Mi.	**162 WALNUT ST** **COLDWATER, MI 49036-1838**	12/10/2025	$105,000			//		11,326 SF	
		APN: 304-000-000-197-00 Document #: 2025-07262 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
11	.2Mi.	**242 W PEARL ST** **COLDWATER, MI 49036-1846**	11/13/2025	$70,000			//		10,890 SF	
		APN: 304-000-000-138-00 Document #: 2025-06731 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 242 MapRef: LB 1 PG 41 Abbreviated Description: Lot:242 Map Ref:LB 1 PG 41City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
12	.23Mi.	**180 HENRY ST** **COLDWATER, MI 49036-1240**	10/23/2025	$114,000			//		17,424 SF	
		APN: 303-000-000-395-00 Document #: 2025-06358 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: DAVID GREENS ADDITION Abbreviated Description: Lot:7 Subdivision:DAVID GREENS ADDITION City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER								
13	.36Mi.	**59 GREEN ST**	10/06/2025	$165,000			//		10,454 SF	

ICE SiteX Report

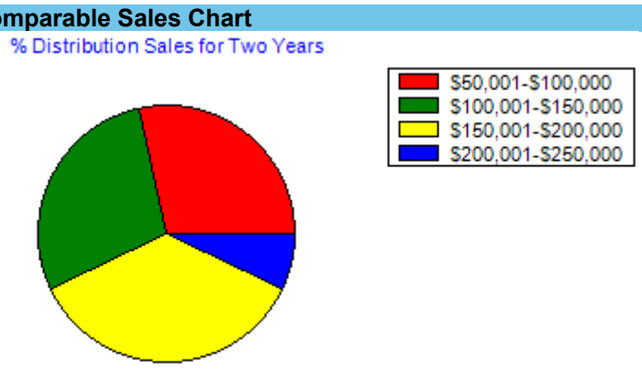
OrderID: 98738741

COLDWATER, MI 49036-1226
APN: 303-000-000-368-01 Document #: 2025-05955
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17,18 Subdivision: SCHEIDLERS ADDITION MapRef: LB 2 PG 20 Abbreviated Description: Lot:17,18 Subdivision:SCHEIDLERS ADDITION Map Ref:LB 2 PG 20Abbreviated Description:LOT: NORTH 103 FEET OF LOT 17 AND THE EAST 35 FEET OF THE NORTH 103 FEET OF LOT 18 City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER

14	.36Mi.	**105 N FREMONT ST**	09/09/2025	$110,000	//	8,712 SF

COLDWATER, MI 49036-1251
APN: 303-000-000-483-00 Document #: 2025-05392
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER

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.

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.	**341 W PEARL ST**	**04/23/2024**	$149,800	$74,900				26,136 SF	
.02Mi.	**331 W PEARL ST**	**11/19/2003**	$112,200	$56,100				10,019 SF	
.03Mi.	**329 W PEARL ST**	**01/10/2013**	$85,000	$42,500				10,019 SF	
.04Mi.	**321 W PEARL ST**	**03/06/2018**	$140,900	$70,450				19,602 SF	
.04Mi.	**342 W PEARL ST**	**12/19/2013**	$110,900	$55,450				9,148 SF	
.04Mi.	**336 W PEARL ST**	**04/28/2025**	$132,200	$66,100				12,197 SF	
.06Mi.	**311 W PEARL ST**	**07/07/2020**	$229,000	$114,500				19,602 SF	
.06Mi.	**23 JAY ST**	**03/04/2024**	$89,900	$44,950				6,970 SF	
.06Mi.	**322 W PEARL ST**	**07/28/2010**	$95,600	$47,800				10,019 SF	
.06Mi.	**52 S POLK ST**	**06/24/1994**	$260,600	$130,300				20,909 SF	
.07Mi.	**318 W PEARL ST**	**08/12/2021**	$164,700	$82,350				10,019 SF	
.07Mi.	**310 W PEARL ST**	**10/29/1980**	$136,700	$68,350				10,019 SF	
.08Mi.	**22 JAY ST**	**06/13/2011**	$38,000	$19,000				10,890 SF	
.08Mi.	**24 S POLK ST**	**10/20/2020**	$119,100	$59,550				4,792 SF	
.09Mi.	**22 S POLK ST**	**01/11/2023**	$72,800	$36,400				4,792 SF	
.09Mi.	**14 JAY ST**	**05/07/2010**	$103,200	$51,600				7,405 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	43.2 years old	Households:	9,946
Median Household Income:	$59,989	Households w/Family:	59%
Household Income Per Capita:	$33,196	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Coldwater Community Schools	Students:	2,813
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.54Mi.	**Jefferson Elementary School**	C	Public	2 - 3
Number of Students: 378 Student-Teacher Ratio: 18				
0.62Mi.	**Coldwater High School**	C+	Public	9 - 12
Number of Students: 981 Student-Teacher Ratio: 27.56				

ICE SiteX Report

OrderID: 98738741

0.75Mi. **Lakeland Elementary School** Number of Students: 375 Student-Teacher Ratio: 19.53		C-	Public	4 - 5
0.62Mi. **Legg Middle School** Number of Students: 616 Student-Teacher Ratio: 18.55		B-	Public	6 - 8
0.63Mi. **Max Larsen Elementary School** Number of Students: 463 Student-Teacher Ratio: 17.15		NA	Public	KG - 1

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	129%	HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	120%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.