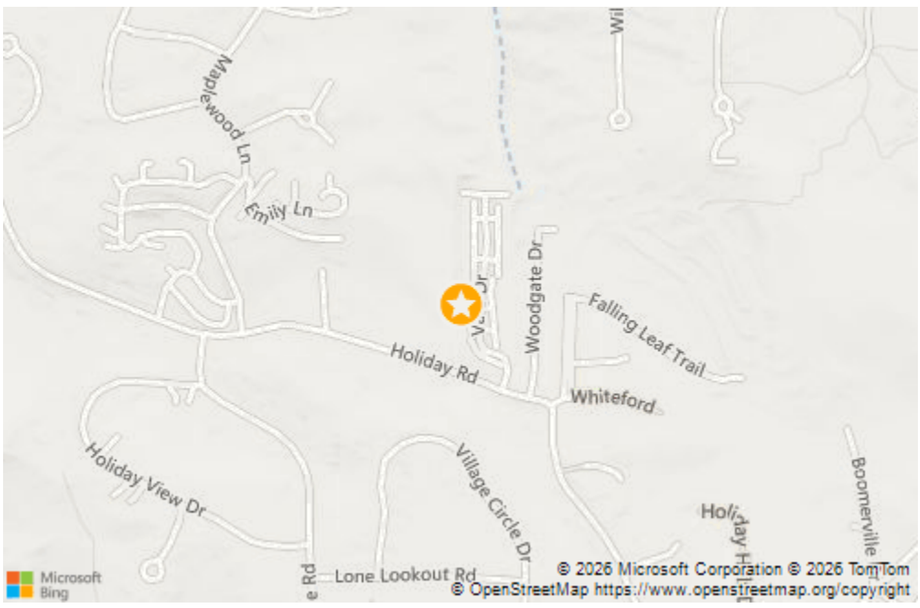
ICE SiteX Report

OrderID: 98305947

SiteX Property Information Report



Subject Property Location

3819 VALE DR, TRAVERSE CITY, MI 49686-2978

County:	**GRAND TRAVERSE MI**	Census Tract:	260555501.012018
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	03-501-032-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$209,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$192,280 - $225,720	ICE Confidence Score:	92		

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:	$1,846
Total Assessed Value:	$100,700	Total Assessor Market Value:	$201,494	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 03 Legal Unit: 32 Sec/Twnship/Range: SEC 15 TWN 27N RNG 10W

Abbreviated Description:	UNIT 32 HOLIDAY VILLAGE CONDOMINIUM SEC 15 T27N R10W MASTER DEED 2005C-00002 1ST AMEND TO MASTER DEED 2005C-00013 2ND AMEND T
City/Muni/Twp:	EAST BAY TOWNSHIP

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	960 SF	Baths:	1	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/04/2025	Sales Price:	$206,500
Document #:	BK-PG 2025R -09933	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

District: 03 Legal Unit: 32 Sec/Twnship/Range: SEC 15 TWN 27N RNG 10W
Abbreviated Description: UNIT 32 HOLIDAY VILLAGE CONDOMINIUM SEC 15 T27N R10W MASTER DEED 2005C-00002 1ST AMEND TO MASTER DEED 2005C-00013 2ND AMEND T
City/Muni/Twp: EAST BAY TOWNSHIP

No Comparable Sales Found

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: 98305947

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.	**3819 VALE DR**	**08/04/2025**	$201,494	$100,700	960	3/2/1	2002		
0Mi.	**3817 VALE DR**		$193,803	$96,900	960	/2/1	2002		
.01Mi.	**3815 VALE DR**		$194,161	$97,100	960	3/2/1	2002		
.01Mi.	**3813 VALE DR**		$194,161	$97,100	960	3/2/1	2002		
.01Mi.	**3823 VALE DR**		$125,379	$62,700	3,328		1978		
.01Mi.	**3827 VALE DR**		$125,405	$62,700	3,328		1978		
.01Mi.	**3811 VALE DR**		$193,803	$96,900	960	3/2/1	2002		
.02Mi.	**3809 VALE DR**		$201,494	$100,700	960	3/2/1	2002		
.02Mi.	**3825 VALE DR**		$125,405	$62,700	3,328		1978		
.02Mi.	**3829 VALE DR**		$125,405	$62,700	3,328		1978		
.02Mi.	**3807 VALE DR**		$195,775	$97,900	960	3/2/1	2002		
.02Mi.	**3805 VALE DR**		$193,803	$96,900	960	3/2/1	2002		
.02Mi.	**3833 VALE DR**		$204,990	$102,500	960	/2/1	2008		
.03Mi.	**3803 VALE DR**		$193,803	$96,900	960	3/2/1	2002		
.03Mi.	**3835 VALE DR**		$204,933	$102,500	960	/2/1	2008		
.03Mi.	**3801 VALE DR**	**04/18/2025**	$194,161	$97,100	960	3/2/1	2002		

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	46.9 years old	Households:	11,094
Median Household Income:	$74,940	Households w/Family:	50%
Household Income Per Capita:	$43,937	Households w/Family Married:	40%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	16%

School District

School District Zone:	Traverse City Area Public Schools	Students:	8,584
Number of Schools:	16	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.57Mi.	**Traverse City Central High School** Number of Students: 1,326 Student-Teacher Ratio: 23.67	A-	Public	9 - 12
7.03Mi.	**Tcaps Montessori School** Number of Students: 331 Student-Teacher Ratio: 16.43	A+	Public	PK - 8
2.73Mi.	**Traverse City High School** Number of Students: 171 Student-Teacher Ratio: 16.38	D+	Public	9 - 12
2.83Mi.	**Courtade Elementary School** Number of Students: 215 Student-Teacher Ratio: 14.29	B+	Public	PK - 5
3.28Mi.	**Traverse City East Middle School** Number of Students: 829 Student-Teacher Ratio: 19.87	B+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	124%	HIGHER
OVERALL	123%	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98305947

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.