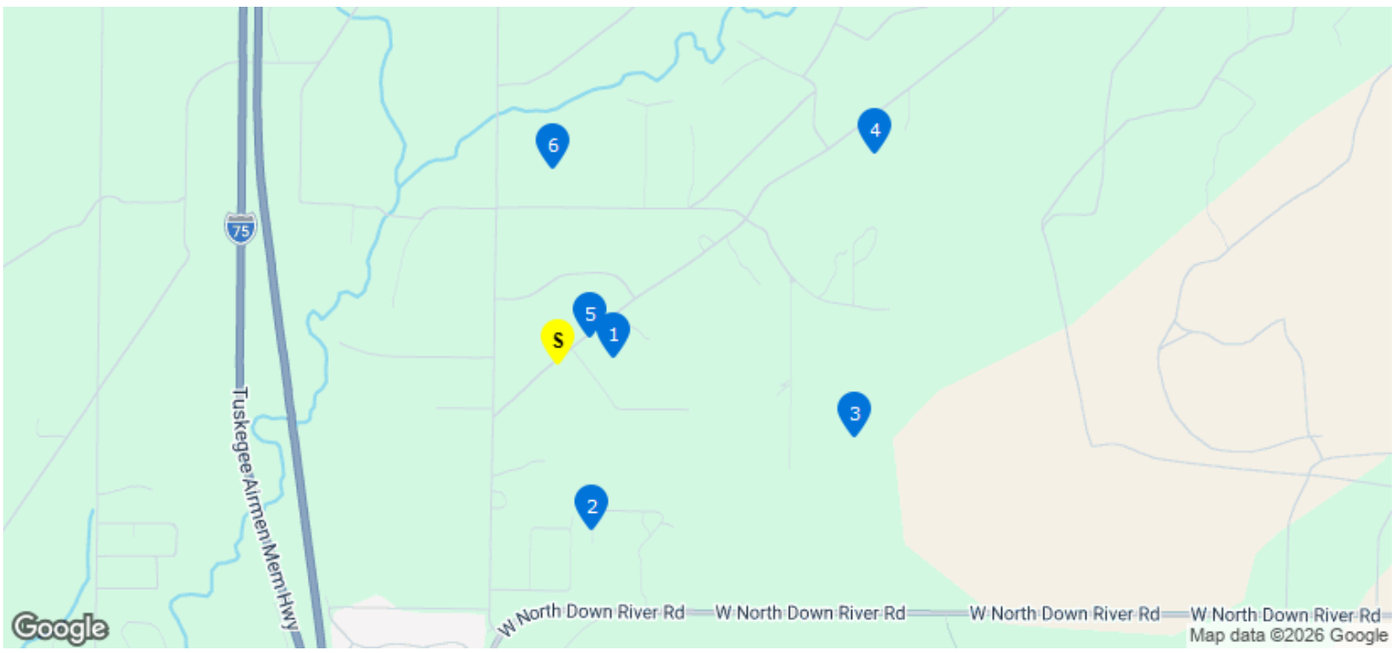
ICE SiteX Report

OrderID: 98809217

SiteX Property Information Report



Subject Property Location

3846 W JONES LAKE RD, GRAYLING, MI 49738-8606

County:	**CRAWFORD MI**	Census Tract:	9603.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	040-45-340-00-034-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$251,000**	FSD:	28	Common Confidence Score:	26
Value Range:	$180,720 - $321,280	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	40
Assd Land Value:	$5,000	Market Land Value:	$10,000	Tax Year:	2025
Assd Improvement:	$87,400	Market Improvment Value:	$174,800	Total Taxable Value:	$1,371
Total Assessed Value:	$92,400	Total Assessor Market Value:	$184,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 34 District: 040 Sec/Twnship/Range: SEC 33 TWN 27N RNG 03W

Abbreviated Description:	LOT 34 GREENTREE ACRES SEC 33, T27N, R3W
City/Muni/Twp:	GRAYLING TWP

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1140 SF	Baths:	1	Fireplace:	
Year Built:	1994	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:		Number of Cars:	3	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/12/2025	Sales Price:	N/A
Document #:	BK-PG 822-253	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 040 Sec/Twnship/Range: SEC 33 TWN 27N RNG 03W
Abbreviated Description: LOT 34 GREENTREE ACRES SEC 33, T27N, R3W
City/Muni/Twp: GRAYLING TWP

Prior Transfer

Recording Date:	02/25/2025	Sales Price:	N/A
Document #:	BK-PG 819-567	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/25/2025		
Document Type:	Deed		

Legal Description:
Abbreviated Description: LOT 34 GREENTREE ACRES SEC 33, T27N, R3W

Mortgage Record

Recording Date:	08/26/2021	Loan Amount:	N/A
Document #:	BK-PG 0000000764-0000000633	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/09/2021		
TD Due Date:	01/01/2039	Type Finance:	

ICE SiteX Report

OrderID: 98809217

Legal Description:
Map Ref: 3316784

Prior Transfer

Recording Date:	10/22/2009	Sales Price:	$99,500
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 040 Sec/Twnship/Range: SEC 33 TWN 27N RNG 03W
Abbreviated Description: LOT 34 GREENTREE ACRES SEC 33, T27N, R3W
City/Muni/Twp: GRAYLING TWP

Area Sales Analysis

Total Area Sales	$1,961,500	Median # of Bedrooms	3
Median Lot Size	10 SF	Median # of Baths	1
Median Living Area	1,153 SF	Median Year Built	1987
Price Range - 2 Yrs	$125,000 to $835,000	Age Range	22 years to 86 years
Median Value	$244,250	Median Age	39.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**3808 W JONES LAKE RD** **GRAYLING, MI 49738-8606**	06/22/2026	$370,000	$217	1704	//2		SF	
		APN: 040-45-340-00-032-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 32 Abbreviated Description: Lot:32 Abbreviated Description:LOT 32 GREENTREE ACRES SEC 33, T27N, R3W								
2	.14Mi.	**3771 W JONES LAKE RD** **GRAYLING, MI 49738-8606**	11/19/2024	$125,000	$101	1232	//1	2004	54,450 SF	
		APN: 040-44-033-08-041-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PARCEL 2 COMM AT THE N1/4 COR OF SEC 33 T27N R3W, TH S00D 5800!!W 727.45 TO THE SLY ROW OF JONES LAK								
3	.24Mi.	**ARBUTUS LN** **GRAYLING, MI 49738-**	02/11/2025	$1,500			//		SF	
		APN: 040-45-340-00-025-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 25 Abbreviated Description: Lot:25 Abbreviated Description:LOT 25 GREENTREE ACRES SEC 33, T27N, R3W								
4	.26Mi.	**3652 SIEDEL WAY** **GRAYLING, MI 49738-7021**	07/23/2025	$78,000	$62	1248	/3/1	1993	108,900 SF	
		APN: 040-44-033-08-040-01 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PAR 4-A COMM AT THE N 1/4 COR OF SEC 33T27N R3W, TH SOOD 58M W 727.45 FT TO THESLY R/W OF JONES LAKE								
5	.42Mi.	**335 RED TAILED HAWK LOOP** **GRAYLING, MI 49738-8787**	02/05/2025	$143,000	$172	832	//1		SF	
		APN: 040-45-770-00-041-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 41 Abbreviated Description: Lot:41 Abbreviated Description:LOT 41 RED WING TERRACE								
6	.44Mi.	**719 WRIGHT RD** **GRAYLING, MI 49738-7031**	10/02/2025	$695,000			//		325,393 SF	
		APN: 040-44-032-03-020-30 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Abbreviated Description: Abbreviated Description:PART OF W1/2 NE1/4 SEC 32 T27N R3W; COMM AT NE COR SEC 32, TH S89D57?00?W 1310.03?, TH S00D43?50?W 1								
7	.45Mi.	**1039 TRAILS END RD** **GRAYLING, MI 49738-7033**	04/03/2025	$245,000	$199	1232	//1		108,900 SF	
		APN: 040-44-028-10-260-08 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PARCEL 1 THE S/2 OF S/2 OF SE/4 OF SW/4 OF SEC 28 T27N R3W CONT 2.5 ACRES SPLIT FROM 044-028-10-260-								
8	.48Mi.	**3531 WINTERGREEN LN** **GRAYLING, MI 49738-8602**	12/01/2025	$44,000	$51	868	//1		SF	
		APN: 040-45-340-00-017-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Abbreviated Description: Lot:17 Abbreviated Description:LOT 17 GREENTREE ACRES. SEC 33, T27N, R3W								
9	.49Mi.	**3866 WINTERGREEN LN** **GRAYLING, MI 49738-8792**	03/23/2026	$835,000	$1,546	540	//	1940	958,320 SF	
		APN: 040-44-028-10-260-01 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PARCEL B- COMM AT SW COR OF SEC 28, T27NR3W, TH N 0DEG 39MIN E 400 FT FOR POB. TH CONT N 0DEG 39MI N								
10	.62Mi.	**1172 TRAILS END RD** **GRAYLING, MI 49738-7033**	10/17/2025	$232,000	$259	896	/2/1	1991	217,800 SF	
		APN: 040-44-028-10-260-05 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PARCEL F-1 THE N/2 OF THE W/2 OF THE E/2OF THE SE/4 OF THE SW/4 OF SEC 28,T27N, R3W CONT 5.02 AC								
11	.68Mi.	**14 S WILCOX BRIDGE RD** **GRAYLING, MI 49738-7029**	07/08/2025	$142,000	$141	1008	//1	1977	SF	
		APN: 040-45-280-00-003-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

ICE SiteX Report

OrderID: 98809217

Legal: Lot: 3 Subdivision: GRAYLING MOBILE ESTATES Abbreviated Description: Lot:3 Abbreviated Description:LOT 3 GRAYLING MOBILE ESTATES NO 1. SEC 5 T26N R3W

12	.77Mi.	**468 PINE OAK TRL** **GRAYLING, MI 49738-8605**	07/02/2025	$227,500	$212	1074	//1	1976	435,600 SF

APN: 040-44-033-13-020-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:PARCEL A THE N. 334 FT OF THE NE/4 OF SE/4 OF SEC 33 T27N R3W CONT 10.02 ACRES SURVEY ON FILE

13	.78Mi.	**4251 W PINECREST RD** **GRAYLING, MI 49738-7088**	11/10/2025	$90,000	$97	924	//1	1979	SF

APN: 040-45-280-00-020-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 20 Subdivision: GRAYLING MOBILE ESTATES Abbreviated Description: Lot:20 Abbreviated Description:LOT 20 GRAYLING MOBILE ESTATES NO 1. SEC 5 T26N R3W

14	.81Mi.	**3466 SHORT LN** **GRAYLING, MI 49738-7020**	10/06/2025	$350,000	$259	1352	/3/1	1970	SF

APN: 040-45-140-00-002-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Abbreviated Description: Lot:2 Abbreviated Description:LOT #2, AUSABLE WOODS SEC 28 T27N R3W

15	.82Mi.	**111 ALEXIA LN** **GRAYLING, MI 49738-8651**	12/23/2025	$31,500	$34	924	//1	1985	SF

APN: 040-45-282-00-085-00 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 85-86 Subdivision: GRAYLING MOBIL ESTATES Abbreviated Description: Lot:85-86 Abbreviated Description:LOT 85 & S/2 OF LOT 86 GRAYLING MOBIL ESTATES #3 SEC 5 T26N R3W

16	.82Mi.	**216 ALEXIA LN** **GRAYLING, MI 49738-8652**	05/06/2025	$49,000	$53	924	//1		SF

APN: 040-45-281-00-038-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 38 Subdivision: GRAYLING MOBILE ESTATES Abbreviated Description: Lot:38 Abbreviated Description:LOT 38 GRAYLING MOBILE ESTATES NO. 2. SEC 5 T26N R3W

17	.87Mi.	**102 ALEXIA LN** **GRAYLING, MI 49738-8651**	01/30/2026	$35,047	$34	1032	//1	1972	SF

APN: 040-45-281-00-063-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 63 Subdivision: GRAYLING MOBILE ESTATES Abbreviated Description: Lot:63 Abbreviated Description:LOT 63 GRAYLING MOBILE ESTATES NO 2. SEC 5 T26N R3W CLOUDY TITLE 729:60, 729:59, PTA REF LC ON 1-13-

18	.95Mi.	**3169 W JONES LAKE RD** **GRAYLING, MI 49738-8604**	05/29/2026	$261,000	$200	1304	/3/2	1997	SF

APN: 040-45-145-00-191-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 191 Abbreviated Description: Lot:191 Abbreviated Description:LOT 191 AU SABLE WOODS NO 6 SEC 27 T27N R3W

19	.95Mi.	**99 CRESTWOOD DR** **GRAYLING, MI 49738-7804**	08/15/2025	$27,001	$8	3375	//		41,818 SF

APN: 040-41-005-01-030-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Parking Garage, Parking Structure
Legal: Abbreviated Description: Abbreviated Description:PARCELS A-3 COMM AT THE NE COR OFSEC 5 T26N R3W, TH S 1 DEG 26M W 1694.1 FT, TH S 89 DEG 59M W 243.0

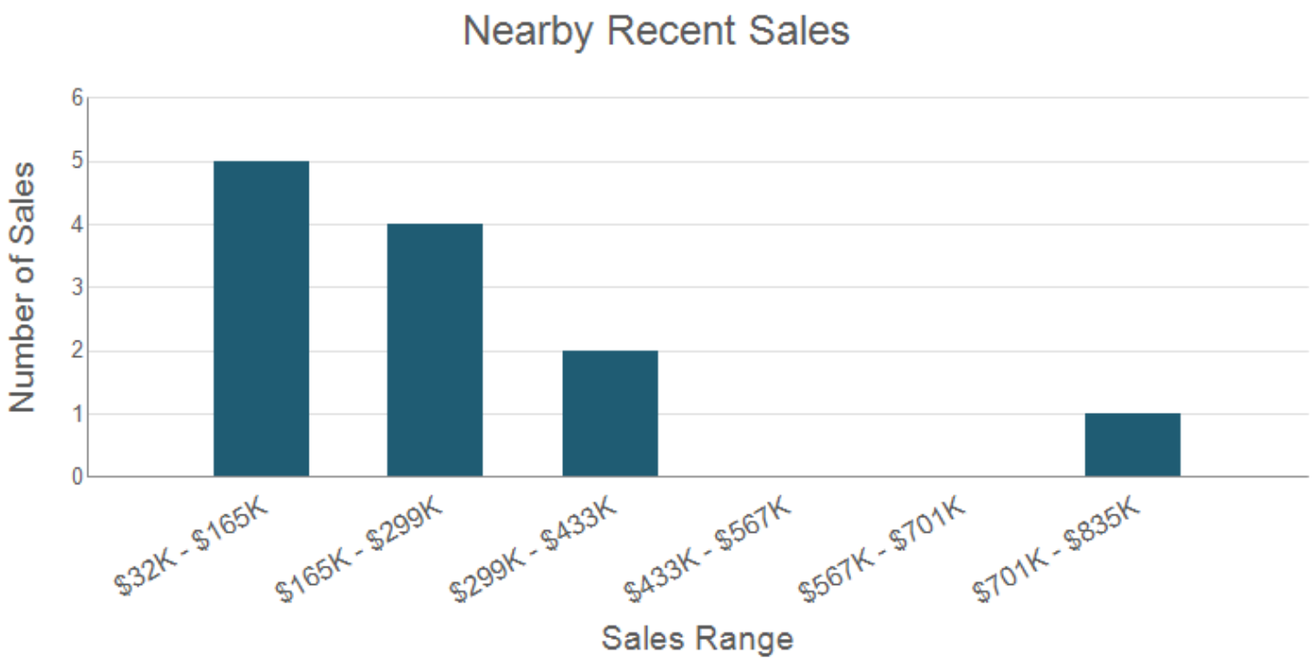
20	.97Mi.	**200 CRESTWOOD DR** **GRAYLING, MI 49738-8786**	10/08/2025	$126,000	$101	1248	//1		SF

APN: 040-45-283-00-136-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 136 Subdivision: GRAYLING MOBILE ESTATES Abbreviated Description: Lot:136 Abbreviated Description:LOT 136 GRAYLING MOBILE ESTATES #4 SEC 5 T26N R3W

ICE SiteX Report

OrderID: 98809217

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.	**3846 W JONES LAKE RD**	**03/12/2025**	$184,800	$92,400	1,140	/2/1	1994		
.05Mi.	**3880 W JONES LAKE RD**	**07/18/2015**	$76,400	$38,200	1,040	//1			
.05Mi.	**3826 W JONES LAKE RD**	**05/24/2021**	$214,400	$107,200	1,600	//1	1974		
.08Mi.	**648 N WILCOX BRIDGE RD**		$175,000	$87,500	1,056	//1	1973		
.1Mi.	**3873 W JONES LAKE RD**	**11/07/2018**	$215,600	$107,800	1,300	//1		3 SF	
.1Mi.	**3901 ARBUTUS LN**	**04/30/2009**	$159,200	$79,600	960	//1			
.11Mi.	**3808 W JONES LAKE RD**	**10/01/2019**	$299,000	$149,500	1,704	//2			
.11Mi.	**3825 W JONES LAKE RD**	**06/29/2017**	$349,800	$174,900	2,960	//2	1985	3 SF	
.11Mi.	**3887 W JONES LAKE RD**	**11/15/2011**	$170,600	$85,300	1,178	//1		3 SF	
.11Mi.	**3785 W JONES LAKE RD**	**12/17/2024**	$102,600	$51,300	988	//1	1992	1 SF	
.12Mi.	**3951 ARBUTUS LN**	**01/02/2018**	$259,200	$129,600	1,620	//1	1999		
.14Mi.	**3771 W JONES LAKE RD**	**11/12/2024**	$117,600	$58,800	1,232	//1	2004	1 SF	
.15Mi.	**544 N WILCOX BRIDGE RD**	**12/07/2000**	$192,000	$96,000	1,475	//1			
.15Mi.	**3745 ARBUTUS LN**	**09/14/2023**	$249,000	$124,500	2,018	//2	2000		
.18Mi.	**3908 ARBUTUS LN**	**04/10/1998**	$237,200	$118,600	1,568	//1	2002		
.18Mi.	**3719 SIEDEL WAY**	**05/31/2023**	$233,200	$116,600	1,344	/3/1	1994	3 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	50.3 years old	Households:	4,021
Median Household Income:	$58,003	Households w/Family:	57%
Household Income Per Capita:	$32,656	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Crawford Ausable Schools	Students:	1,641
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.22Mi.	**Grayling Elementary School** Number of Students: 624 Student-Teacher Ratio: 13.19	C	Public	PK - 4
2.51Mi.	**Grayling Middle School** Number of Students: 450 Student-Teacher Ratio: 15.11	B-	Public	5 - 8

ICE SiteX Report

OrderID: 98809217

2.29Mi.	**Grayling High School**	A-	Public	9 - 12

Number of Students: 462
Student-Teacher Ratio: 17.24
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	105%	SIMILAR
MURDER	123%	HIGHER
OVERALL	108%	SIMILAR

Disaster Alerts

3/28/2025 - Severe Winter Storm 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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