ICE SiteX Report

OrderID: 98745716

SiteX Property Information Report



Subject Property Location

4030 INDIAN LAKE RD, NATIONAL CITY, MI 48748-9642

County:	**IOSCO MI**	Census Tract:	0007.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	051S3000011700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$120,000**	FSD:	34	Common Confidence Score:	21
Value Range:	$79,200 - $160,800	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	05
Assd Land Value:	$51,000	Market Land Value:	$102,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$864
Total Assessed Value:	$51,000	Total Assessor Market Value:	$102,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 117 District: 05 Subdivision: SAND LAKE HEIGHTS

Abbreviated Description:	SLH 117 PLAT OF SAND LAKE HEIGHTS LOT 117
City/Muni/Twp:	GRANT

Property Characteristics

Lot Size:	5,227 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:	Forced air unit
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/09/2009	Loan Amount:	N/A
Document #:	BK-PG 00986-00491	Loan Type:	
Contract Date:	09/22/2009		
TD Due Date:	10/01/2039	Type Finance:	

Legal Description:
Subdivision: SAND LAKE HEIGHTS Map Ref: 0

Prior Transfer

Recording Date:	10/09/2009	Sales Price:	$27,125
Document #:	BK-PG 00986-00490	Type of Sale:	Lender Sold
Contract Date:	09/23/2009		
Document Type:	Deed		

Legal Description:
Subdivision: SAND LAKE HEIGHTS
City/Muni/Twp: GRANT TWP

Prior Transfer

Recording Date:	04/16/2008	Sales Price:	N/A
Document #:	BK-PG 00948-00169	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	04/07/2008		
Document Type:	Deed		

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Legal Description:
Subdivision: SAND LAKE HEIGHTS
City/Muni/Twp: GRANT TWP

Area Sales Analysis

Total Area Sales	$2,160,000	Median # of Bedrooms	
Median Lot Size	5,227 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$70,000 to $451,000	Age Range	
Median Value	$204,500	Median Age	

Comparable Sales Data

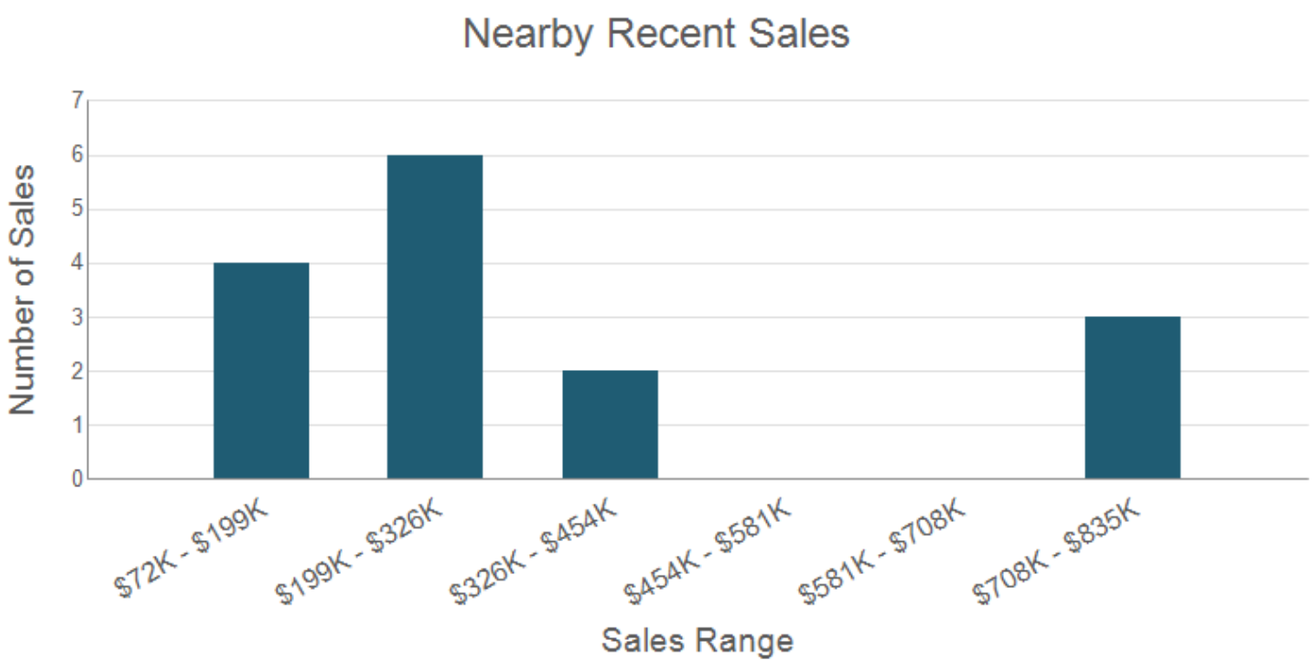
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**1392 N SAND LAKE RD** **NATIONAL CITY, MI 48748-9670**	10/27/2025	$125,000			//		SF	
		APN: 051S4001200125 Document #: 2025006502 Document Type: Warranty Deed Price Code: A Land Use: Residential (General) (Single) Legal: MapRef: LB 2 PG 22 Abbreviated Description: Map Ref:LB 2 PG 22								
2	.11Mi.	**1333 N SAND LAKE RD** **NATIONAL CITY, MI 48748-9619**	08/17/2026	$125,000			//		10,019 SF	
		APN: 051S3000003810 Document #: 2026004791 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal:								
3	.13Mi.	**1310 MICHIGAN AVE** **NATIONAL CITY, MI 48748-9572**	01/06/2026	$72,000			//		5,227 SF	
		APN: 051S3000006500 Document #: 2026000045 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
4	.15Mi.	**1434 LAKE DR** **NATIONAL CITY, MI 48748-9569**	07/09/2026	$451,000			//		6,098 SF	
		APN: 051S3000001300 Document #: 2026003901 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
5	.17Mi.	**3953 SAGINAW ST** **NATIONAL CITY, MI 48748-9620**	07/20/2026	$95,000			//		5,227 SF	
		APN: 051S4000600400 Document #: 2026004106 Document Type: Warranty Deed Price Code: A Land Use: Residential (General) (Single) Legal:								
6	.19Mi.	**1281 MICHIGAN AVE** **NATIONAL CITY, MI 48748-9573**	09/24/2025	$20,000			//		5,227 SF	
		APN: 051S3000010400 Document #: 2025005935 Document Type: Warranty Deed Price Code: A Land Use: Residential (General) (Single) Legal: Abbreviated Description: City/Muni/Twp:GRANT City/Muni/Twp: GRANT								
7	.28Mi.	**3904 SAGINAW ST** **NATIONAL CITY, MI 48748-9620**	05/04/2026	$260,000			//		6,098 SF	
		APN: 051S6000000200 Document #: 2026002642 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
8	.3Mi.	**3900 SAGINAW ST** **NATIONAL CITY, MI 48748-9620**	02/26/2026	$300,000			//		6,970 SF	
		APN: 051S6000000300 Document #: 2026000873 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
9	.39Mi.	**3840 SAGINAW ST** **NATIONAL CITY, MI 48748-9508**	11/20/2025	$400,000			//		5,227 SF	
		APN: 051S6000001200 Document #: 2025007016 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
10	.52Mi.	**1560 LITTLE AVE** **NATIONAL CITY, MI 48748-9558**	08/31/2026	$79,800			//		6,098 SF	
		APN: 051W1000102600 Document #: 2026005035 Document Type: Deed Price Code: Land Use: Single Family Residential Legal:								
11	.59Mi.	**3730 SAGINAW ST** **NATIONAL CITY, MI 48748-9586**	08/17/2026	$185,000			//		11,326 SF	
		APN: 051S6000002900 Document #: 2026004790 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal:								
12	.64Mi.	**3780 HIAWATHA TRL** **NATIONAL CITY, MI 48748-9681**	07/14/2026	$775,000			//		16,117 SF	
		APN: 05000240000620 Document #: 2026003997 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
13	.65Mi.	**3691 OLD STATE RD** **NATIONAL CITY, MI 48748-9473**	06/08/2026	$19,500			//		871,200 SF	
		APN: 05001110000350 Document #: 2026003290 Document Type: Warranty Deed Price Code: A Land Use: Legal:								
14	.69Mi.	**3747 CAYUGA TRL** **NATIONAL CITY, MI 48748-9680**	06/09/2026	$325,000			//		40,946 SF	
		APN: 051I2000001800 Document #: 2026003298								

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	Document Type: Warranty Deed Price Code:					
	Land Use: Single Family Residential					
	Legal:					
15	.69Mi.	**4161 WOODLAND ST** **NATIONAL CITY, MI 48748-9560**	10/31/2025	$50,000	//	23,958 SF
	APN: 051Q1000005000 Document #: 2025006628					
	Document Type: Warranty Deed Price Code: A					
	Land Use: Residential (General) (Single)					
	Legal:					
16	.73Mi.	**3752 HIAWATHA TRL** **NATIONAL CITY, MI 48748-9681**	08/19/2026	$735,000	//	20,473 SF
	APN: 051I2000000500 Document #: 2026004823					
	Document Type: Warranty Deed Price Code:					
	Land Use: Single Family Residential					
	Legal:					
17	.76Mi.	**1681 LOUKS ST** **NATIONAL CITY, MI 48748-9435**	06/30/2026	$139,900	//	8,276 SF
	APN: 051C2000002800 Document #: 2026003760					
	Document Type: Warranty Deed Price Code: A					
	Land Use: Residential (General) (Single)					
	Legal: Abbreviated Description: City/Muni/Twp:SAINT CHARLES City/Muni/Twp: SAINT CHARLES					
18	.77Mi.	**OLD STATE RD** **NATIONAL CITY, MI 48748-**	09/04/2026	$45,000	//	871,200 SF
	APN: 05001110000300 Document #: 2026005140					
	Document Type: Warranty Deed Price Code:					
	Land Use: Residential - Vacant Land					
	Legal:					
19	.77Mi.	**3740 HIAWATHA TRL** **NATIONAL CITY, MI 48748-9681**	04/28/2026	$835,000	//	19,602 SF
	APN: 051I2000000700 Document #: 2026002550					
	Document Type: Warranty Deed Price Code: A					
	Land Use: Single Family Residential					
	Legal:					
20	.77Mi.	**4045 CAMINO DR** **NATIONAL CITY, MI 48748-9555**	04/24/2026	$50,000	//	19,602 SF
	APN: 051T1000000200 Document #: 2026002499					
	Document Type: Warranty Deed Price Code: A					
	Land Use: Residential (General) (Single)					
	Legal:					

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.

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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.	**4030 INDIAN LAKE RD**	**09/23/2009**	$102,000	$51,000				5,227 SF	
.04Mi.	**1371 MICHIGAN AVE**	**08/11/2025**	$91,200	$45,600				5,227 SF	
.05Mi.	**1365 MICHIGAN AVE**	**07/23/2003**	$85,200	$42,600				5,227 SF	
.05Mi.	**4037 BEACH ST**	**09/22/2022**	$91,400	$45,700				5,227 SF	
.06Mi.	**1425 MICHIGAN AVE**	**01/31/2024**	$73,800	$36,900				5,227 SF	
.08Mi.	**1411 LAKE DR**		$149,000	$74,500				14,375 SF	
.09Mi.	**1332 BOSTON AVE**	**11/18/2009**	$64,200	$32,100				5,227 SF	
.1Mi.	**1392 N SAND LAKE RD**	**12/20/2021**						30,056 SF	
.1Mi.	**1354 N SAND LAKE RD**	**11/03/2015**	$51,200	$25,600				5,227 SF	
.11Mi.	**1348 N SAND LAKE RD**	**09/16/2024**	$111,000	$55,500				14,810 SF	
.12Mi.	**1416 LAKE DR**	**03/27/2025**	$328,800	$164,400				4,792 SF	
.12Mi.	**3989 OAK ST**	**10/13/2012**	$95,400	$47,700				5,227 SF	
.12Mi.	**1420 LAKE DR**	**12/03/2018**	$407,400	$203,700				4,792 SF	
.12Mi.	**1361 PINE ST**	**02/24/2014**	$103,000	$51,500				10,019 SF	
.13Mi.	**1342 N SAND LAKE RD**	**04/18/2025**	$70,800	$35,400				5,227 SF	
.13Mi.	**1314 BOSTON AVE**	**12/29/2025**	$95,800	$47,900				8,712 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	54.4 years old	Households:	725
Median Household Income:	$57,214	Households w/Family:	63%
Household Income Per Capita:	$33,634	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	13%

School District

School District Zone:	Tawas Area Schools	Students:	1,124
Number of Schools:	3	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.04Mi.	**Clara B Bolen Elementary School** Number of Students: 433 Student-Teacher Ratio: 17.74	B-	Public	PK - 4
7.97Mi.	**Tawas Area Middle School** Number of Students: 340 Student-Teacher Ratio: 17.03	B	Public	5 - 8
7.97Mi.	**Tawas Area High School** Number of Students: 351 Student-Teacher Ratio: 21.52 Advanced Placement: Yes	A+	Public	9 - 12

Flood Report

The Subject Property of **4030 INDIAN LAKE RD, NATIONAL CITY, MI 48748-9642** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	22%	SIGNIFICANTLY LOWER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	18%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	97%	SIMILAR
OVERALL	122%	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.
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