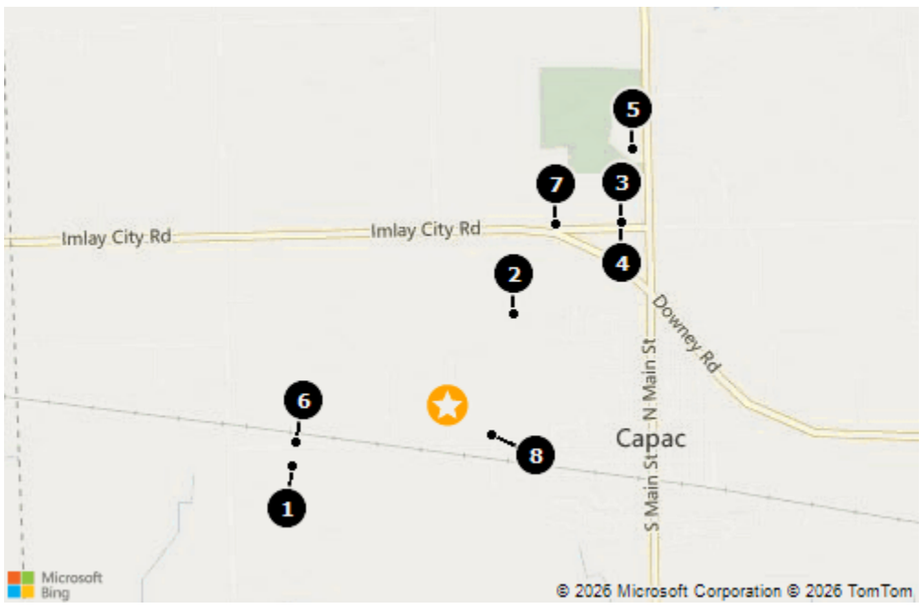
ICE SiteX Report

OrderID: 97632470

SiteX Property Information Report



Subject Property Location

4059 FOREST CT, MUSSEY, MI 48014-3063

County:	**ST CLAIR MI**	Census Tract:	261476572.004012
Property Use:	Single Family Residential	Zoning:	AG
Parcel Number:	74-27-021-4005-401	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	27
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,944
Total Assessed Value:	$151,800	Total Assessor Market Value:	$303,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 27 Map Ref: 236E Sec/Twnship/Range: SEC 211 TWP 04N RNG 13E

Abbreviated Description: BEG N 1D 50M 32S W 652.35' FROM SW SEC COR, TH N 1D 50M 32S W 650.80', TH N 87D 48M 32S E 333.67', TH S 1D 44M 2S E 650.81',

City/Muni/Twp: MUSSEY TOWNSHIP

Property Characteristics

Lot Size:	4.490 AC	Bedrooms:	3	Pool:	
Building Area:	1848 SF	Baths:	2	Fireplace:	
Year Built:	1996	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/20/2021	Sales Price:	N/A
Document #:	2021029653 BK-PG 4684-148	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/22/2021	Sales Price:	N/A
Document #:	2021005071 BK-PG 4684-148	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/22/2016	Loan Amount:	N/A
Document #:	2016003640 BK-PG 4684-148	Loan Type:	New Conventional
TD Due Date:	03/01/2046	Type Finance:	
Legal Description:			
City/Muni/Twp: MUSSEY			

Prior Transfer

Recording Date:	02/22/2016	Sales Price:	$201,000
			Multiple Parcels Involved in this transaction

ICE SiteX Report

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Document #:	2016003639 BK-PG 4684 -146	Type of Sale:	Full Amount on Deed
Contract Date:	02/12/2016		
Document Type:			

Legal Description:
Sec/Twnship/Range: S21 T07N R13W

Prior Transfer

Recording Date:	02/12/2016	Sales Price:	$201,000
Document #:	BK-PG 4684 -146	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 27 Map Ref: 236E Sec/Twnship/Range: SEC 211 TWP 04N RNG 13E
Abbreviated Description: BEG N 1D 50M 32S W 652.35' FROM SW SEC COR, TH N 1D 50M 32S W 650.80', TH N 87D 48M 32S E 333.67', TH S 1D 44M 2S E 650.81',
City/Muni/Twp: MUSSEY TOWNSHIP

Area Sales Analysis

Total Area Sales	$1,990,000	Median # of Bedrooms	3
Median Lot Size	164,222 SF	Median # of Baths	1
Median Living Area	1,933 SF	Median Year Built	1965
Price Range - 2 Yrs	$125,000 to $520,000	Age Range	32 years to 76 years
Median Value	$185,000	Median Age	61 years

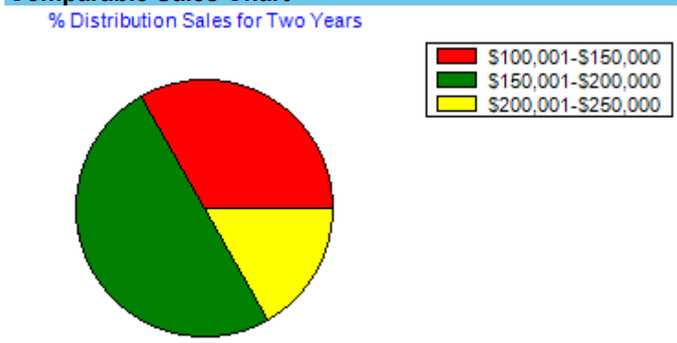
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.79Mi.	**15895 BRYCE RD** **MUSSEY, MI 48014-2905**	06/03/2025	$180,000	$105	1704	/4/1	1950	408,594 SF	
		APN: 74-27-029-1003-000 Document #: 2025010350 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S29T7NR13E Abbreviated Description: Sec/Twnship/Range:NW4S29T7NR13E City/Muni/Twp:MUSSEY TOWNSHIP City/Muni/Twp: MUSSEY TOWNSHIP								
2	.48Mi.	**4265 LONE OAK DR** **MUSSEY, MI 48014-3057**	09/06/2024	$520,000	$234	2219	/3/2	1994	421,662 SF	
		APN: 74-27-021-1003-600 Document #: 2024015553 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S21T07NR13E Abbreviated Description: Sec/Twnship/Range:NW4S21T07NR13E								
3	1.19Mi.	**15072 IMLAY CITY RD** **MUSSEY, MI 48014-2418**	06/14/2024	$125,000	$61	2044	/4/1	1990	30,013 SF	
		APN: 74-27-525-1007-000 Document #: 2024010483 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	1.19Mi.	**15072 IMLAY CITY RD** **MUSSEY, MI 48014-2418**	06/13/2024	$125,000	$61	2044	/4/1	1990	30,013 SF	
		APN: 74-27-525-1007-000 Document #: 2024010433 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: SUNSET VIEWS MapRef: LB 57 PG 46 Abbreviated Description: Lot:7 Subdivision:SUNSET VIEWS Map Ref:LB 57 PG 46								
5	1.5Mi.	**4685 CAPAC RD** **MUSSEY, MI 48014-2522**	03/18/2024	$470,000	$257	1822	/3/2		221,721 SF	
		APN: 74-27-016-3001-900 Document #: 2024004262 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S16T07NR13E Abbreviated Description: Sec/Twnship/Range:S16T07NR13E								
6	.74Mi.	**15890 BRYCE RD** **MUSSEY, MI 48014-2903**	02/22/2024	$160,000	$75	2133	/3/2	1959	118,484 SF	
		APN: 74-27-020-4002-100 Document #: 2024002905 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	1Mi.	**15210 IMLAY CITY RD** **MUSSEY, MI 48014-2400**	12/14/2023	$220,000	$121	1811	/3/1	1965	39,988 SF	
		APN: 74-27-525-1022-000 Document #: 2023021676 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22&23 Subdivision: SUNSET VIEWS MapRef: LB 57 PG 46 Abbreviated Description: Lot:22&23 Subdivision:SUNSET VIEWS Map Ref:LB 57 PG 46City/Muni/Twp:MUSSEY City/Muni/Twp: MUSSEY								
8	.23Mi.	**15430 BRYCE RD** **MUSSEY, MI 48014-3056**	11/06/2023	$190,000	$123	1536	/3/1	1954	209,960 SF	
		APN: 74-27-021-4004-001 Document #: 2023019762 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S21T07NR13E Abbreviated Description: Sec/Twnship/Range:SW4 S21T07NR13E City/Muni/Twp:MUSSEY City/Muni/Twp: MUSSEY								

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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.	**4059 FOREST CT**	**02/12/2016**	$303,600	$151,800	1,848	/3/2	1996	4 SF	
.11Mi.	**15554 BRYCE RD**	**09/04/2020**	$223,000	$111,500	1,716	/3/2	1988	3 SF	
.18Mi.	**BRYCE RD**	**05/24/2024**	$259,400	$129,700				35 SF	
.19Mi.	**4141 FOREST CT**	**03/04/2016**	$503,200	$251,600	3,018	//2	2002	9 SF	
.23Mi.	**15430 BRYCE RD**	**10/03/2023**	$163,400	$81,700	1,536	/3/1	1954	5 SF	
.39Mi.	**15334 BRYCE RD**	**02/05/1986**	$187,800	$93,900	1,339	//1	1925	10 SF	
.41Mi.	**15690 BRYCE RD**	**06/08/2020**	$228,400	$114,200	1,917	/3/1	1800	7 SF	
.46Mi.	**4155 BARTH DR**	**12/22/1999**	$62,000	$31,000				9 SF	
.48Mi.	**4265 LONE OAK DR**	**07/31/2024**	$419,200	$209,600	2,219	/3/2	1994	10 SF	
.5Mi.	**107 SAINT CLAIR ST**	**07/05/2002**	$219,600	$109,800	1,296	/3/2	1996	10,454 SF	
.5Mi.	**105 SAINT CLAIR ST**	**01/16/2025**	$158,400	$79,200	1,008	//2	1988	10,542 SF	
.51Mi.	**103 SAINT CLAIR ST**	**05/14/2024**	$167,400	$83,700	1,296	/3/1	1979	10,585 SF	
.51Mi.	**101 SAINT CLAIR ST**	**02/11/2013**	$229,800	$114,900	1,352	/3/1	1988	13,329 SF	
.53Mi.	**529 WILLIAM G DR**	**04/19/2018**	$222,400	$111,200	1,272	/3/1	1988	12,632 SF	
.54Mi.	**530 WILLIAM G DR**	**04/08/2019**	$179,000	$89,500	1,104	/5/2	1989	12,632 SF	
.55Mi.	**529 W MILL ST**		$202,000	$101,000	1,400	/3/2	1979	12,632 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	40.9 years old	Households:	1,602
Median Household Income:	$66,130	Households w/Family:	64%
Household Income Per Capita:	$30,822	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Capac Community School District	Students:	686
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**Capac Jr/Sr High School** Number of Students: 298 Student-Teacher Ratio: 18.36	C	Public	7 - 12
0.74Mi.	**Capac Elementary School** Number of Students: 326 Student-Teacher Ratio: 17.16	C	Public	PK - 6

Flood Report

The Subject Property of **4059 FOREST CT, MUSSEY, MI 48014-3063** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	83%	LOWER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	169%	NOTABLY HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	120%	HIGHER
OVERALL	90%	LOWER

Disaster Alerts

No alerts noted

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