ICE SiteX Report

OrderID: 97747137

SiteX Property Information Report



Subject Property Location

4114 SUNSET DR, FREMONT, MI 49412-9625

County:	**NEWAYGO MI**	Census Tract:	261239705.001001
Property Use:	Single Family Residential	Zoning:	LOCAL ZONE
Parcel Number:	13-36-236-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$475,000**	FSD:	15	Common Confidence Score:	50
Value Range:	$403,750 - $546,250	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6218
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$5,039
Total Assessed Value:	$185,500	Total Assessor Market Value:	$371,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 District: 6218 Subdivision: OTTAWA HILLS
Abbreviated Description: LOT 15 OTTAWA HILLS
City/Muni/Twp: DAYTON

Property Characteristics

Lot Size:		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
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/15/2019	Sales Price:	$164,465
Document #:	BK-PG 447-2081	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/21/2019	Sales Price:	$225,000
Document #:	BK-PG 473 -1454	Type of Sale:	Full Amount on Deed
Contract Date:	03/18/2019		
Document Type:			
Legal Description:			
City/Muni/Twp: FREMONT			

Mortgage Record

Recording Date:	03/21/2019	Loan Amount:	N/A
Document #:	BK-PG 473-1454	Loan Type:	Purchase Money Mortgage
TD Due Date:	04/01/2049	Type Finance:	
Legal Description:			
City/Muni/Twp: FREMONT			

Prior Transfer

Recording Date:	03/18/2019	Sales Price:	$225,000

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Document #:	BK-PG 473 -1454	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 District: 6218 Subdivision: OTTAWA HILLS
Abbreviated Description: LOT 15 OTTAWA HILLS
City/Muni/Twp: DAYTON

Prior Transfer

Recording Date:	09/13/2012	Sales Price:	$167,500
Document #:	BK-PG 00447 -05276	Type of Sale:	Full Amount on Deed
Contract Date:	11/18/2011		
Document Type:			

Legal Description:
Lot: 15
City/Muni/Twp: DAYTON

Prior Transfer

Recording Date:	09/13/2012	Sales Price:	N/A
Document #:	BK-PG 00447 -05274	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/27/2012		
Document Type:			

Legal Description:
Lot: 15
City/Muni/Twp: DAYTON

Mortgage Record

Recording Date:	08/16/2012	Loan Amount:	N/A
Document #:	BK-PG 00447-02081	Loan Type:	
TD Due Date:	08/01/2042	Type Finance:	

Legal Description:
Lot: 15 Subdivision: OTTAWA HILLS
City/Muni/Twp: DAYTON

Prior Transfer

Recording Date:	03/08/2012	Sales Price:	N/A
Document #:	BK-PG 441-1457	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2011	Sales Price:	$167,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/07/2011	Loan Amount:	N/A
Document #:	BK-PG 441-1457	Loan Type:	Unknown
TD Due Date:	02/01/2026	Type Finance:	

Legal Description:
Lot: 15

Mortgage Record

Recording Date:	02/02/2010	Loan Amount:	N/A
Document #:	BK-PG 437-7452	Loan Type:	Unknown
TD Due Date:	02/01/2025	Type Finance:	

Legal Description:
Lot: 15 Subdivision: OTTAWA HILLS

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.

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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.	**4114 SUNSET DR**	**03/18/2019**	$371,000	$185,500					
.03Mi.	**4130 SUNSET DR**	**06/26/2020**	$312,200	$156,100				15,246 SF	
.03Mi.	**4910 SUNSET DR**	**06/19/2017**	$333,000	$166,500				32,670 SF	
.04Mi.	**4942 SUNSET DR**		$403,200	$201,600				24,829 SF	
.04Mi.	**4900 SUNSET DR**	**10/23/2020**	$364,800	$182,400				27,007 SF	
.05Mi.	**4121 SUNSET DR**		$306,400	$153,200					
.06Mi.	**4151 HIGHLAND DR**	**11/22/2019**	$364,000	$182,000				16,988 SF	
.06Mi.	**4143 SUNSET DR**	**08/13/1999**	$411,200	$205,600					
.06Mi.	**4111 SUNSET DR**	**11/04/2013**	$406,800	$203,400					
.07Mi.	**4886 SUNSET DR**	**05/18/2000**	$281,600	$140,800				20,038 SF	
.07Mi.	**4154 SUNSET DR**	**03/30/2018**	$365,600	$182,800				1 SF	
.08Mi.	**4165 HIGHLAND DR**		$264,400	$132,200				20,909 SF	
.08Mi.	**4151 SUNSET DR**		$356,400	$178,200					
.09Mi.	**4207 HIGHLAND DR**	**11/21/2018**	$244,400	$122,200				16,553 SF	
.09Mi.	**4209 HIGHLAND DR**	**12/13/2019**	$330,600	$165,300				15,682 SF	
.1Mi.	**4885 SUNSET DR**	**02/25/2015**	$277,000	$138,500					

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	42.4 years old	Households:	4,945
Median Household Income:	$62,851	Households w/Family:	71%
Household Income Per Capita:	$30,033	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Fremont Public School District	Students:	2,043
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.91Mi.	**Fremont High School** Number of Students: 595 Student-Teacher Ratio: 18.83 Advanced Placement: Yes	A-	Public	9 - 12
2.00Mi.	**Fremont Middle School** Number of Students: 456 Student-Teacher Ratio: 16.4	B-	Public	7 - 8
1.26Mi.	**Pathfinder Elementary School** Number of Students: 418 Student-Teacher Ratio: 13.77	NA	Public	KG - 2
1.11Mi.	**Daisy Brook Elementary School** Number of Students: 446 Student-Teacher Ratio: 16.22	B+	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	130%	NOTABLY HIGHER
OVERALL	103%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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