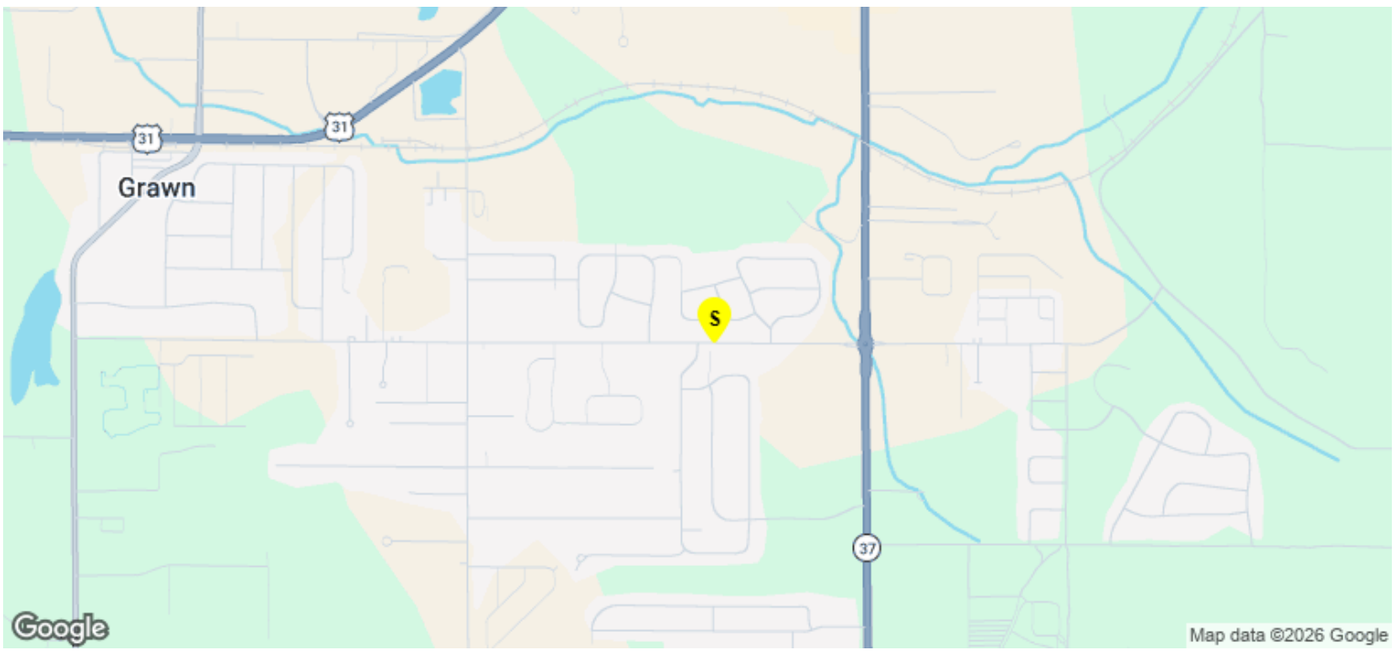
# ICE SiteX Report

**OrderID: 98809095**

## SiteX Property Information Report




## Subject Property Location

### 4425 S CURRY DR, TRAVERSE CITY, MI 49685-9320

| | | | |
|---|---|---|---|
| County: | **GRAND TRAVERSE MI** | Census Tract: | 5505.00 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 02-622-105-00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$339,000** | FSD: | 16 | Common Confidence Score: | 48 |
| Value Range: | $284,760 - $393,240 | ICE Confidence Score: | 84 | | |

## 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: | $1,964 |
| Total Assessed Value: | $140,600 | Total Assessor Market Value: | $281,237 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 105 District: 02

| | |
|---|---|
| Abbreviated Description: | LOT 105 RAMBLEWOOD NO 3 |
| City/Muni/Twp: | BLAIR TOWNSHIP |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 14,985 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1315 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1994 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 10 | Ext Walls: | Siding (Alum/Vinyl) |
| Number of Units: | | Garage Type: | Attached Garage | Heating: | Forced air unit |
| Number of Stories: | 3/L | Number of Cars: | 2 | A/C: | |
| Style: | | Basement: | | Roof Cover: | Asphalt |
| | | Foundation: | Crawl/Raised | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | | Sales Price: | N/A |
| Document #: | BK-PG - | Type of Sale: | Per Assessor |
| Document Type: | Deed | | |

**Legal Description:**
District: 02
Abbreviated Description: LOT 105 RAMBLEWOOD NO 3
City/Muni/Twp: BLAIR 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: 98809095**

## 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. | **4425 S CURRY DR** | | $281,237 | $140,600 | 1,315 | 10/3/1 | 1994 | 14,985 SF | |
| .02Mi. | **4403 S CURRY DR** | | $257,359 | $128,700 | 1,315 | 6/3/1 | 1994 | 14,985 SF | |
| .02Mi. | **4447 S CURRY DR** | | $230,477 | $115,200 | 864 | 6/3/1 | 1994 | 14,985 SF | |
| .03Mi. | **4440 VANCE RD** | **10/31/2025** | $226,745 | $113,400 | 1,050 | 4/2/1 | 1920 | 21,780 SF | |
| .04Mi. | **4381 S CURRY DR** | | $275,749 | $137,900 | 1,152 | 6/3/1 | 1994 | 14,985 SF | |
| .04Mi. | **4469 S CURRY DR** | | $270,262 | $135,100 | 1,008 | 6/3/1 | 1994 | 18,252 SF | |
| .04Mi. | **4432 S CURRY DR** | **12/01/2025** | $270,730 | $135,400 | 1,587 | 6/3/1 | 1980 | 15,638 SF | |
| .04Mi. | **4400 S CURRY DR** | | $264,278 | $132,100 | 960 | 7/3/1 | 1990 | 19,079 SF | |
| .05Mi. | **4448 S CURRY DR** | | $220,832 | $110,400 | 1,032 | 7/3/1 | 1985 | 17,206 SF | |
| .06Mi. | **4378 S CURRY DR** | | $273,394 | $136,700 | 1,520 | 6/3/2 | 1980 | 16,335 SF | |
| .06Mi. | **4355 S CURRY DR** | | $213,120 | $106,600 | 1,562 | 5/3/1 | 1979 | 14,985 SF | |
| .06Mi. | **4491 S CURRY DR** | | $247,353 | $123,700 | 1,008 | 7/3/1 | 1990 | 19,297 SF | |
| .06Mi. | **4407 VANCE RD** | | $180,392 | $90,200 | 864 | 6/3/1 | 1973 | 17,163 SF | |
| .06Mi. | **4431 VANCE RD** | | $243,242 | $121,600 | 864 | 6/3/2 | 1973 | 15,551 SF | |
| .07Mi. | **1926 W CURRY DR** | | $252,245 | $126,100 | 1,197 | 7/3/1 | 1983 | 19,123 SF | |
| .07Mi. | **1900 E CURRY DR** | | $269,909 | $135,000 | 1,408 | 6/3/1 | 1980 | 17,424 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 18% | Households Occupied by Owners: | 72% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 43.4 years old | Households: | 8,424 |
| Median Household Income: | $78,090 | Households w/Family: | 64% |
| Household Income Per Capita: | $38,352 | Households w/Family Married: | 48% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 28% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Traverse City Area Public Schools | Students: | 8,584 |
| Number of Schools: | 16 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 8.43Mi. | **Traverse City Central High School**<br>Number of Students: 1,326<br>Student-Teacher Ratio: 23.67 | B | Public | 9 - 12 |
| 6.07Mi. | **Tcaps Montessori School**<br>Number of Students: 331<br>Student-Teacher Ratio: 16.43 | A- | Public | PK - 8 |
| 7.80Mi. | **Traverse City High School**<br>Number of Students: 171<br>Student-Teacher Ratio: 16.38 | C- | Public | 9 - 12 |
| 0.59Mi. | **Blair Elementary School**<br>Number of Students: 202<br>Student-Teacher Ratio: 11.2 | C- | Public | PK - 5 |
| 6.58Mi. | **Traverse City East Middle School**<br>Number of Students: 829<br>Student-Teacher Ratio: 19.87 | A- | Public | 6 - 8 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 100% | SIMILAR |
| **BURGLARY** | 121% | HIGHER |
| **MOTOR VEHICLE THEFT** | 97% | SIMILAR |
| **FORCIBLE ROBBERY** | 117% | HIGHER |
| **AGGRAVATED ASSAULT** | 79% | LOWER |
| **FORCIBLE RAPE** | 109% | SIMILAR |
| **MURDER** | 108% | SIMILAR |
| **OVERALL** | 94% | SIMILAR |

## 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: 98809095**

**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.**