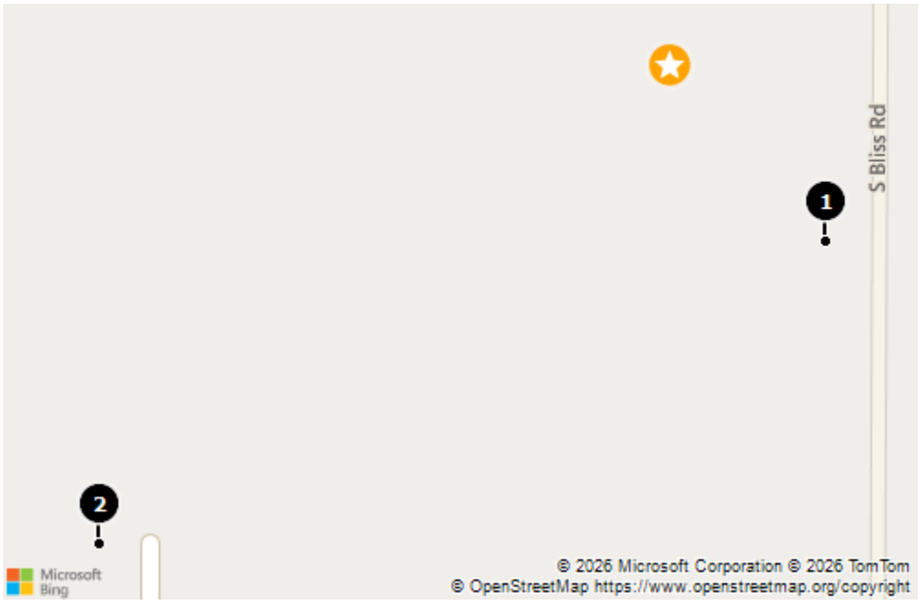
ICE SiteX Report

OrderID: 98237804

SiteX Property Information Report



Subject Property Location

550 S BLISS RD, SUMNER, MI 48889-9741

County:	**GRATIOT MI**	Census Tract:	260570008.001005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-003-010-31	Thomas Bros Pg-Grid:	

Valuation

Value:	**$223,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$185,090 - $260,910	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	090
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,277
Total Assessed Value:	$117,500	Total Assessor Market Value:	$235,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 3 District: 09
Abbreviated Description: COM 1144 FT N OF SE COR OF NE 1/4 OF SE 1/4, TH N 176 FT, W 600 FT, S 596 FT, E 390 FT, N 420 FT, E 210 FT TO POB; EXC COM AT

Property Characteristics

Lot Size:	3.050 AC	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:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/14/2022	Sales Price:	$185,000
Document #:	343378 BK-PG 01098 -00485	Type of Sale:	Full Amount on Deed
Contract Date:	02/07/2022		
Document Type:			

Legal Description:
Section: 3
Abbreviated Description: SE4 S3 T10N R4W

Prior Transfer

Recording Date:	02/07/2022	Sales Price:	$185,000
Document #:	BK-PG 1098 -485	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 3 District: 09
Abbreviated Description: COM 1144 FT N OF SE COR OF NE 1/4 OF SE 1/4, TH N 176 FT, W 600 FT, S 596 FT, E 390 FT, N 420 FT, E 210 FT TO POB; EXC COM AT

Prior Transfer

Recording Date:	02/14/2020	Sales Price:	$130,000
Document #:	327397 BK-PG 01055 -00464	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/07/2020		
Document Type:			

ICE SiteX Report

OrderID: 98237804

Legal Description:
Section: 3
Abbreviated Description: S3 T10N R4W

Prior Transfer

Recording Date:	02/07/2020	Sales Price:	$130,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$293,000	Median # of Bedrooms	
Median Lot Size	409,901 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$133,000 to $160,000	Age Range	
Median Value	$146,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**620 S BLISS RD** **SUMNER, MI 48889-9741**	04/24/2025	$160,000			//		87,120 SF	
		APN: 09-003-010-10 Document #: 2025R-02237 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 SE4 S03 T10N R04W Abbreviated Description: Sec/Twnship/Range:NE4 SE4 S03 T10N R04W								
2	.18Mi.	**8228 W FILLMORE RD** **SUMNER, MI 48889-8743**	04/11/2025	$133,000			//		732,682 SF	
		APN: 09-003-010-02 Document #: 2025R-01928 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 SE4 S03 T10N R04W Abbreviated Description: Sec/Twnship/Range:NE4 SE4 S03 T10N R04W								

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.	**550 S BLISS RD**	**02/07/2022**	$235,000	$117,500				3 SF	
.07Mi.	**620 S BLISS RD**	**04/18/2025**	$184,200	$92,100				2 SF	
.11Mi.	**8176 W FILLMORE RD**	**06/21/2024**	$121,400	$60,700				13 SF	
.16Mi.	**8076 W FILLMORE RD**	**08/28/2019**	$118,000	$59,000				10 SF	
.17Mi.	**345 S BLISS RD**	**02/16/2007**	$212,200	$106,100				2 SF	
.18Mi.	**8228 W FILLMORE RD**	**04/10/2025**	$185,000	$92,500				17 SF	
.29Mi.	**8450 W FILLMORE RD**	**02/17/2025**	$177,400	$88,700				3 SF	
.3Mi.	**8225 W FILLMORE RD**	**11/11/2008**	$110,600	$55,300				4 SF	
.3Mi.	**7875 W FILLMORE RD**	**01/20/2017**	$232,800	$116,400				1 SF	
.33Mi.	**8452 W FILLMORE RD**	**02/17/2025**	$334,600	$167,300				17 SF	
.35Mi.	**8440 W FILLMORE RD**		$295,600	$147,800				10 SF	
.42Mi.	**8460 W FILLMORE RD**		$253,400	$126,700				10 SF	
.46Mi.	**8425 W FILLMORE RD**	**06/21/2007**	$214,400	$107,200				2 SF	
.5Mi.	**7580 W FILLMORE RD**		$143,400	$71,700				2 SF	
.5Mi.	**102 S BLISS RD**	**08/22/2011**	$203,200	$101,600				3 SF	
.52Mi.	**1019 S BLISS RD**	**07/24/2000**	$188,200	$94,100				5 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	43.5 years old	Households:	516
Median Household Income:	$59,406	Households w/Family:	68%
Household Income Per Capita:	$32,164	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Ithaca Public Schools	Students:	971
Number of Schools:	3	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.89Mi.	**South Elementary School** Number of Students: 234 Student-Teacher Ratio: 14.18	NA	Public	PK - 2
7.74Mi.	**North Elementary School**	B-	Public	3 - 6

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Number of Students: 295
Student-Teacher Ratio: 16.62

8.30Mi. **Ithaca High School** A- Public 7 - 12
Number of Students: 442
Student-Teacher Ratio: 18.61
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	34%	SIGNIFICANTLY LOWER
BURGLARY	140%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	40%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	153%	NOTABLY HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	125%	HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	137%	NOTABLY 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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