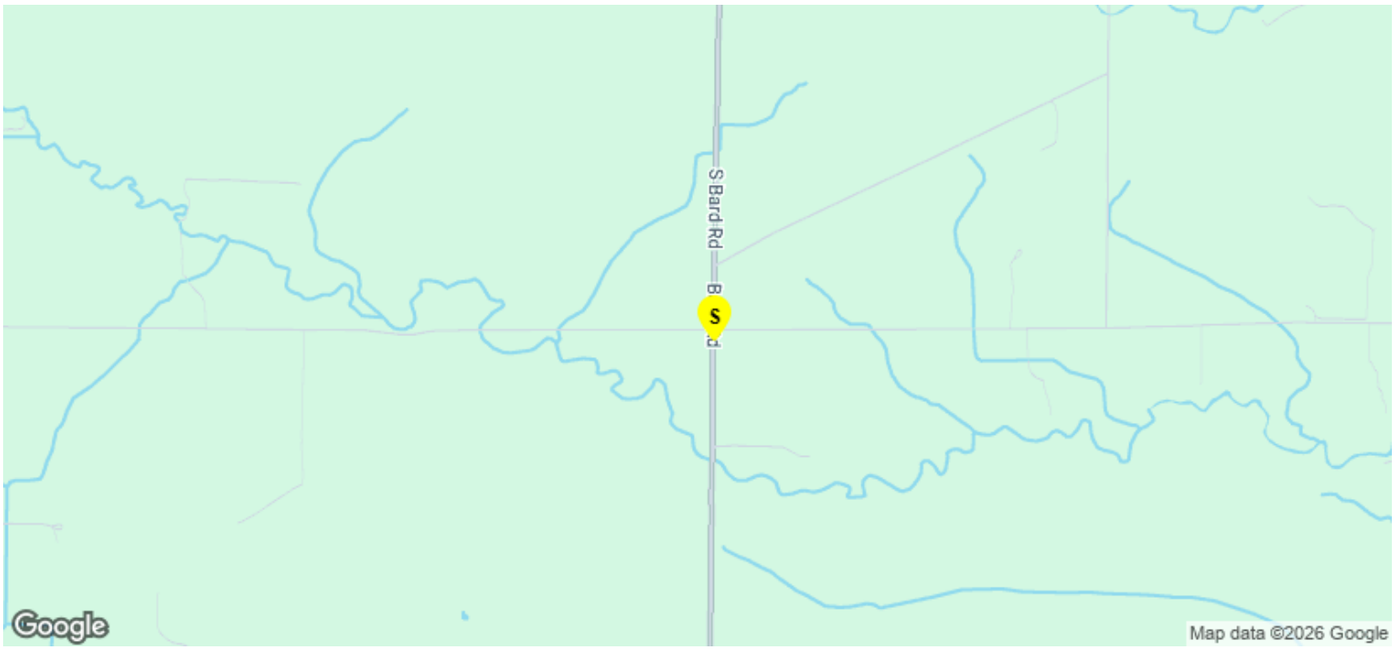
ICE SiteX Report

OrderID: 98788991

SiteX Property Information Report



Subject Property Location

5510 CALHOUN RD, BEAVERTON, MI 48612-9719

County:	**GLADWIN MI**	Census Tract:	0004.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	100-031-400-003-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$198,000**	FSD:	14	Common Confidence Score:	56
Value Range:	$170,280 - $225,720	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$68,200	Market Land Value:	$136,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,017
Total Assessed Value:	$68,200	Total Assessor Market Value:	$136,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 100 Sec/Twnship/Range: SEC 31 TWN 18N RNG 02W
Abbreviated Description: SEC 31 18 2W COM SE COR OF SEC TH N 120FT TH W 400FT TH S 120FT TH E 400FT TO POB
City/Muni/Twp: GROUT TOWNSHIP

Property Characteristics

Lot Size:	1.100 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:	06/29/2021	Sales Price:	$125,000
Document #:	BK-PG 1215-313	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 100 Sec/Twnship/Range: SEC 31 TWN 18N RNG 02W
Abbreviated Description: SEC 31 18 2W COM SE COR OF SEC TH N 120FT TH W 400FT TH S 120FT TH E 400FT TO POB
City/Muni/Twp: GROUT TOWNSHIP

Mortgage Record

Recording Date:	01/30/2014	Loan Amount:	N/A
Document #:	BK-PG 1018-437	Loan Type:	Unknown Loan Type
Contract Date:	01/29/2014		
TD Due Date:	02/01/2044	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: GROUT TOWNSHIP

Prior Transfer

Recording Date:	01/30/2014	Sales Price:	$57,000
Document #:	BK-PG 1018-435	Type of Sale:	Arms-Length Transfer
Contract Date:	01/29/2014		

ICE SiteX Report

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Document Type: Deed
Legal Description:
City/Muni/Twp: GROUT 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.

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.	**5510 CALHOUN RD**	**06/29/2021**	$136,400	$68,200				1 SF	
.11Mi.	**3045 BARD RD**	**11/02/2023**	$95,000	$47,500				1 SF	
.12Mi.	**2990 BARD RD**	**10/24/2023**	$116,200	$58,100				11 SF	
.14Mi.	**5460 CALHOUN RD**	**03/06/2020**	$70,200	$35,100				1 SF	
.14Mi.	**3049 BARD RD**	**08/15/2006**	$151,200	$75,600				2 SF	
.21Mi.	**5490 PLANK RD**	**06/12/2015**	$90,800	$45,400				2 SF	
.26Mi.	**5460 PLANK RD**	**08/13/1999**	$108,000	$54,000					
.26Mi.	**2864 S BARD RD**	**10/01/1992**	$161,400	$80,700				7 SF	
.36Mi.	**3133 BARD RD**	**10/29/2024**	$356,000	$178,000				7 SF	
.4Mi.	**5358 CALHOUN RD**	**03/23/2022**	$242,400	$121,200				30 SF	
.44Mi.	**5360 PLANK RD**	**11/11/1991**	$139,000	$69,500				1 SF	
.45Mi.	**3137 BARD RD**	**01/17/2024**	$227,200	$113,600				8 SF	
.5Mi.	**5752 CALHOUN RD**	**11/17/1997**	$138,200	$69,100				3 SF	
.56Mi.	**5352 PLANK RD**	**11/11/1991**	$90,000	$45,000				18 SF	
.57Mi.	**5223 CALHOUN RD**	**07/18/2016**	$154,200	$77,100				5 SF	
.67Mi.	**5264 PLANK RD**	**04/23/2020**	$216,000	$108,000				1 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	50.3 years old	Households:	6,866
Median Household Income:	$56,441	Households w/Family:	68%
Household Income Per Capita:	$32,763	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Beaverton Rural Schools	Students:	874
Number of Schools:	2	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.22Mi.	**Beaverton Junior/Senior High School**	C	Public	7 - 12
Number of Students: 463 Student-Teacher Ratio: 20.2				
5.20Mi.	**Beaverton Elementary School**	C	Public	KG - 6
Number of Students: 411 Student-Teacher Ratio: 15.22				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	125%	HIGHER

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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