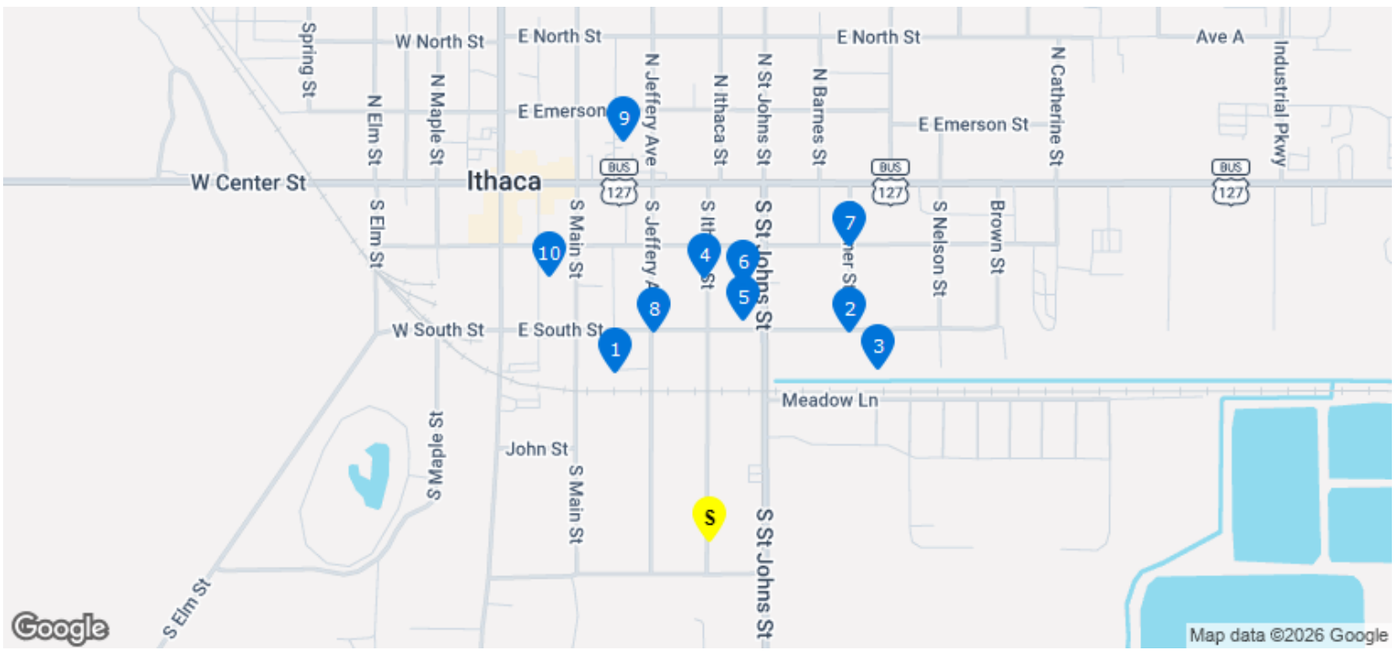
ICE SiteX Report

OrderID: 98775545

SiteX Property Information Report



Subject Property Location

616 S ITHACA ST, ITHACA, MI 48847-1826

County:	**GRATIOT MI**	Census Tract:	0010.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	52-659-165-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$170,000**	FSD:	12	Common Confidence Score:	51
Value Range:	$149,600 - $190,400	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	520
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,076
Total Assessed Value:	$64,900	Total Assessor Market Value:	$129,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 164-165 District: 52
Abbreviated Description: SUPERVISOR'S PLAT OF THE CITY OF ITHACA S 70 1/3 FT OF E 1/2 OF LOT 164 & N 70 FT OF E 1/2 OF LOT 165 DIV H.

Property Characteristics

Lot Size:	21,780 SF	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:	11/17/2025	Sales Price:	N/A
Document #:	2025R-05812 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/13/2025		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: E2 E2

Prior Transfer

Recording Date:	11/13/2025	Sales Price:	N/A
Document #:	BK-PG 2025R-5812	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: MP District: 52
Abbreviated Description: SUPERVISOR'S PLAT OF THE CITY OF ITHACA S 70 1/3 FT OF E 1/2 OF LOT 164 & N 70 FT OF E 1/2 OF LOT 165 DIV H.

Prior Transfer

Recording Date:	04/13/2016	Sales Price:	$23,289
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: MP District: 52
Abbreviated Description: SUPERVISOR'S PLAT OF THE CITY OF ITHACA S 70 1/3 FT OF E 1/2 OF LOT 164 & N 70 FT OF E 1/2 OF LOT 165 DIV H.

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Area Sales Analysis

Total Area Sales	$1,558,000	Median # of Bedrooms	
Median Lot Size	12,850 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$114,000 to $179,000	Age Range	
Median Value	$156,000	Median Age	

Comparable Sales Data

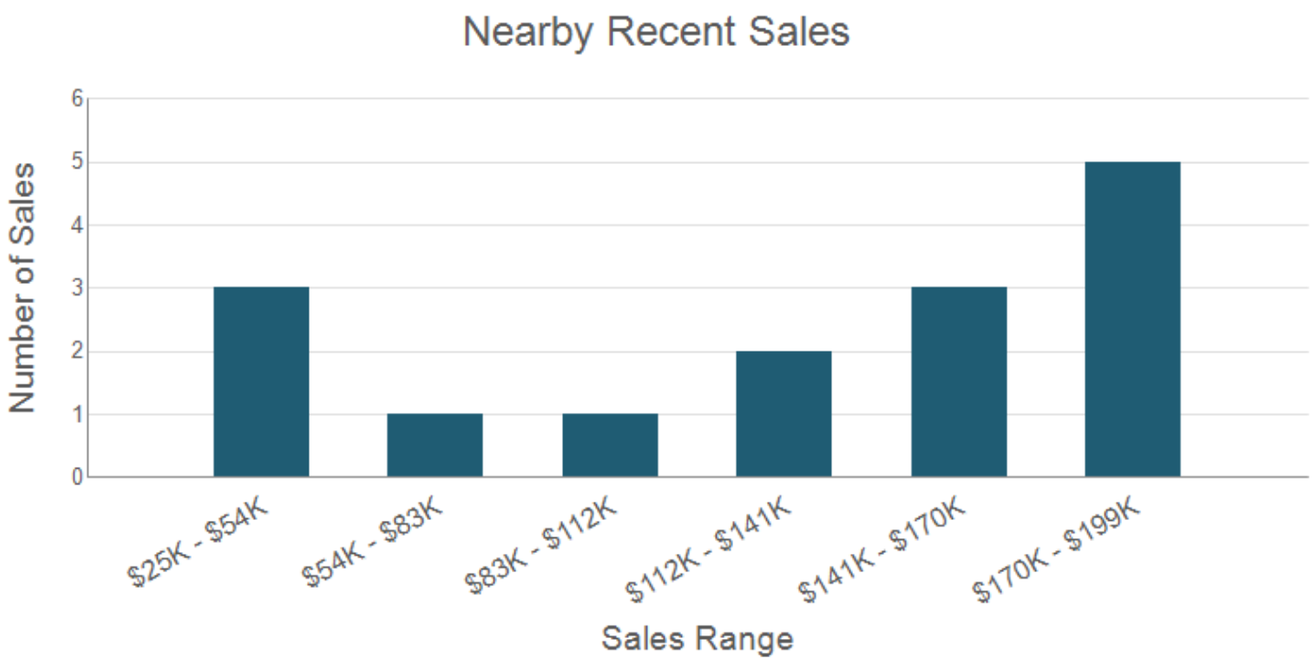
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**618 S JEFFERY AVE** **ITHACA, MI 48847-1730**	05/23/2025	$230,000			//		32,234 SF	
		APN: 52-659-137-00 Document #: 2025R-02729 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 137 MapRef: LB 1 PG 48 Abbreviated Description: Lot:137 Map Ref:LB 1 PG 48								
2	.13Mi.	**422 S ITHACA ST** **ITHACA, MI 48847-1822**	04/14/2025	$26,000			//		10,890 SF	
		APN: 52-659-156-00 Document #: 2025R-01955 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 156 Abbreviated Description: Lot:156								
3	.24Mi.	**106 WEBSTER ST** **ITHACA, MI 48847-1721**	06/30/2026	$53,500			//		7,405 SF	
		APN: 52-070-066-00 Document #: 2026R-03506 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 SE4 S01 T10N R03W Abbreviated Description: Sec/Twnship/Range:NW4 SE4 S01 T10N R03W								
4	.25Mi.	**106 WEBSTER ST** **ITHACA, MI 48847-1721**	07/28/2026	$36,000			//		3,485 SF	
		APN: 52-070-066-02 Document #: 2026R-03961 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 SE4 S01 T10N R03W Abbreviated Description: Sec/Twnship/Range:NW4 SE4 S01 T10N R03W								
5	.25Mi.	**315 S MAIN ST** **ITHACA, MI 48847-1767**	10/29/2025	$175,000			//		13,068 SF	
		APN: 52-010-241-00 Document #: 2025R-05476 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 14 Block: 15 Abbreviated Description: Lot:13 14 Block:15								
6	.27Mi.	**415 E SOUTH ST** **ITHACA, MI 48847-1539**	02/17/2026	$135,000			//		4,792 SF	
		APN: 52-010-215-00 Document #: 2026R-00753 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 14 Abbreviated Description: Lot:7 Block:14								
7	.27Mi.	**316 S MAIN ST** **ITHACA, MI 48847-1732**	07/28/2025	$161,500			//		16,553 SF	
		APN: 52-010-245-00 Document #: 2025R-03764 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 17 Block: 15 MapRef: LB 1 PG 639 Sec/Twnship/Range: N2 S2 Abbreviated Description: Lot:16 17 Block:15 Map Ref:LB 1 PG 639Sec/Twnship/Range:N2 S2								
8	.28Mi.	**236 S JEFFERY AVE** **ITHACA, MI 48847-1424**	07/21/2025	$114,000			//		10,890 SF	
		APN: 52-010-181-00 Document #: 2025R-03658 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 12 MapRef: LB 1 PG 639 Abbreviated Description: Lot:7 Block:12 Map Ref:LB 1 PG 639								
9	.28Mi.	**229 S JEFFERY AVE** **ITHACA, MI 48847-1423**	03/11/2025	$189,000			//		12,632 SF	
		APN: 52-010-201-00 Document #: 2025R-01510 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: 13 MapRef: LB 1 PG 639 Abbreviated Description: Lot:8 Block:13 Map Ref:LB 1 PG 639								
10	.29Mi.	**229 S ITHACA ST** **ITHACA, MI 48847-1519**	05/19/2025	$152,000			//		15,246 SF	
		APN: 52-010-216-00 Document #: 2025R-02636 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 9 Block: 14 Sec/Twnship/Range: S4 S4 Abbreviated Description: Lot:8 9 Block:14 Sec/Twnship/Range:S4 S4								
11	.3Mi.	**231 S MAIN ST** **ITHACA, MI 48847-1449**	06/30/2025	$175,000			//		8,276 SF	
		APN: 52-010-184-00 Document #: 2025R-03389 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: 12 MapRef: LB 1 PG 639 Sec/Twnship/Range: W2 Abbreviated Description: Lot:8 Block:12 Map Ref:LB 1 PG 639Sec/Twnship/Range:W2								
12	.31Mi.	**610 E SOUTH ST** **ITHACA, MI 48847-1544**	11/24/2025	$179,000			//		23,958 SF	
		APN: 52-203-004-00 Document #: 2025R-05959 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 3 MapRef: REC 2 PG 24 Abbreviated Description: Lot:4 Block:3 Map Ref:REC 2 PG 24								
13	.32Mi.	**232 GWINNER ST** **ITHACA, MI 48847-1516**	06/18/2026	$175,000			//		13,504 SF	
		APN: 52-202-007-00 Document #: 2026R-03304 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: GWINNERS ADD SUB Abbreviated Description: Lot:7 Block:2 Subdivision:GWINNERS ADD SUB								
14	.34Mi.	**314 E NEWARK ST** **ITHACA, MI 48847-1528**	10/07/2025	$160,000			//		12,632 SF	
		APN: 52-010-193-00 Document #: 2025R-05040 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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	Legal: Lot: 1 2 Block: 13 Sec/Twnship/Range: W2 Abbreviated Description: Lot:1 2 Block:13 Sec/Twnship/Range:W2					
15	.35Mi.	**224 E NEWARK ST** **ITHACA, MI 48847-1429**	04/06/2026	$97,400	//	10,019 SF
	APN: 52-010-177-00 Document #: 2026R-01967 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 12 MapRef: LB 1 PG 639 Abbreviated Description: Lot:3 Block:12 Map Ref:LB 1 PG 639					
16	.35Mi.	**410 E NEWARK ST** **ITHACA, MI 48847-1530**	04/29/2025	$125,500	//	4,792 SF
	APN: 52-010-221-00 Document #: 2025R-02311 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 14 Abbreviated Description: Lot:12 Block:14					
17	.4Mi.	**114 E NEWARK ST** **ITHACA, MI 48847-1442**	06/01/2026	$25,000	//	9,583 SF
	APN: 52-010-173-00 Document #: 2026R-02961 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 12 Block: 11 MapRef: REC 1 PG 639 Abbreviated Description: Lot:11 12 Block:11 Map Ref:REC 1 PG 639					
18	.4Mi.	**116 E NEWARK ST** **ITHACA, MI 48847-1442**	03/16/2026	$160,000	//	9,148 SF
	APN: 52-010-172-10 Document #: 2026R-01639 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 12 Block: 11 Abbreviated Description: Lot:11 12 Block:11					
19	.42Mi.	**126 GWINNER ST** **ITHACA, MI 48847-1514**	08/20/2025	$150,000	//	13,504 SF
	APN: 52-201-005-00 Document #: 2025R-04227 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Abbreviated Description: Lot:5 Block:1					
20	.45Mi.	**716 E NEWARK ST** **ITHACA, MI 48847-1526**	03/27/2026	$61,500	//	10,454 SF
	APN: 52-504-002-00 Document #: 2026R-01831 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Abbreviated Description: Lot:2 Block:4					

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.

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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.	**616 S ITHACA ST**	**11/13/2025**	$129,800	$64,900				21,780 SF	
.03Mi.	**608 S ITHACA ST**	**03/12/2021**	$124,600	$62,300				21,780 SF	
.03Mi.	**615 S JEFFERY AVE**	**09/14/2023**	$169,200	$84,600				10,890 SF	
.03Mi.	**607 S JEFFERY AVE**	**02/28/2020**	$159,200	$79,600				21,780 SF	
.03Mi.	**620 S ITHACA ST**	**02/24/2023**	$164,600	$82,300				30,928 SF	
.04Mi.	**621 S JEFFERY AVE**	**04/12/2019**	$144,800	$72,400				12,197 SF	
.04Mi.	**615 S ITHACA ST**	**08/09/2016**	$134,200	$67,100				13,939 SF	
.04Mi.	**585 S JEFFERY AVE**	**03/24/2021**	$177,800	$88,900				10,890 SF	
.04Mi.	**619 S ITHACA ST**	**11/12/2020**	$137,200	$68,600				13,939 SF	
.04Mi.	**315 WEBSTER ST**	**10/09/2018**	$154,600	$77,300				8,276 SF	
.05Mi.	**526 S ITHACA ST**	**02/20/2025**	$126,000	$63,000				10,890 SF	
.05Mi.	**631 S JEFFERY AVE**	**08/24/2018**	$166,200	$83,100				10,454 SF	
.05Mi.	**609 S ITHACA ST**		$135,600	$67,800				19,166 SF	
.06Mi.	**521 S JEFFERY AVE**	**06/24/2013**	$157,600	$78,800				12,632 SF	
.06Mi.	**629 S ITHACA ST**	**11/12/2014**	$242,400	$121,200				23,087 SF	
.06Mi.	**520 S ITHACA ST**	**10/08/2010**	$136,400	$68,200				10,890 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	40.3 years old	Households:	2,497
Median Household Income:	$66,246	Households w/Family:	65%
Household Income Per Capita:	$34,217	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.12Mi.	**South Elementary School** Number of Students: 234 Student-Teacher Ratio: 14.18	NA	Public	PK - 2
0.79Mi.	**North Elementary School** Number of Students: 295 Student-Teacher Ratio: 16.62	C+	Public	3 - 6
1.17Mi.	**Ithaca High School** Number of Students: 442 Student-Teacher Ratio: 18.61 Advanced Placement: Yes	B+	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	66%	NOTABLY LOWER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	71%	NOTABLY LOWER
FORCIBLE ROBBERY	154%	NOTABLY HIGHER
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	126%	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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