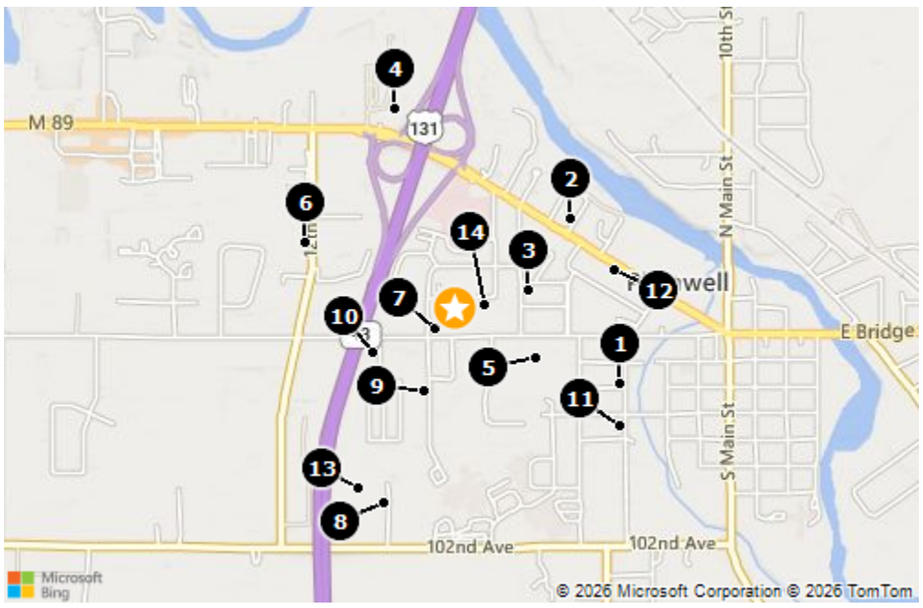
ICE SiteX Report

OrderID: 98697724

SiteX Property Information Report



Subject Property Location

671 MELROSE ST, PLAINWELL, MI 49080-2206

County:	**ALLEGAN MI**	Census Tract:	260050320.003020
Property Use:	Single Family Residential	Zoning:	R1B
Parcel Number:	55-220-030-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$177,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$155,760 - $198,240	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$10,500	Market Land Value:	$21,000	Tax Year:	2025
Assd Improvement:	$69,000	Market Improvment Value:	$138,000	Total Taxable Value:	$2,485
Total Assessed Value:	$79,500	Total Assessor Market Value:	$159,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 30 District: 55 Subdivision: LIKES ADD
Abbreviated Description: LOT 30 LIKE'S ADDITION
City/Muni/Twp: PLAINWELL CITY

Property Characteristics

Lot Size:	8,799 SF	Bedrooms:	3	Pool:	
Building Area:	1048 SF	Baths:	2	Fireplace:	1
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2025	Sales Price:	$89,791
Document #:	2025016296 BK-PG 3841-670	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/22/2022	Sales Price:	$89,791
Document #:	2022005600 BK-PG 3841-670	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/11/2014	Sales Price:	$86,800
Document #:	BK-PG 3841-668	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2014		
Document Type:			
Legal Description:			

Lot: 30 Subdivision: LIKES ADDITION Map Ref: LB5 PG85
City/Muni/Twp: PLAINWELL

Prior Transfer

Recording Date:	06/04/2014	Sales Price:	$86,800

ICE SiteX Report

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

Legal Description:
Lot: 30 District: 55 Subdivision: LIKES ADD
Abbreviated Description: LOT 30 LIKE'S ADDITION
City/Muni/Twp: PLAINWELL CITY

Area Sales Analysis

Total Area Sales	$3,045,806	Median # of Bedrooms	2.5
Median Lot Size	15,747 SF	Median # of Baths	1
Median Living Area	1,056 SF	Median Year Built	1950
Price Range - 2 Yrs	$87,406 to $459,500	Age Range	52 years to 193 years
Median Value	$196,500	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**222 JERSEY ST** **PLAINWELL, MI 49080-1609**	09/22/2026	$155,100	$171	906	/3/1	1939	6,273 SF	
		APN: 55-380-020-00 Document #: 2026016087 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20&21 Subdivision: VAN HORNES ADDITION MapRef: LB 44 PG 521 Abbreviated Description: Lot:20&21 Subdivision:VAN HORNES ADDITION Map Ref:LB 44 PG 521City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
2	.35Mi.	**111 PROSPECT AVE** **PLAINWELL, MI 49080-1233**	08/28/2026	$145,000	$234	619	/2/1		7,841 SF	
		APN: 55-280-003-00 Document #: 2026014474 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53-55 Block: 1 Subdivision: RIVERVIEW ADDITION MapRef: LB 391 PG 449&451 Abbreviated Description: Lot:53-55 Block:1 Subdivision:RIVERVIEW ADDITION Map Ref:LB 391 PG 449&451City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
3	.18Mi.	**141 WEST ST** **PLAINWELL, MI 49080-1263**	07/02/2026	$291,000	$220	1322	/3/1	1950	16,727 SF	
		APN: 55-180-012-00 Document #: 2026011060 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29&30 Subdivision: GILKEYS ADDITION MapRef: LB 4 PG 5 Abbreviated Description: Lot:29&30 Subdivision:GILKEYS ADDITION Map Ref:LB 4 PG 5City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
4	.5Mi.	**409 RIVER RD** **PLAINWELL, MI 49080-1139**	06/26/2026	$140,000	$171	816	//1	1956	13,068 SF	
		APN: 08-360-032-00 Document #: 2026010697 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: 409 RIVER RD PLAINWELL MI 49080 MapRef: LB 5 PG 2 Abbreviated Description: Lot:32 Subdivision:409 RIVER RD PLAINWELL MI 49080 Map Ref:LB 5 PG 2City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
5	.23Mi.	**551 W BRIDGE ST** **PLAINWELL, MI 49080-1554**	06/25/2026	$459,500	$100	4564	/4/2	1900	45,172 SF	
		APN: 55-030-139-00 Document #: 2026010658 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
6	.39Mi.	**346 12TH ST** **PLAINWELL, MI 49080-1117**	05/21/2026	$224,900	$234	960	/2/1	1974	14,767 SF	
		APN: 17-120-002-00 Document #: 2026008510 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: BRIDGE ACRES MapRef: LB 10 PG 19 Abbreviated Description: Lot:2 Subdivision:BRIDGE ACRES Map Ref:LB 10 PG 19City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
7	.07Mi.	**692 W BRIDGE ST** **PLAINWELL, MI 49080-1594**	05/19/2026	$245,000	$137	1780	/3/1	1900	19,820 SF	
		APN: 55-030-091-00 Document #: 2026008332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
8	.49Mi.	**1161 102ND AVE** **PLAINWELL, MI 49080-9730**	05/13/2026	$185,000	$202	912	//1	1955	43,386 SF	
		APN: 08-030-026-00 Document #: 2026007895 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CHARTER TOWNSHIP City/Muni/Twp: CHARTER TOWNSHIP								
9	.22Mi.	**320 S SUNSET ST** **PLAINWELL, MI 49080-1569**	05/01/2026	$279,900	$265	1055	/3/1		10,716 SF	
		APN: 55-170-002-00 Document #: 2026007249 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: GAYHART PLAT MapRef: LB 8 PG 14 Sec/Twnship/Range: SW4 S30T01NR11W Abbreviated Description: Lot:2 Subdivision:GAYHART PLAT Map Ref:LB 8 PG 14Sec/Twnship/Range:SW4 S30T01NR11W City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
10	.24Mi.	**1170 W BRIDGE ST** **PLAINWELL, MI 49080-1583**	03/16/2026	$175,000	$147	1184	/2/1	1960	46,348 SF	
		APN: 55-030-011-00 Document #: 2026003812 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S30T01NR11W Abbreviated Description: Sec/Twnship/Range:SW4 S30T01NR11W City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
11	.48Mi.	**402 JERSEY ST** **PLAINWELL, MI 49080-1612**	02/02/2026	$87,406	$82	1056	/2/2	1972	7,579 SF	
		APN: 55-380-030-10 Document #: 2026001609 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34&35 Subdivision: VAN HORNS ADDITION MapRef: LB 44 PG 521 Abbreviated Description: Lot:34&35 Subdivision:VAN HORNS ADDITION Map Ref:LB 44 PG 521City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL								
12	.38Mi.	**315 ALLEGAN ST** **PLAINWELL, MI 49080-1273**	12/22/2025	$185,000	$165	1120	/3/1	1833	13,460 SF	
		APN: 55-160-107-10 Document #: 2025020532 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 107 Abbreviated Description: Lot:107 City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL

13	.49Mi.	**1179 102ND AVE** **PLAINWELL, MI 49080-9730**	12/05/2025	$208,000	$196	1056	/2/1	1950	152,461 SF

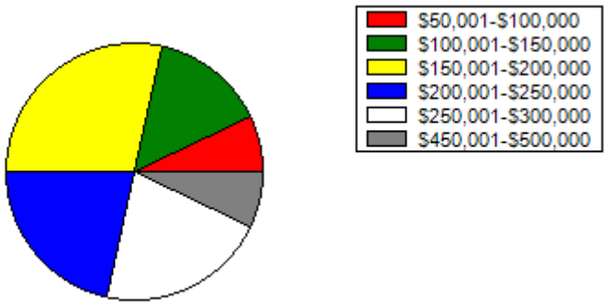
APN: 08-030-020-00 Document #: 2025019581
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:GUN PLAIN City/Muni/Twp: GUN PLAIN

14	.07Mi.	**651 MELROSE ST** **PLAINWELL, MI 49080-2206**	10/15/2025	$265,000	$133	1980	/3/2	1950	28,227 SF

APN: 55-220-024-00 Document #: 2025016666
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24&25 Subdivision: LIKES ADDITION MapRef: LB 5 PG 85 Abbreviated Description: Lot:24&25 Subdivision:LIKES ADDITION Map Ref:LB 5 PG 85City/Muni/Twp:PLAINWELL City/Muni/Twp: PLAINWELL

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**671 MELROSE ST**	**06/04/2014**	$159,000	$79,500	1,048	/3/2	1950	8,799 SF	
.01Mi.	**675 MELROSE ST**	**11/07/2022**	$197,600	$98,800	1,062	/3/1	1955	8,712 SF	
.02Mi.	**669 MELROSE ST**	**02/13/2025**	$253,200	$126,600	1,525	/3/1	1950	17,816 SF	
.03Mi.	**679 MELROSE ST**	**04/30/2022**	$188,800	$94,400	960	/4/2	1950	13,112 SF	
.04Mi.	**663 MELROSE ST**	**03/15/2011**	$182,200	$91,100	1,152	/3/1	1954	8,930 SF	
.04Mi.	**685 MELROSE ST**	**11/13/2015**	$165,800	$82,900	1,056	/3/1	1950	8,581 SF	
.04Mi.	**672 MELROSE ST**	**05/24/2021**	$176,600	$88,300	1,176	/3/1	1957	13,199 SF	
.04Mi.	**674 W BRIDGE ST**		$178,000	$89,000	1,476	/3/1	1927	27,225 SF	
.04Mi.	**676 MELROSE ST**	**09/15/2017**	$225,000	$112,500	1,469	/2/1		8,712 SF	
.04Mi.	**668 MELROSE ST**	**01/16/2026**	$203,200	$101,600	984	/3/1	1954	8,712 SF	
.05Mi.	**680 MELROSE ST**	**11/10/2022**	$187,400	$93,700	870	/3/1	1942	8,712 SF	
.05Mi.	**664 MELROSE ST**	**09/02/2016**	$181,000	$90,500	832	/3/1	1956	8,712 SF	
.05Mi.	**112 N SUNSET ST**	**03/29/2024**	$220,000	$110,000	820	/3/1	1970	13,068 SF	
.05Mi.	**659 MELROSE ST**	**11/04/2019**	$208,600	$104,300	1,555	/3/2	1952	8,973 SF	
.05Mi.	**693 MELROSE ST**	**10/20/2023**	$206,400	$103,200	1,388	/3/1	1950	8,494 SF	
.05Mi.	**680 W BRIDGE ST**		$136,400	$68,200	864	/3/1	1954	18,905 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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