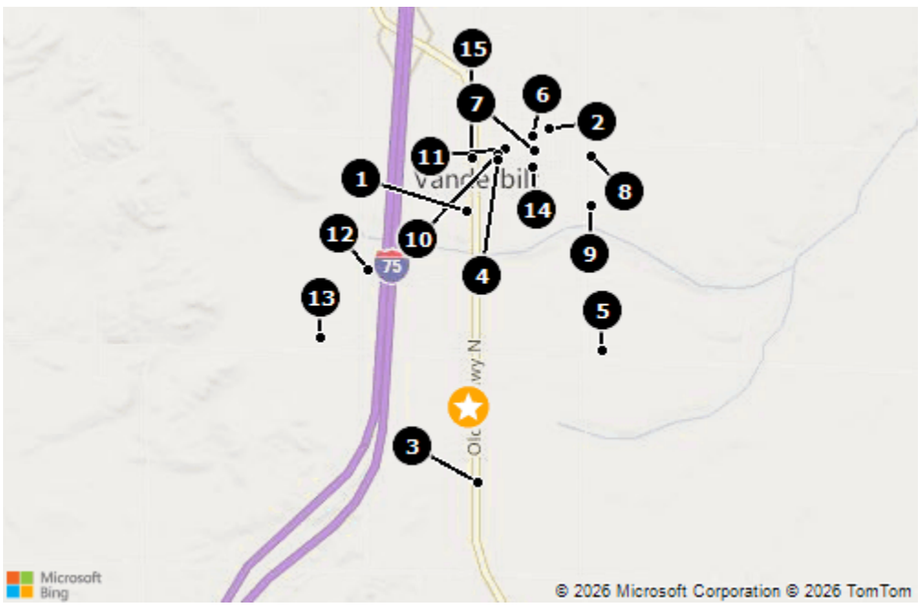
ICE SiteX Report

OrderID: 98738756

SiteX Property Information Report



Subject Property Location

6756 OLD 27 HWY N, VANDERBILT, MI 49795-9324

County:	**OTSEGO MI**	Census Tract:	261379501.002106
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	042-034-200-040-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$245,000**	FSD:	6	Common Confidence Score:	82
Value Range:	$230,300 - $259,700	ICE Confidence Score:	94		

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:	$1,544
Total Assessed Value:	$124,800	Total Assessor Market Value:	$249,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 04 Sec/Twnship/Range: SEC 34 TWN 32N RNG 03W
Abbreviated Description: COMM. AT SE COR OF NE 1/4 OF NW 1/4 TH W 350 FT. N 160 FT. E 350 FT S 160 FT. TO P.O.B. SEC. 34 T32N R3W
City/Muni/Twp: CORWITH TOWNSHIP

Property Characteristics

Lot Size:	1.300 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:	09/25/2026	Sales Price:	$230,664
Document #:	BK-PG 1668-694	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/19/2024	Sales Price:	N/A
Document #:	BK-PG 1645-896	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/31/2024	Loan Amount:	N/A
Document #:	BK-PG 0000001668-0000000694	Loan Type:	VA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/12/2023	Sales Price:	$151,050
Document #:	BK-PG 1587-75	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 98738756

Prior Transfer

Recording Date:	12/06/2023	Sales Price:	$229,000
Document #:	BK-PG 1645 -893	Type of Sale:	Full Amount on Deed
Contract Date:	11/29/2023		
Document Type:			

Legal Description:
Abbreviated Description: COMM. AT SE COR OF NE 1/4 OF NW 1/4 TH W 350 FT. N 160 FT. E 350 FT S 160 FT.TO P.O.B. SEC. 34 T32N

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	$229,000
Document #:	BK-PG 1645 -893	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 04 Sec/Twnship/Range: SEC 34 TWN 32N RNG 03W
Abbreviated Description: COMM. AT SE COR OF NE 1/4 OF NW 1/4 TH W 350 FT. N 160 FT. E 350 FT S 160 FT. TO P.O.B. SEC. 34 T32N R3W
City/Muni/Twp: CORWITH TOWNSHIP

Prior Transfer

Recording Date:	12/10/2021	Sales Price:	$159,000
Document #:	BK-PG 1587 -72	Type of Sale:	Full Amount on Deed
Contract Date:	12/06/2021		
Document Type:			

Legal Description:
Abbreviated Description: COMM. AT SE COR OF NE 1/4 OF NW 1/4 TH W 350 FT. N 160 FT. E 350 FT S 160 FT.TO P.O.B. SEC. 34 T32N

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	$159,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,599,000	Median # of Bedrooms	
Median Lot Size	24,829 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$10,000 to $360,000	Age Range	
Median Value	$188,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.91Mi.	**7677 MILL ST** **VANDERBILT, MI 49795-9727**	07/31/2026	$197,000			//		65,776 SF	
		APN: 045-027-000-140-02 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:W 400 FT OF E 500 FT OF N 150 FT OF S 3/4 OF SE 1/4 OF NW 1/4, ALSO SUBJECT TO LIFE ESTATE OF ETTA G								
2	1.33Mi.	**8050 DUDLEY ST** **VANDERBILT, MI 49795-9382**	07/30/2026	$188,500			//		18,731 SF	
		APN: 045-150-002-007-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7-8 Block: 2 Subdivision: WARREN ADD Abbreviated Description: Lot:7-8 Block:2 Abbreviated Description:LOTS 7 & 8 BLK 2 WARREN ADD TO VANDERBILT								
3	.35Mi.	**6433 OLD 27 HWY N** **VANDERBILT, MI 49795-9729**	06/18/2026	$40,000			//		92,348 SF	
		APN: 042-034-400-015-03 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:N 445 FT OF W 1/2 OF SW 1/4 LYING W OF RR R/W EXC N 275 FT THERE OF SEC 34 T32N-R3W 99 SPLIT OF 042-								
4	1.14Mi.	**7889 ELM ST** **VANDERBILT, MI 49795-5112**	06/04/2026	$250,000			//		9,148 SF	
		APN: 045-130-003-001-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: ROBINSON ADD Abbreviated Description: Lot:1 Block:3 Abbreviated Description:LOT 1 BLK. 3 ROBINSON ADD AND ABANDON PORTION OF MONROE STREET NEXT TON LOT VANDERBILT								
5	.66Mi.	**1084 BADGLEY RD** **VANDERBILT, MI 49795-9776**	06/02/2026	$20,000			//		43,560 SF	
		APN: 042-026-300-025-02 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:BEG AT SW CORNER OF E 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4, TH N 350 FT, TH E 125 FT, TH S 350 FT, TH W								
6	1.28Mi.	**767 E MAIN ST** **VANDERBILT, MI 49795-9399**	05/13/2026	$170,000			//		8,712 SF	
		APN: 045-150-001-001-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: WARREN ADD Abbreviated Description: Lot:1 Block:1 Abbreviated Description:LOT 1 BLK 1 WARREN ADDITION TO VILLAGE OF VANDERBILT. SEC 22 T32N R3W.								
7	1.22Mi.	**7948 MAPLE ST** **VANDERBILT, MI 49795-9504**	05/07/2026	$90,000			//		8,712 SF	
		APN: 045-110-001-015-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 1 Abbreviated Description: Lot:15 Block:1 Abbreviated Description:LOT 15 BLK 1 DUDLEYS ADD TO VILLAGE OF VANDERBILT. SEC 27 T32N R3W.								
8	1.29Mi.	**7887 RANDOLPH ST** **VANDERBILT, MI 49795-8706**	04/30/2026	$233,000			//		158,995 SF	

ICE SiteX Report

OrderID: 98738756

APN: 042-026-200-025-06 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:PARCEL A COM AT NW 1/4 S00D 07M 00S E 308.71 FT ALG W LN TO POB, S88D 30M 00S E 200 FT, N00D 07M 00S

9	1.07Mi.	**7788 RANDOLPH ST** **VANDERBILT, MI 49795-8708**	03/25/2026	$261,000	//	43,560 SF

APN: 042-026-200-040-01 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:THE N1/2 OF THE FOLLOWING DESCRIBED PROPERTY; BEG 49 RDS N OF 1/4 POST BETWEEN SEC 26 & 27 TH E 16 R

10	1.17Mi.	**7923 ELM ST** **VANDERBILT, MI 49795-5113**	01/20/2026	$10,000	//	20,038 SF

APN: 045-130-006-009-01 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8-9 Block: 6 Subdivision: ROBINSON ADD Abbreviated Description: Lot:8-9 Block:6 Abbreviated Description:LOTS 8 & 9 BLK. 6 ROBINSON ADD. VANDERBILT 2019 COMBO OF 045-130-006-008-00 & 009-00

11	1.19Mi.	**7948 ELM ST** **VANDERBILT, MI 49795-5113**	12/18/2025	$124,000	//	24,829 SF

APN: 045-130-007-009-00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9-11 Block: 7 Subdivision: ROBINSON ADD Abbreviated Description: Lot:9-11 Block:7 Abbreviated Description:LOTS 9, 10 & 11 BLK 7 ROBINSON ADD VANDERBILT. SEC 27 T32N R3W.

12	.62Mi.	**7339 AIRPORT RD** **VANDERBILT, MI 49795-9705**	11/20/2025	$360,000	//	191,229 SF

APN: 042-027-400-020-00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:NW 1/4 OF SE 1/4 W OF RR R/W EXC N 17.4 RDS ALSO EXC S 400 FT. SEC 27 T32N R3W.

13	.74Mi.	**174 HUFFMAN LAKE RD** **VANDERBILT, MI 49795-9770**	09/11/2025	$260,000	//	273,122 SF

APN: 042-028-400-015-13 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:COM AT SE COR N88D 46M W 787.6 FT ALG S LN TO POB, N88D 46M W 598.42 FT, N00D 20M 24S W 460.75 FT, S

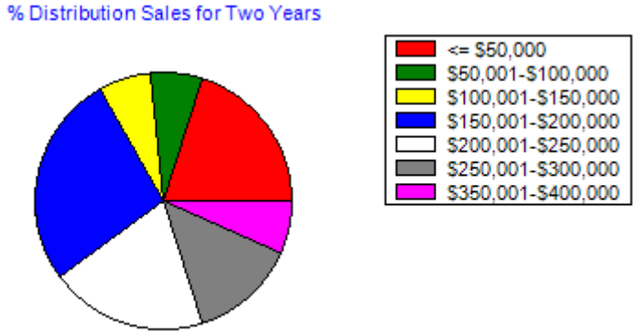
14	1.14Mi.	**7864 MAPLE ST** **VANDERBILT, MI 49795-5103**	09/02/2025	$188,000	//	7,405 SF

APN: 045-110-007-006-01 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6,99 Block: 7 Subdivision: DUDLEYS ADD Abbreviated Description: Lot:6,99 Block:7 Abbreviated Description:LOT 6 BLK 7 EXC NLY 6 FT DUDLEYS ADD TO VILLAGE OF VANDERBILT 99 SPLIT OF 045-110-007-006-00

15	1.15Mi.	**7931 MILL ST** **VANDERBILT, MI 49795-9431**	08/21/2025	$207,500	//	11,761 SF

APN: 045-100-000-011-00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11-12 Subdivision: BERRYS ADDITION Abbreviated Description: Lot:11-12 Abbreviated Description:LOTS 11 & 12 BERRYS ADDITION VILLAGE OF VANDERBILT. SEC 22 & 27 T32N R3W.

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.

ICE SiteX Report

OrderID: 98738756

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.	**6756 OLD 27 HWY N**	**11/29/2023**	$249,600	$124,800				1 SF	
.06Mi.	**6734 OLD 27 HWY N**		$245,800	$122,900				5 SF	
.12Mi.	**6665 OLD 27 HWY N**	**07/17/2006**	$161,600	$80,800				2 SF	
.13Mi.	**523 BADGLEY RD**	**04/05/2010**	$148,200	$74,100				14 SF	
.13Mi.	**6968 OLD 27 HWY N**	**05/01/2003**	$64,200	$32,100				16 SF	
.19Mi.	**6579 OLD 27 HWY N**	**03/14/2022**	$79,400	$39,700				21,780 SF	
.2Mi.	**6512 OLD 27 HWY N**		$274,400	$137,200				45 SF	
.24Mi.	**6549 OLD 27 HWY N**	**01/09/2023**	$211,000	$105,500				5 SF	
.25Mi.	**619 BADGLEY RD**	**01/20/2021**	$314,400	$157,200				1 SF	
.26Mi.	**643 BADGLEY RD**		$230,600	$115,300				32 SF	
.28Mi.	**538 BADGLEY RD**	**07/28/2020**	$254,600	$127,300				3 SF	
.3Mi.	**338 BADGLEY RD**	**03/26/2021**	$485,400	$242,700				10 SF	
.3Mi.	**6458 OLD 27 HWY N**	**07/03/2014**	$242,000	$121,000				5 SF	
.31Mi.	**628 BADGLEY RD**		$40,800	$20,400				2 SF	
.31Mi.	**209 BADGLEY RD**	**02/13/2012**	$97,000	$48,500				23 SF	
.35Mi.	**6433 OLD 27 HWY N**	**06/15/2026**	$23,600	$11,800				2 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	46.0 years old	Households:	997
Median Household Income:	$63,050	Households w/Family:	70%
Household Income Per Capita:	$33,760	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Vanderbilt Area Schools	Students:	72
Number of Schools:	1	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.43Mi.	**Vanderbilt Area School**	A-	Public	KG - 12

Number of Students: 72
Student-Teacher Ratio: 7.2

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	64%	NOTABLY LOWER
FORCIBLE ROBBERY	154%	NOTABLY HIGHER
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	123%	HIGHER
OVERALL	118%	HIGHER

Disaster Alerts

3/28/2025 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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