ICE SiteX Report

OrderID: 98768617

SiteX Property Information Report



Subject Property Location

69511 CHRISTIANA LAKE RD, EDWARDSBURG, MI 49112-9741

County:	**CASS MI**	Census Tract:	0011.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-060-007-119-40	Thomas Bros Pg-Grid:	

Valuation

Value:	**$281,000**	FSD:	27	Common Confidence Score:	27
Value Range:	$205,130 - $356,870	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$152,000	Market Land Value:	$304,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,473
Total Assessed Value:	$152,000	Total Assessor Market Value:	$304,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 060 Sec/Twnship/Range: SEC 07 TWN 08S RNG 14W

Abbreviated Description:	119G COM N 0 DEG 10'40W 206.72 FT & N 0 DEG 13'4W 69.96 FT FRM W 1/4 COR, TH N 0 DEG 13'4W 150 FT, S 89 DEG 40'1E 600 FT,
City/Muni/Twp:	MASON TOWNSHIP

Property Characteristics

Lot Size:	2.070 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:	06/10/2024	Sales Price:	N/A
Document #:	BK-PG 1246-1777	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/29/2024		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: NW4 S07T08SR14W
City/Muni/Twp: MASON

Mortgage Record

Recording Date:	01/21/2022	Loan Amount:	N/A
Document #:	BK-PG 1211-246	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/13/2022		
TD Due Date:	12/01/2048	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: NW4 S07T08SR14W
City/Muni/Twp: MASON

Prior Transfer

Recording Date:	06/24/2020	Sales Price:	$175,000
Document #:	BK-PG 1148-674	Type of Sale:	

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Document Type:	Assignment
Legal Description:	

Prior Transfer

Recording Date:	01/16/2019	Sales Price:	$149,500
Document #:	BK-PG 0980-1753	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	11/29/2018	Loan Amount:	N/A
Document #:	1148/674 BK-PG -	Loan Type:	Adjustable Rate Mortgage
Contract Date:	11/13/2018		
TD Due Date:	12/01/2048	Type Finance:	ADJ
Legal Description:			
Sec/Twnship/Range: NW4 S07T08SR14W			
City/Muni/Twp: MASON			

Prior Transfer

Recording Date:	11/29/2018	Sales Price:	$153,785
Document #:	BK-PG 1148-0671	Type of Sale:	Arms-Length Transfer
Contract Date:	11/13/2018		
Document Type:	Deed		
Legal Description:			
Sec/Twnship/Range: NW4 S07T08SR14W			
City/Muni/Twp: MASON			

Prior Transfer

Recording Date:	09/21/2009	Sales Price:	N/A
Document #:	BK-PG 1000-1677	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/15/2008		
Document Type:	Deed		
Legal Description:			
Sec/Twnship/Range: NW4 S07T08SR14W			
City/Muni/Twp: MASON			

Mortgage Record

Recording Date:	07/18/2008	Loan Amount:	N/A
Document #:	BK-PG 0980-1753	Loan Type:	Unknown Loan Type
Contract Date:	07/10/2008		
TD Due Date:	08/01/2038	Type Finance:	ADJ
Legal Description:			
Map Ref: 0 Sec/Twnship/Range: PART NW4 S07T08SR14W			
City/Muni/Twp: MASON			

Prior Transfer

Recording Date:	11/15/2007	Sales Price:	$30,000
Document #:	BK-PG 0968-1891	Type of Sale:	Arms-Length Transfer
Contract Date:	11/14/2007		
Document Type:	Deed		
Legal Description:			
Sec/Twnship/Range: PART NW4 S07T08SR14W			
City/Muni/Twp: MASON			

Prior Transfer

Recording Date:	11/16/2004	Sales Price:	$50,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 0898-1176	Type of Sale:	Arms-Length Transfer
Contract Date:	10/27/2004		
Document Type:	Deed		
Legal Description:			
Sec/Twnship/Range: PART NW4 S07T08SR14W			
City/Muni/Twp: MASON			

Area Sales Analysis

Total Area Sales	$2,424,900	Median # of Bedrooms	
Median Lot Size	11,326 SF	Median # of Baths	
Median Living Area	2,409 SF	Median Year Built	
Price Range - 2 Yrs	$150,000 to $385,000	Age Range	
Median Value	$235,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**69440 CHRISTIANA LAKE RD EDWARDSBURG, MI 49112-9747**	03/05/2025	$199,000			//		60,113 SF	
	APN: 14-090-012-030-00 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Sec/Twnship/Range: S12T08SR15W Abbreviated Description: Sec/Twnship/Range:S12T08SR15W City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA									
2	.28Mi.	**69522 CHRISTIANN CREEK DR EDWARDSBURG, MI 49112-8733**	06/27/2025	$575,000			//		14,375 SF	
	APN: 14-090-335-011-00 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 12 Subdivision: HARRIS ESTATES MapRef: LB 1 PG 438 Abbreviated Description: Lot:12 Subdivision:HARRIS ESTATES Map Ref:LB 1 PG 438City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA									
3	.33Mi.	**22160 COUNTRY TRCE EDWARDSBURG, MI 49112-**	09/16/2026	$53,500			//		111,078 SF	

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APN: 14-090-012-004-10 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

4	.4Mi.	**21845 MASON ST** **EDWARDSBURG, MI 49112-9744**	02/10/2026	$250,000	$104	2409	//	53,143 SF

APN: 14-060-007-120-62 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MASON City/Muni/Twp: MASON

5	.42Mi.	**22322 US HIGHWAY 12** **EDWARDSBURG, MI 49112-9202**	05/01/2026	$385,000			//	25,265 SF

APN: 14-090-050-001-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1,2,27&28 Abbreviated Description: Lot:1,2,27&28 Abbreviated Description:LOT: EAST 16 FT OF LOT 2&27 City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

6	.43Mi.	**22338 US HIGHWAY 12** **EDWARDSBURG, MI 49112-9202**	05/30/2025	$299,900			//	5,663 SF

APN: 14-090-050-002-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2,326&27 Subdivision: ADAMSPORT MapRef: LB A PG 36 Abbreviated Description: Lot:2,326&27 Subdivision:ADAMSPORT Map Ref:LB A PG 36City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

7	.47Mi.	**69867 MONROE ST** **EDWARDSBURG, MI 49112-9409**	08/31/2026	$25,000			//	26,136 SF

APN: 14-090-012-083-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:EDWARDSBURG City/Muni/Twp: EDWARDSBURG

8	.49Mi.	**22579 US HIGHWAY 12** **EDWARDSBURG, MI 49112-9227**	06/05/2026	$40,000			//	13,504 SF

APN: 14-090-012-070-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

9	.54Mi.	**69674 ADAMSVILLE RD** **EDWARDSBURG, MI 49112-9278**	11/06/2025	$220,000			//	12,197 SF

APN: 14-090-050-012-01 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 50&57 MapRef: LB A PG 36 Abbreviated Description: Lot:50&57 Map Ref:LB A PG 36City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

10	.58Mi.	**22214 CHRISTIANA ST** **EDWARDSBURG, MI 49112-9739**	01/13/2026	$203,000			//	10,454 SF

APN: 14-090-195-058-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: CHRISTIANA LODGE MapRef: LB E PG 238 Abbreviated Description: Lot:76 Subdivision:CHRISTIANA LODGE Map Ref:LB E PG 238City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

11	.64Mi.	**68811 DAWN ST** **EDWARDSBURG, MI 49112-9735**	11/18/2025	$255,000			//	39,204 SF

APN: 14-090-195-046-10 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: CHRISTIANA LODGE MapRef: LB 1-E PG 238 Abbreviated Description: Lot:65 Subdivision:CHRISTIANA LODGE Map Ref:LB 1-E PG 238Abbreviated Description:LOT : PART OF LOT 65 City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

12	.69Mi.	**21821 MCCAIN LN** **EDWARDSBURG, MI 49112-9770**	01/29/2025	$197,400			//	13,504 SF

APN: 14-060-200-022-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: TERRACE VILLAGE NO 1 MapRef: LB J PG 472 Abbreviated Description: Lot:22 Subdivision:TERRACE VILLAGE NO 1 Map Ref:LB J PG 472City/Muni/Twp:MASON City/Muni/Twp: MASON

13	.7Mi.	**68852 TWILIGHT ST** **EDWARDSBURG, MI 49112-9737**	04/16/2026	$75,000			//	27,007 SF

APN: 14-090-195-008-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

14	.74Mi.	**21864 MCCAIN LN** **EDWARDSBURG, MI 49112-9770**	05/29/2026	$193,000			//	18,731 SF

APN: 14-060-200-014-00 Document #:
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14&15 Subdivision: TERRACE VILLAGE #1 MapRef: LB 1-J PG 472 Abbreviated Description: Lot:14&15 Subdivision:TERRACE VILLAGE #1 Map Ref:LB 1-J PG 472Abbreviated Description:LOT: EAST 2 OF LOT 15 City/Muni/Twp:MASON City/Muni/Twp: MASON

15	.74Mi.	**21796 MCCAIN LN** **EDWARDSBURG, MI 49112-9769**	06/05/2025	$258,000			//	13,504 SF

APN: 14-060-200-009-01 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: TERRACE VILLAGE NO 1 MapRef: LB J PG 472 Abbreviated Description: Lot:9 Subdivision:TERRACE VILLAGE NO 1 Map Ref:LB J PG 472City/Muni/Twp:MASON City/Muni/Twp: MASON

16	.77Mi.	**21845 RODWAY RD** **EDWARDSBURG, MI 49112-9725**	08/01/2025	$155,000			//	18,731 SF

APN: 14-060-200-004-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4&5 Subdivision: TERRACE VILLAGE NO 1 MapRef: LB J PG 472 Abbreviated Description: Lot:4&5 Subdivision:TERRACE VILLAGE NO 1 Map Ref:LB J PG 472Abbreviated Description:LOT : WEST 2 OF LOT 5 City/Muni/Twp:MASON City/Muni/Twp: MASON

17	.81Mi.	**68640 CHRISTIANA LAKE RD** **EDWARDSBURG, MI 49112-8727**	03/18/2026	$418,000			//	16,117 SF

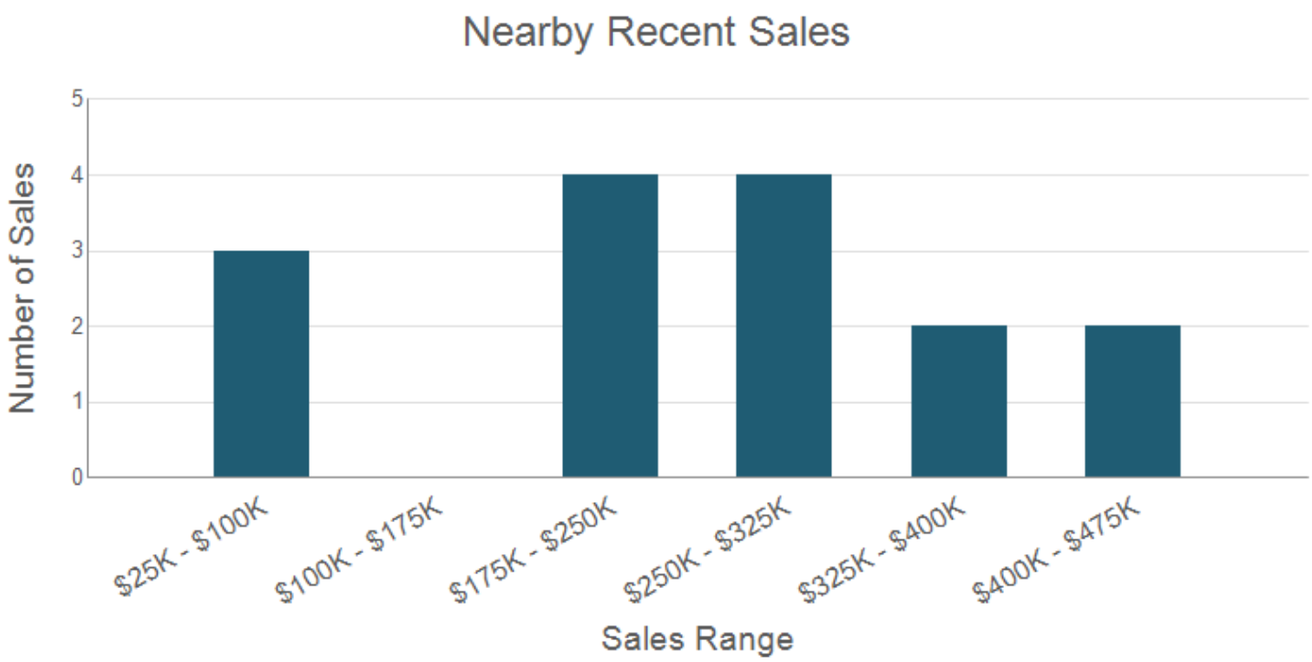
APN: 14-090-375-016-01 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: WAGON WHEEL ESTATES NO 1 MapRef: LB 1-K PG 516 Abbreviated Description: Lot:11 Subdivision:WAGON WHEEL ESTATES NO 1 Map Ref:LB 1-K PG 516City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA

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18	.83Mi.	**68600 CHRISTIANA LAKE RD** **EDWARDSBURG, MI 49112-8727**	06/10/2026	$379,500	//	16,117 SF
	APN: 14-090-375-016-10 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Subdivision: WAGON WHEEL ESTATES NO 1 MapRef: LB 1-K PG 516 Abbreviated Description: Lot:12 Subdivision:WAGON WHEEL ESTATES NO 1 Map Ref:LB 1-K PG 516City/Muni/Twp:ONTWA City/Muni/Twp: ONTWA					
19	.9Mi.	**22835 US HIGHWAY 12** **EDWARDSBURG, MI 49112-9802**	07/02/2026	$308,000	//	108,900 SF
	APN: 14-090-012-057-10 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SW4 S12T08SR15W Abbreviated Description: Sec/Twnship/Range:W2SW4 S12T08SR15W City/Muni/Twp:ONTWA TOWNSHIP City/Muni/Twp: ONTWA TOWNSHIP					
20	.9Mi.	**21536 FIELDVIEW DR** **EDWARDSBURG, MI 49112-8305**	08/05/2025	$465,000	//	20,038 SF
	APN: 14-060-230-006-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: FIELDVIEW SUBDIVISION MapRef: LB 1-L PG 556 Abbreviated Description: Lot:6 Subdivision:FIELDVIEW SUBDIVISION Map Ref:LB 1-L PG 556City/Muni/Twp:MASON City/Muni/Twp: MASON					

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.

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.	**69511 CHRISTIANA LAKE RD**	**05/29/2024**	$304,000	$152,000				2 SF	
.03Mi.	**69439 CHRISTIANA LAKE RD**	**10/13/2016**	$181,000	$90,500	2,280	/3/		2 SF	
.04Mi.	**21940 GRANGE ST**		$89,200	$44,600				1 SF	
.05Mi.	**21884 GRANGE ST**	**10/05/2016**	$366,600	$183,300				1 SF	
.06Mi.	**21954 GRANGE ST**	**12/23/2021**	$186,000	$93,000	1,592			1 SF	
.06Mi.	**69433 CHRISTIANA LAKE RD**		$482,400	$241,200				2 SF	
.08Mi.	**69419 CHRISTIANA LAKE RD**	**12/12/2019**	$609,600	$304,800				2 SF	
.09Mi.	**69440 CHRISTIANA LAKE RD**	**03/03/2025**	$209,600	$104,800				1 SF	
.11Mi.	**69405 CHRISTIANA LAKE RD**		$407,800	$203,900				2 SF	
.11Mi.	**69430 CHRISTIANA LAKE RD**	**12/14/2021**	$236,400	$118,200				1 SF	
.13Mi.	**69500 CHRISTIANA LAKE RD**	**05/12/2022**	$491,600	$245,800				6 SF	
.14Mi.	**69297 CHRISTIANA LAKE RD**	**08/31/2017**	$514,600	$257,300				2 SF	
.15Mi.	**69400 CHRISTIANA LAKE RD**		$380,200	$190,100				1 SF	
.16Mi.	**69530 CHRISTIANA LAKE RD**		$729,200	$364,600				8 SF	
.17Mi.	**69243 CHRISTIANA LAKE RD**	**03/15/2022**	$412,200	$206,100				2 SF	
.2Mi.	**69548 CHRISTIANA LAKE RD**		$172,600	$86,300				1 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	72%

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Demographics & Income

Median Age:	42.5 years old	Households:	3,844
Median Household Income:	$74,035	Households w/Family:	66%
Household Income Per Capita:	$35,960	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Edwardsburg Public Schools	Students:	2,519
Number of Schools:	6	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.95Mi.	**Eagle Lake Elementary School** Number of Students: 385 Student-Teacher Ratio: 18.25	A-	Public	2 - 3
5.09Mi.	**Edwardsburg Primary School** Number of Students: 342 Student-Teacher Ratio: 17.22	NA	Public	KG - 1
5.12Mi.	**Edwardsburg High School** Number of Students: 773 Student-Teacher Ratio: 22.08 Advanced Placement: Yes	A	Public	9 - 12
5.15Mi.	**Edwardsburg Middle School** Number of Students: 612 Student-Teacher Ratio: 19.31	A	Public	6 - 8
5.18Mi.	**Edwardsburg Intermediate School** Number of Students: 361 Student-Teacher Ratio: 18.3	A-	Public	4 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	79%	LOWER

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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