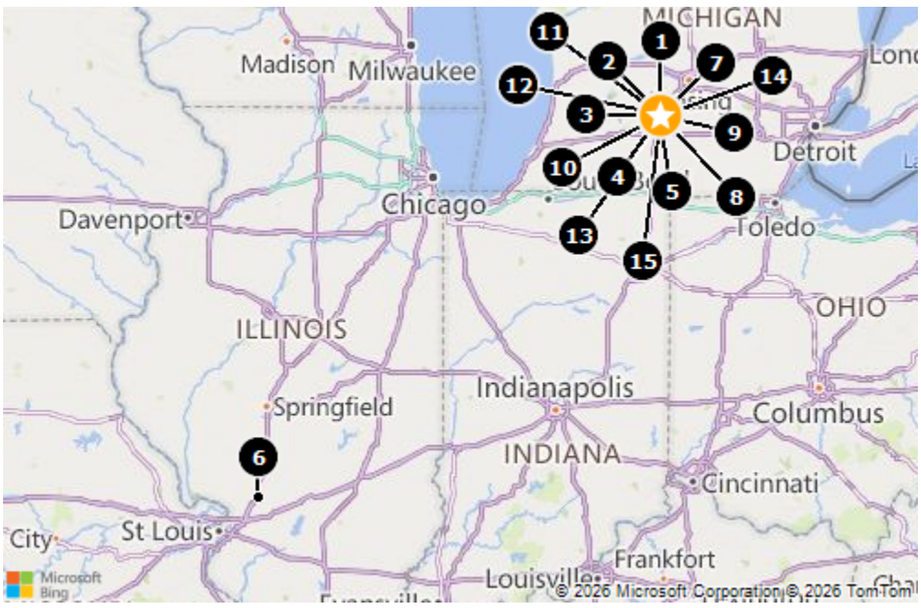
ICE SiteX Report

OrderID: 98738677

SiteX Property Information Report



Subject Property Location

701 S MAIN ST, OLIVET, MI 49076-9706

County:	**EATON MI**	Census Tract:	260450211.001025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	600 050 600 250 00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$157,000**	FSD:	12	Common Confidence Score:	64
Value Range:	$138,160 - $175,840	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$52,810	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$112,637	Total Taxable Value:	$2,505
Total Assessed Value:	$93,700	Total Assessor Market Value:	$165,447	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 25-26 District: 600 Subdivision: HOSFORDS SECOND ADDITION
Abbreviated Description: LOTS 25 & 26. HOSFORDS SECOND ADDITION CITY OF OLIVET
City/Muni/Twp: CITY OF OLIVET

Property Characteristics

Lot Size:	31,363 SF	Bedrooms:		Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/17/2026	Sales Price:	N/A
Document #:	BK-PG 3201-1011	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/14/2026		
Document Type:			

Legal Description:
Lot: 25&26 Subdivision: HOSFORDS SECOND ADDITION
City/Muni/Twp: OLIVET

Prior Transfer

Recording Date:	06/10/2026	Sales Price:	$76,312
Document #:	BK-PG 3117-1279	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/04/2024	Sales Price:	N/A
Document #:	BK-PG 3078-611	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/26/2024	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98738677

Document #:	BK-PG 3117-1279	Loan Type:	FHA
TD Due Date:	12/01/2054	Type Finance:	

Legal Description:
Lot: 25&26 Subdivision: HOSFORDS SECOND ADDITION
City/Muni/Twp: OLIVET

Mortgage Record

Recording Date:	01/12/2024	Loan Amount:	N/A
Document #:	BK-PG 3078-611	Loan Type:	FHA
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
Lot: 25&26 Subdivision: HOSFORDS SECOND ADDITION
City/Muni/Twp: OLIVET

Prior Transfer

Recording Date:	06/18/2019	Sales Price:	$84,000
Document #:	BK-PG 2789-0681	Type of Sale:	Full Amount on Deed
Contract Date:	06/14/2019		
Document Type:			

Legal Description:
Lot: 25&26 Subdivision: HOSFORDS SECOND ADDITION
City/Muni/Twp: OLIVET

Prior Transfer

Recording Date:	06/14/2019	Sales Price:	$84,000
Document #:	BK-PG 2789 -681	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 25-26 District: 600 Subdivision: HOSFORDS SECOND ADDITION
Abbreviated Description: LOTS 25 & 26. HOSFORDS SECOND ADDITION CITY OF OLIVET
City/Muni/Twp: CITY OF OLIVET

Area Sales Analysis

Total Area Sales	$3,044,500	Median # of Bedrooms	3
Median Lot Size	27,443 SF	Median # of Baths	2
Median Living Area	1,610 SF	Median Year Built	1900
Price Range - 2 Yrs	$30,000 to $499,000	Age Range	32 years to 146 years
Median Value	$181,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**4110 W BUTTERFIELD HWY** **OLIVET, MI 49076-9720**	10/09/2026	$318,000	$188	1687	/3/2	1994	120,226 SF	
		APN: 600 029 400 040 01 Document #: 2026-05013 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET								
2	.78Mi.	**328 N MAIN ST** **OLIVET, MI 49076-9620**	10/01/2026	$73,500	$43	1707	/3/2	1890	25,265 SF	
		APN: 600 040 601 660 00 Document #: 2026-04645 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 166&167 Subdivision: ASSESSORS PLAT NO 3 MapRef: LB 2 PG 55 Abbreviated Description: Lot:166&167 Subdivision:ASSESSORS PLAT NO 3 Map Ref:LB 2 PG 55City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET								
3	.11Mi.	**630 SUMMER ST** **OLIVET, MI 49076-9614**	08/26/2026	$170,000	$132	1280	//1	1890	14,375 SF	
		APN: 600 050 600 142 00 Document #: 2026-03156 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: HOSFORDS SECOND ADDITION MapRef: LB 1 PG 13 Abbreviated Description: Lot:14 Subdivision:HOSFORDS SECOND ADDITION Map Ref:LB 1 PG 13City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET								
4	1.19Mi.	**4198 RYON DR** **OLIVET, MI 49076-9491**	07/28/2026	$499,000	$154	3231	//2		105,416 SF	
		APN: 140 020 400 002 06 Document #: 2026-01850 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WALTON TOWNSHIP City/Muni/Twp: WALTON TOWNSHIP								
5	.81Mi.	**5392 W BUTTERFIELD HWY** **OLIVET, MI 49076-9606**	07/10/2026	$152,000	$121	1248	//1		197,763 SF	
		APN: 140 030 400 051 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WALTON TOWNSHIP City/Muni/Twp: WALTON TOWNSHIP								
6	.83Mi.	**202 ENGLE DR** **OLIVET, MI 49076-9603**	07/08/2026	$168,000	$191	876	/2/1	1955	31,363 SF	
		APN: 600 080 600 080 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8&9 Subdivision: WESTRIDGE MapRef: LB 2 PG 69 Abbreviated Description: Lot:8&9 Subdivision:WESTRIDGE Map Ref:LB 2 PG 69City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET								
7	.91Mi.	**212 KALAMO ST** **OLIVET, MI 49076-9618**	07/06/2026	$30,000	$31	965	/2/1	1880	10,890 SF	
		APN: 600 040 600 270 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: ASSESSORS PLAT NO 1 MapRef: LB 2 PG 50 Abbreviated Description: Lot:27 Subdivision:ASSESSORS PLAT NO 1 Map Ref:LB 2 PG 50City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET								
8	.28Mi.	**314 YALE ST** **OLIVET, MI 49076-9615**	06/29/2026	$170,000	$140	1206	/4/2	1900	19,166 SF	
		APN: 600 048 601 032 00 Document #: Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98738677

Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: ESLERS ADDITION MapRef: LB 1 PG 83 Abbreviated Description: Lot:3 Block:1 Subdivision:ESLERS ADDITION Map Ref:LB 1 PG 83City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET

9	.15Mi.	**4720 W BUTTERFIELD HWY** **OLIVET, MI 49076-9609**	05/29/2026	$260,000	$161	1612	/4/1	1941	34,979 SF

APN: 600 040 601 305 01 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: ASSESSORS PLAT NO 2 MapRef: LB 2 PG 52 Abbreviated Description: Subdivision:ASSESSORS PLAT NO 2 Map Ref:LB 2 PG 52Abbreviated Description:LOT: SOUTH 350 FT E 100 FT W 408 FT OF LOT 130 City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET

10	.32Mi.	**707 SPRUCE ST** **OLIVET, MI 49076-9760**	03/12/2026	$220,000	$88	2488	/5/2	1890	67,083 SF

APN: 600 044 600 073 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7-9 Subdivision: DEANS ADDITION MapRef: LB 1 PG 82 Abbreviated Description: Lot:7-9 Subdivision:DEANS ADDITION Map Ref:LB 1 PG 82Abbreviated Description:LOT: NORTH 78 FT OF LOT 8& N 40 2 FT OF LOT 9 City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET

11	.37Mi.	**407 CHURCH ST** **OLIVET, MI 49076-9779**	02/26/2026	$190,000	$101	1873	/3/2	1885	27,443 SF

APN: 600 040 601 915 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 191&192 Subdivision: ASSESSORS PLAT NO 3 MapRef: LB 2 PG 55 Abbreviated Description: Subdivision:ASSESSORS PLAT NO 3 Map Ref:LB 2 PG 55Abbreviated Description:LOT: PART OF LOT 191&192 City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET

12	.81Mi.	**430 WASHINGTON ST** **OLIVET, MI 49076-9601**	02/17/2026	$178,000	$180	985	/4/1	1947	15,682 SF

APN: 600 040 600 940 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: ASSESSORS PLAT NO 1 MapRef: LB 2 PG 50 Abbreviated Description: Lot:94 Subdivision:ASSESSORS PLAT NO 1 Map Ref:LB 2 PG 50City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET

13	.51Mi.	**132 S MAIN ST** **OLIVET, MI 49076-9679**	01/08/2026	$200,000	$90	2200	/4/2	1883	22,651 SF

APN: 600 000 601 006 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 MapRef: LB 1 PG 15 Abbreviated Description: Block:1 Map Ref:LB 1 PG 15Abbreviated Description:LOT: PART OF LOT 4 City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET

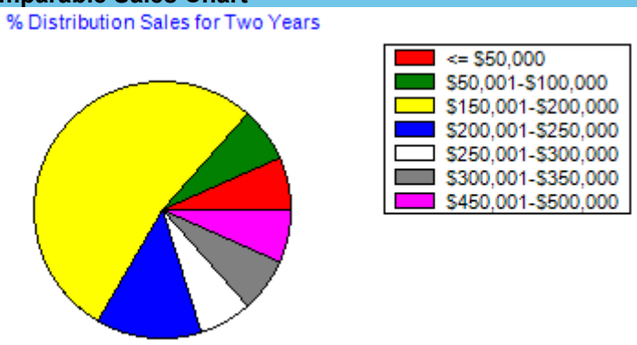
14	1.1Mi.	**7816 S AINGER RD** **OLIVET, MI 49076-9677**	11/03/2025	$235,000	$145	1610	/3/1	1970	65,340 SF

APN: 140 020 300 080 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2SW4 S20T01NR05W Abbreviated Description: Sec/Twnship/Range:E2SW4 S20T01NR05W City/Muni/Twp:WALTON City/Muni/Twp: WALTON

15	.53Mi.	**126 EAST ST** **OLIVET, MI 49076-9796**	10/06/2025	$181,000	$165	1092	/3/2	1900	3,920 SF

APN: 600 000 610 004 00 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: 10 Abbreviated Description: Block:10 City/Muni/Twp:OLIVET City/Muni/Twp: OLIVET

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: 98738677

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.	**701 S MAIN ST**	**06/14/2019**	$165,447	$93,700	1,344	//2	1920	31,363 SF	
.03Mi.	**110 WINTER ST**	**09/13/2012**	$191,127	$103,400	1,494	/2/1	1900	13,939 SF	
.04Mi.	**629 S MAIN ST**	**05/22/1998**	$191,079	$105,900	1,429	/3/1	1880	22,651 SF	
.05Mi.	**117 WINTER ST**	**07/12/2001**	$171,720	$93,000	1,044	/3/1	1976	8,276 SF	
.06Mi.	**611 S MAIN ST**	**07/07/2009**	$197,787	$108,800	1,139	//1	1947	16,553 SF	
.06Mi.	**610 S MAIN ST**	**10/31/2017**	$222,968	$124,400	2,045	/3/2	1900	16,553 SF	
.07Mi.	**120 WINTER ST**	**06/06/2008**	$142,522	$79,800	960	/3/1	1987	14,375 SF	
.07Mi.	**121 WINTER ST**	**11/14/2019**	$135,390	$75,200	1,150	/3/1	1900	11,326 SF	
.08Mi.	**126 WINTER ST**	**05/22/1996**						13,939 SF	
.09Mi.	**126 WINTER ST**		$155,704	$87,600	912	/3/1	1976	27,878 SF	
.09Mi.	**123 WINTER ST**	**09/08/1998**	$231,035	$126,400	1,218	/3/1	1991	30,056 SF	
.09Mi.	**612 S MAIN ST**	**02/24/1999**	$284,968	$148,900	2,234	//2	1890	3 SF	
.1Mi.	**708 S MAIN ST**		$294,566	$153,400	2,175	/3/2	1988	2 SF	
.11Mi.	**708 SUMMER ST**	**03/23/2018**	$120,595	$68,000	960	/3/1	1973	13,939 SF	
.11Mi.	**100 YALE ST**	**05/15/2020**	$332,000	$166,000	1,448	//2	2013	42,689 SF	
.11Mi.	**630 SUMMER ST**	**05/12/2022**	$188,229	$101,300	1,280	//1	1890	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	36.6 years old	Households:	1,402
Median Household Income:	$66,195	Households w/Family:	65%
Household Income Per Capita:	$30,351	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Olivet Community Schools	Students:	1,239
Number of Schools:	3	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**Fern Persons Elementary School** Number of Students: 374 Student-Teacher Ratio: 13.85	B-	Public	PK - 3
0.75Mi.	**Olivet Middle School** Number of Students: 461 Student-Teacher Ratio: 17.28	B	Public	4 - 8
0.75Mi.	**Olivet High School** Number of Students: 404 Student-Teacher Ratio: 19.97 Advanced Placement: Yes	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	73%	NOTABLY LOWER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	171%	NOTABLY HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	172%	NOTABLY HIGHER
MURDER	145%	NOTABLY HIGHER
OVERALL	127%	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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ICE SiteX Report

OrderID: 98738677

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