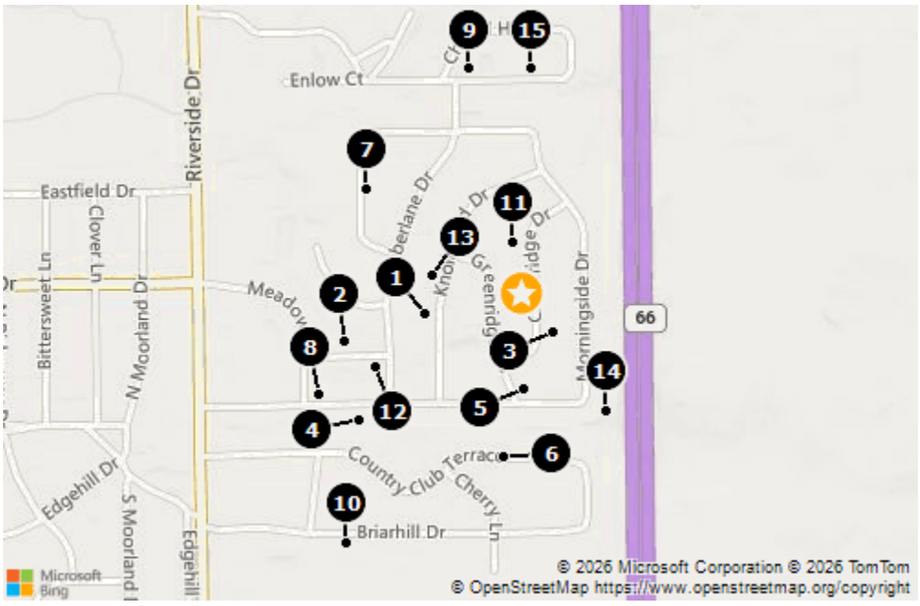
ICE SiteX Report

OrderID: 98197956

SiteX Property Information Report



Subject Property Location

748 CAMBRIDGE DR, BATTLE CREEK, MI 49015-4602

County:	**CALHOUN MI**	Census Tract:	260250017.003012
Property Use:	Single Family Residential	Zoning:	R1A
Parcel Number:	8052-17-144-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$325,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$289,250 - $360,750	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	13090
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$169,700	Total Assessor Market Value:	$339,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 144 District: 52 Map Ref: 624NE
Abbreviated Description: SOUTHGATE #2 LOT 144
City/Muni/Twp: BATTLE CREEK CITY

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	3	Pool:	
Building Area:	2024 SF	Baths:	3	Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/20/2026	Sales Price:	N/A
Document #:	BK-PG 4898-79	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/08/2025	Loan Amount:	N/A
Document #:	BK-PG 4898-79	Loan Type:	VA
TD Due Date:	05/01/2055	Type Finance:	

Legal Description:
Lot: 144 Subdivision: SOUTHGATE NO 2
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date:	07/15/2024	Sales Price:	$299,000
Document #:	BK-PG 4837-991	Type of Sale:	Full Amount on Deed
Contract Date:	07/09/2024		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SOUTHGATE NO 2 Map Ref: LB 16 PG 37
City/Muni/Twp: BATTLE CREEK

ICE SiteX Report

OrderID: 98197956

Prior Transfer

Recording Date: 07/09/2024
Document #: BK-PG 4837 -991
Document Type:
Sales Price: $299,000
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 144 District: 52 Map Ref: 624NE
Abbreviated Description: SOUTHGATE #2 LOT 144
City/Muni/Twp: BATTLE CREEK CITY

Prior Transfer

Recording Date: 05/24/2022
Document #: BK-PG 4561-24
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 05/18/2022
Document #: BK-PG 3866-858
Document Type:
Sales Price: $154,660
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 05/03/2022
Document #: BK-PG 4657-320
Contract Date: 05/02/2022
Document Type:
Sales Price: $275,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 144 Subdivision: SOUTHGATE NO 2 Map Ref: LB 16 PG 37
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date: 05/02/2022
Document #:
Document Type:
Sales Price: $275,000
Type of Sale: Per Assessor Transaction History
Legal Description:

Mortgage Record

Recording Date: 07/16/2021
Document #: BK-PG 4561-24
TD Due Date:
Loan Amount: N/A
Loan Type: Future Advance Clause/Open End Mortgage
Type Finance:
Legal Description:
Lot: 144 Subdivision: SOUTHGATE NO 2
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date: 08/12/2019
Document #: BK-PG 4342-0796
Contract Date: 08/09/2019
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 144 Subdivision: SOUTHGATE NO 2 Map Ref: LB 16 PG 37
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date: 02/07/2014
Document #: BK-PG 3866-0857
Contract Date: 01/13/2014
Document Type:
Sales Price: $152,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 144 Subdivision: SOUTHGATE #2 Map Ref: LB16 PG37
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date: 02/04/2014
Document #: BK-PG 3709-0832
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 06/08/2012
Document #: BK-PG 3709-0832
TD Due Date: 05/23/2017
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 144 Subdivision: SOUTHGATE #2
City/Muni/Twp: BATTLE CREEK

Prior Transfer

Recording Date: 06/04/2012
Document #: BK-PG 3522-0684
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 02/18/2010
Document #: BK-PG 3522-0684
TD Due Date: 02/08/2015
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 144 Subdivision: SOUTHGATE #2

ICE SiteX Report

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Prior Transfer

Recording Date:	02/18/2010	Sales Price:	N/A
Document #:	BK-PG 2874-0256	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/07/2004	Sales Price:	N/A
Document #:	BK-PG 2874-0254	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/28/2004		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SOUTHGATE #2 Map Ref: LB16 PG37
City/Muni/Twp: BATTLE CREEK

Area Sales Analysis

Total Area Sales	$3,420,500	Median # of Bedrooms	3
Median Lot Size	10,193 SF	Median # of Baths	1
Median Living Area	1,288 SF	Median Year Built	1962
Price Range - 2 Yrs	$117,500 to $280,000	Age Range	57 years to 70 years
Median Value	$240,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**726 KNOLLWOOD DR** **BATTLE CREEK, MI 49015-4612**	04/08/2026	$250,000	$190	1312	/3/1	1966	10,629 SF	
		APN: 8053-17-176-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 176 Subdivision: SOUTHGATE NO 3 MapRef: LB 17 PG 1 Abbreviated Description: Lot:176 Subdivision:SOUTHGATE NO 3 Map Ref:LB 17 PG 1City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
2	.22Mi.	**113 DOVERDALE LN** **BATTLE CREEK, MI 49015-4603**	03/24/2026	$205,000	$145	1408	/4/1	1961	10,193 SF	
		APN: 8050-17-034-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: SOUTHGATE MapRef: LB 15 PG 9 Abbreviated Description: Lot:34 Subdivision:SOUTHGATE Map Ref:LB 15 PG 9City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
3	.06Mi.	**767 CAMBRIDGE DR** **BATTLE CREEK, MI 49015-4601**	03/10/2026	$260,000	$254	1020	/3/1	1966	10,193 SF	
		APN: 8052-17-126-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 162 Subdivision: SOUTHGATE NO 2 Abbreviated Description: Lot:162 Subdivision:SOUTHGATE NO 2 City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
4	.25Mi.	**226 MORNINGSIDE DR** **BATTLE CREEK, MI 49015-4618**	02/24/2026	$240,000	$135	1776	/4/1	1960	9,148 SF	
		APN: 8050-17-058-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: SOUTHGATE MapRef: LB 15 PG 9&10 Abbreviated Description: Lot:58 Subdivision:SOUTHGATE Map Ref:LB 15 PG 9&10City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
5	.11Mi.	**401 MORNINGSIDE DR** **BATTLE CREEK, MI 49015-4619**	02/18/2026	$262,000	$207	1264	/3/2	1962	9,583 SF	
		APN: 8051-17-114-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 114 Subdivision: SOUTHGATE NO 1 MapRef: LB 16 PG 21 Abbreviated Description: Lot:114 Subdivision:SOUTHGATE NO 1 Map Ref:LB 16 PG 21City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
6	.17Mi.	**317 COUNTRY CLUB TER** **BATTLE CREEK, MI 49015-4655**	02/10/2026	$117,500	$92	1265	/2/2	1958	9,888 SF	
		APN: 2350-05-023-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: COUNTRY CLUB TERRACE MapRef: LB 12 PG 4 Abbreviated Description: Lot:23 Subdivision:COUNTRY CLUB TERRACE Map Ref:LB 12 PG 4City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
7	.21Mi.	**677 MORNINGSIDE DR** **BATTLE CREEK, MI 49015-4623**	01/06/2026	$240,000	$209	1148	/4/2	1969	11,674 SF	
		APN: 8056-17-258-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 258 Subdivision: SOUTHGATE NO 6 MapRef: LB 17 PG 19 Abbreviated Description: Lot:258 Subdivision:SOUTHGATE NO 6 Map Ref:LB 17 PG 19City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
8	.27Mi.	**987 MEADOW DR** **BATTLE CREEK, MI 49015-4659**	12/04/2025	$265,000	$196	1350	/3/1	1962	10,193 SF	
		APN: 8050-17-046-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: SOUTHGATE MapRef: LB 15 PG 9 Abbreviated Description: Lot:46 Subdivision:SOUTHGATE Map Ref:LB 15 PG 9City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
9	.28Mi.	**206 CHAPEL HILL DR** **BATTLE CREEK, MI 49015-4634**	11/19/2025	$195,000	$99	1954	/4/2	1969	18,557 SF	
		APN: 1610-03-447-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: CHAPEL HILL ESTATES MapRef: LB 13 PG 12 Abbreviated Description: Lot:47 Subdivision:CHAPEL HILL ESTATES Map Ref:LB 13 PG 12City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK								
10	.37Mi.	**210 BRIARHILL DR** **BATTLE CREEK, MI 49015-4646**	11/06/2025	$210,000	$170	1230	/3/1	1956	9,714 SF	
		APN: 2350-05-058-0 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 58 Subdivision: COUNTRY CLUB TERRACE MapRef: LB 12 PG 4&5 Abbreviated Description: Lot:58 Subdivision:COUNTRY CLUB TERRACE Map Ref:LB 12 PG 4&5City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK

11	.06Mi.	**726 CAMBRIDGE DR** **BATTLE CREEK, MI 49015-4602**	09/23/2025	$206,000	$150	1373	/3/1	1966	15,987 SF

APN: 8052-17-140-0 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: SOUTHGATE NO 2 MapRef: LB 16 PG 37 Abbreviated Description: Lot:140 Subdivision:SOUTHGATE NO 2 Map Ref:LB 16 PG 37City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK

12	.2Mi.	**126 DOVERDALE LN** **BATTLE CREEK, MI 49015-4604**	09/10/2025	$225,000	$174	1288	/3/1	1960	9,888 SF

APN: 8050-17-052-0 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: SOUTHGATE MapRef: LB 15 PG 9 Abbreviated Description: Lot:52 Subdivision:SOUTHGATE Map Ref:LB 15 PG 9City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK

13	.11Mi.	**712 KNOLLWOOD DR** **BATTLE CREEK, MI 49015-4612**	08/06/2025	$280,000	$274	1020	/3/1	1966	10,411 SF

APN: 8053-17-179-0 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 179 Subdivision: SOUTHGATE NO 3 MapRef: LB 17 PG 1 Abbreviated Description: Lot:179 Subdivision:SOUTHGATE NO 3 Map Ref:LB 17 PG 1City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK

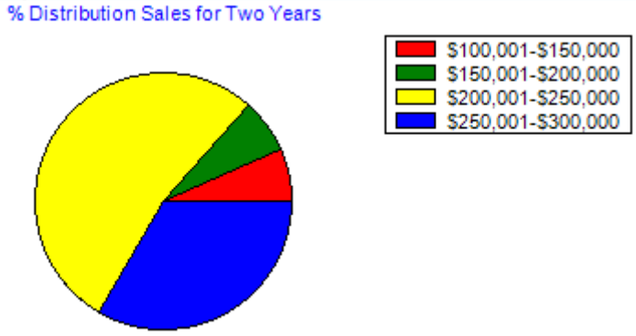
14	.17Mi.	**438 MORNINGSIDE DR** **BATTLE CREEK, MI 49015-4620**	06/30/2025	$205,000	$157	1301	/3/1	1966	15,507 SF

APN: 8051-17-083-0 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: SOUTHGATE NO 1 MapRef: LB 6 PG 21 Abbreviated Description: Lot:83 Subdivision:SOUTHGATE NO 1 Map Ref:LB 6 PG 21City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK

15	.27Mi.	**217 CHAPEL HILL DR** **BATTLE CREEK, MI 49015-4633**	06/26/2025	$260,000	$206	1258	/3/1	1960	19,820 SF

APN: 1610-03-444-0 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: CHAPEL HILL ESTATES MapRef: LB 13 PG 12 Abbreviated Description: Lot:44 Subdivision:CHAPEL HILL ESTATES Map Ref:LB 13 PG 12City/Muni/Twp:BATTLE CREEK City/Muni/Twp: BATTLE CREEK

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.	**748 CAMBRIDGE DR**	**07/09/2024**	$339,400	$169,700	2,024	/3/3	1965	9,583 SF	
.02Mi.	**742 CAMBRIDGE DR**	**04/25/1997**	$175,600	$87,800	960	/3/2	1966	8,973 SF	
.02Mi.	**754 CAMBRIDGE DR**	**10/31/2022**	$225,400	$112,700	1,148	/3/1	1963	9,583 SF	
.02Mi.	**723 GREENRIDGE RD**	**06/01/2022**	$194,600	$97,300	1,020	/3/1	1965	9,583 SF	
.02Mi.	**719 GREENRIDGE RD**	**10/07/2021**	$178,800	$89,400	971	/3/1	1965	9,583 SF	
.03Mi.	**736 CAMBRIDGE DR**	**10/26/2021**	$211,200	$105,600	1,412	/3/1	1966	9,757 SF	
.03Mi.	**760 CAMBRIDGE DR**	**09/15/2004**	$185,400	$92,700	1,260	/3/1	1966	9,583 SF	
.03Mi.	**727 GREENRIDGE RD**	**12/04/2017**	$192,600	$96,300	1,252	/3/1	1965	9,583 SF	
.04Mi.	**715 GREENRIDGE RD**	**05/25/2024**	$193,400	$96,700	1,356	/3/1	1965	9,017 SF	
.04Mi.	**749 CAMBRIDGE DR**		$217,800	$108,900	1,367	/3/2	1966	9,583 SF	
.04Mi.	**743 CAMBRIDGE DR**	**10/10/2023**	$203,600	$101,800	1,020	/3/1	1965	9,757 SF	
.04Mi.	**755 CAMBRIDGE DR**	**07/18/1997**	$175,000	$87,500	1,074	/3/2	1965	9,583 SF	
.04Mi.	**733 GREENRIDGE RD**	**01/29/2025**	$185,400	$92,700	1,032	/3/2	1965	9,583 SF	
.05Mi.	**730 CAMBRIDGE DR**	**04/11/2019**	$277,200	$138,600	1,526	/3/1	1966	10,716 SF	
.05Mi.	**768 CAMBRIDGE DR**		$278,800	$139,400	1,620	/3/1	1964	9,235 SF	
.05Mi.	**737 CAMBRIDGE DR**	**02/17/2006**	$195,800	$97,900	1,108	/3/2	1966	10,411 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

ICE SiteX Report

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Demographics & Income

Median Age:	39.2 years old	Households:	11,595
Median Household Income:	$70,202	Households w/Family:	61%
Household Income Per Capita:	$37,012	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Lakeview School District	Students:	3,717
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.60Mi.	**Lakeview Middle School** Number of Students: 1,082 Student-Teacher Ratio: 15.75	B-	Public	5 - 8
2.85Mi.	**Lakeview High School** Number of Students: 1,241 Student-Teacher Ratio: 18.85 Advanced Placement: Yes	A-	Public	9 - 12
0.63Mi.	**Riverside Elementary School** Number of Students: 350 Student-Teacher Ratio: 13.51	B-	Public	KG - 4

Flood Report

The Subject Property of **748 CAMBRIDGE DR, BATTLE CREEK, MI 49015-4602** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	81%	LOWER
MURDER	83%	LOWER
OVERALL	77%	NOTABLY 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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