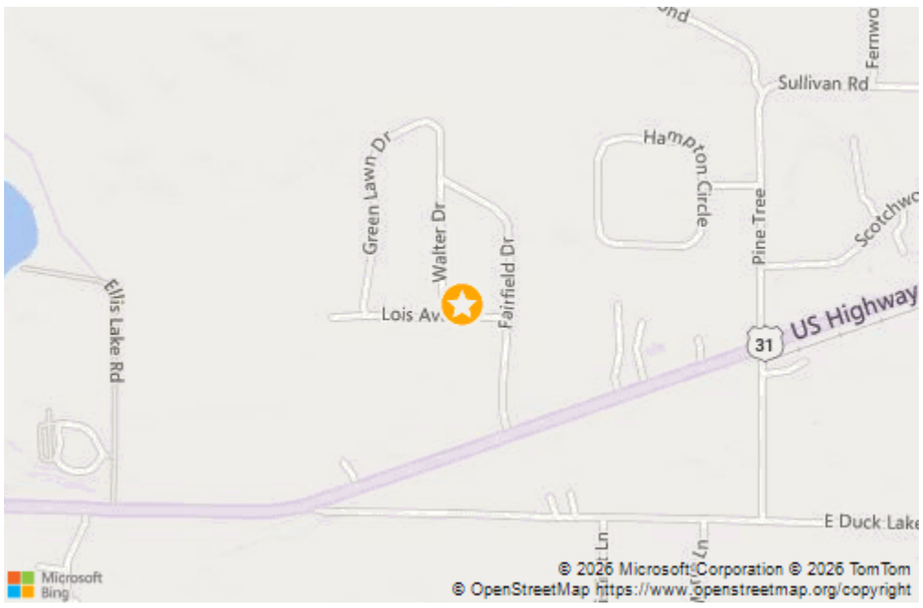
ICE SiteX Report

OrderID: 98714791

SiteX Property Information Report



Subject Property Location

7848 LOIS AVE, GRAWN, MI 49637-9709

County:	**GRAND TRAVERSE MI**	Census Tract:	260555508.011038
Property Use:	Single Family Residential	Zoning:	R-1 RESIDENTIAL
Parcel Number:	07-840-028-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$354,000**	FSD:	21	Common Confidence Score:	39
Value Range:	$279,660 - $428,340	ICE Confidence Score:	79		

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:	$2,993
Total Assessed Value:	$177,200	Total Assessor Market Value:	$354,426	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 28 District: 07

Abbreviated Description:	LOT 28 BEEMANS ACRES
City/Muni/Twp:	GREEN LAKE TOWNSHIP

Property Characteristics

Lot Size:	17,598 SF	Bedrooms:	3	Pool:	
Building Area:	1050 SF	Baths:	2	Fireplace:	
Year Built:	1995	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	3/L	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 28 District: 07
Abbreviated Description: LOT 28 BEEMANS ACRES
City/Muni/Twp: GREEN LAKE TOWNSHIP

No Comparable Sales Found

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.

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OrderID: 98714791

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.	**7848 LOIS AVE**		$354,426	$177,200	1,050	5/3/2	1995	17,598 SF	
.02Mi.	**1741 WALTER DR**		$292,910	$146,500	1,040	6/3/2	1978	17,816 SF	
.03Mi.	**7816 LOIS AVE**		$368,815	$184,400	1,148	/2/1	1988	17,598 SF	
.04Mi.	**1723 WALTER DR**		$337,864	$168,900	1,050	6/3/1	1994	17,816 SF	
.04Mi.	**7847 LOIS AVE**	**03/04/2025**	$290,187	$145,100	1,232	6/4/1	1976	17,032 SF	
.04Mi.	**1740 FAIRFIELD DR**		$335,233	$167,600	1,050	6/3/2	1994	17,816 SF	
.04Mi.	**7865 LOIS AVE**	**09/20/2024**	$320,650	$160,300	1,248	7/3/1	1974	17,032 SF	
.04Mi.	**7825 LOIS AVE**		$337,990	$169,000	1,232	6/3/1	1988	17,032 SF	
.05Mi.	**1756 WALTER DR**		$303,234	$151,600	1,056	5/3/1	1996	17,119 SF	
.05Mi.	**1742 WALTER DR**	**05/23/2024**	$348,996	$174,500	1,050	5/3/2	1994	16,988 SF	
.05Mi.	**1722 FAIRFIELD DR**		$297,671	$148,800	1,056	5/3/1	1995	17,816 SF	
.05Mi.	**7885 LOIS AVE**		$358,381	$179,200	1,050	5/3/2	1994	17,032 SF	
.05Mi.	**1800 FAIRFIELD DR**		$304,637	$152,300	1,092	/3/1	1988	16,291 SF	
.06Mi.	**1699 WALTER DR**		$295,507	$147,800	1,056	6/3/1	1994	17,816 SF	
.06Mi.	**1724 WALTER DR**		$331,696	$165,800	1,292	5/3/2	1979	16,988 SF	
.07Mi.	**1698 FAIRFIELD DR**		$350,640	$175,300	1,050	6/3/2	1994	17,816 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	38.7 years old	Households:	1,762
Median Household Income:	$73,044	Households w/Family:	69%
Household Income Per Capita:	$34,675	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Traverse City Area Public Schools	Students:	8,584
Number of Schools:	16	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.37Mi.	**Traverse West Senior High School** Number of Students: 1,384 Student-Teacher Ratio: 24.65	B	Public	9 - 12
6.85Mi.	**Traverse City West Middle School** Number of Students: 1,081 Student-Teacher Ratio: 20.76	A-	Public	6 - 8
7.18Mi.	**Tcaps Montessori School** Number of Students: 331 Student-Teacher Ratio: 16.43	A-	Public	PK - 8
10.25Mi.	**Traverse City High School** Number of Students: 171 Student-Teacher Ratio: 16.38	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	148%	NOTABLY HIGHER
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	116%	HIGHER
OVERALL	116%	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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