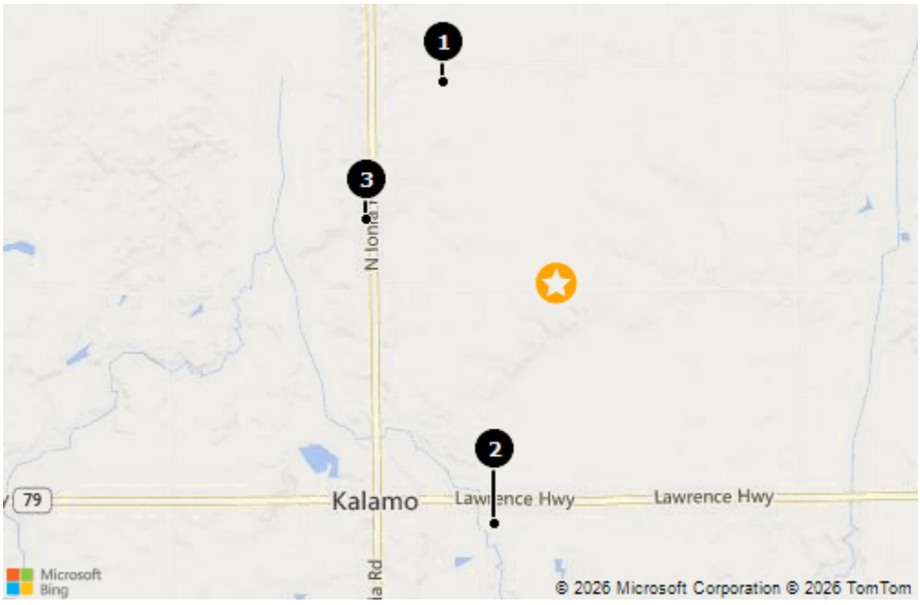
ICE SiteX Report

OrderID: 97524955

SiteX Property Information Report



Subject Property Location

8100 VALLEY HWY, VERMONTVILLE, MI 49096-8562

County:	**EATON MI**	Census Tract:	260450208.001003
Property Use:	Single Family Residential	Zoning:	LA
Parcel Number:	090 003 400 025 02	Thomas Bros Pg-Grid:	

Valuation

Value:	**$246,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$204,180 - $287,820	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$37,758	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$93,700	Total Taxable Value:	$25
Total Assessed Value:	$65,700	Total Assessor Market Value:	$131,458	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 090 Sec/Twnship/Range: SEC 03 TWN 02N RNG 06W

Abbreviated Description:	COM SE COR SEC 3, N 88 DEG 36' 35" W 382.53 FT TO POB, N 88 DEG 36' 35" W 597.13 FT, N 01 DEG 23' 25" E 359.88 FT, S 89 DEG
City/Muni/Twp:	KALAMO TWP

Property Characteristics

Lot Size:	4.990 AC	Bedrooms:	4	Pool:	
Building Area:	2196 SF	Baths:	2	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/08/2026	Sales Price:	N/A
Document #:	BK-PG 2963-1086	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/28/2025	Loan Amount:	N/A
Document #:	BK-PG 3124-1106	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:

Sec/Twnship/Range: S03T02NR06W
City/Muni/Twp: KALAMO

Prior Transfer

Recording Date:	10/25/2021	Sales Price:	$182,700
Document #:	BK-PG 2963-1084	Type of Sale:	Full Amount on Deed
Contract Date:	10/19/2021		
Document Type:			

Legal Description:

Sec/Twnship/Range: S03T02NR06W
City/Muni/Twp: KALAMO

ICE SiteX Report

OrderID: 97524955

Prior Transfer

Recording Date: 10/19/2021
Document #: BK-PG 2963 -1084
Document Type:
Sales Price: $182,700
Type of Sale: Per Assessor Transaction History

Legal Description:
District: 090 Sec/Twnship/Range: SEC 03 TWN 02N RNG 06W
Abbreviated Description: COM SE COR SEC 3, N 88 DEG 36' 35" W 382.53 FT TO POB, N 88 DEG 36' 35" W 597.13 FT, N 01 DEG 23' 25" E 359.88 FT, S 89 DEG
City/Muni/Twp: KALAMO TWP

Prior Transfer

Recording Date: 01/19/2021
Document #: BK-PG 2898-754
Contract Date: 01/14/2021
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT

Legal Description:
Sec/Twnship/Range: S03T02NR06W
City/Muni/Twp: KALAMO

Prior Transfer

Recording Date: 06/28/2016
Document #: BK-PG 2627-0902
Contract Date: 06/13/2016
Document Type:
Sales Price: N/A
Type of Sale: Price as "0", "None", "No Consideration"

Legal Description:
Sec/Twnship/Range: S03T02NR06W

Prior Transfer

Recording Date: 11/16/2012
Document #: BK-PG 2426-0810
Contract Date: 11/13/2012
Document Type:
Sales Price: $22,299
Type of Sale: Full Amount on Deed

Legal Description:
Sec/Twnship/Range: SE4 S03T02NR06W
City/Muni/Twp: KALAMO

Prior Transfer

Recording Date: 03/15/2011
Document #: BK-PG 2329-0977
Contract Date: 03/03/2011
Document Type:
Sales Price: $132,621
Type of Sale: Full Amount on Deed

Legal Description:
Sec/Twnship/Range: SE4 S03T02NR06W
City/Muni/Twp: KALAMO

Prior Transfer

Recording Date: 06/18/2010
Document #: BK-PG 2090-1133
Document Type:
Sales Price: $112,000
Type of Sale: Full-Computed from Transfer Tax

Legal Description:

Prior Transfer

Recording Date: 02/01/2007
Document #: BK-PG 1849-257
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Legal Description:

Prior Transfer

Recording Date: 01/09/2007
Document #: BK-PG 2090-1132
Contract Date: 01/04/2007
Document Type:
Sales Price: $160,000
Type of Sale: Full Amount on Deed

Legal Description:
Sec/Twnship/Range: SE4 S03T02NR06W
City/Muni/Twp: KALAMO

Mortgage Record

Recording Date: 08/03/2004
Document #: BK-PG 1849-0257
TD Due Date:
Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Legal Description:
Sec/Twnship/Range: SE4 S03T02NR06W
Abbreviated Description: PRIOR REF 1739-1218 09/15/2003: NW4 SEC02 TWP02N RNG06W & NE4&SE4 SEC03 TWP02N RNG06W
City/Muni/Twp: KALAMO

Mortgage Record

Recording Date: 09/19/2003
Document #: BK-PG 1739-1218
TD Due Date:
Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Legal Description:
Sec/Twnship/Range: SE4 S03T02NR06W
Abbreviated Description: EXCEPT PCL LAND NW4 SEC02 & NE4&SE4 SEC03 TWP02S RNG06W
City/Muni/Twp: KALAMO

Prior Transfer

Recording Date: 02/19/2003
Document #: BK-PG 1632-0032
Contract Date: 02/10/2003
Sales Price: $82,000
Type of Sale: Full Amount on Deed

ICE SiteX Report

OrderID: 97524955

Document Type:
Legal Description:
Sec/Twnship/Range: SE4 S03T02NR06W
City/Muni/Twp: KALAMO

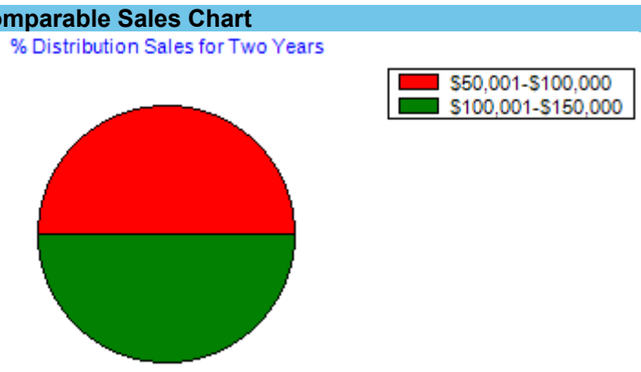
Area Sales Analysis

Total Area Sales	$432,600	Median # of Bedrooms	3
Median Lot Size	130,681 SF	Median # of Baths	1
Median Living Area	1,215 SF	Median Year Built	1972
Price Range - 2 Yrs	$50,700 to $244,900	Age Range	25 years to 57 years
Median Value	$137,000	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.12Mi.	**8659 W KINSEL HWY** **VERMONTVILLE, MI 49096-8583**	07/17/2025	$137,000	$81	1682	/3/1	1969	258,747 SF	
		APN: 090 003 100 025 00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	1.18Mi.	**93 FREY RD** **VERMONTVILLE, MI 49096-8580**	05/06/2025	$50,700	$41	1215	//2	2001	110,207 SF	
		APN: 090 015 200 001 04 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S05T02NR06W Abbreviated Description: Sec/Twnship/Range:NE4 S05T02NR06W City/Muni/Twp:KALAMO City/Muni/Twp: KALAMO								
3	.97Mi.	**1357 N IONIA RD** **VERMONTVILLE, MI 49096-9558**	02/26/2025	$244,900	$278	880	/3/1	1972	130,681 SF	
		APN: 090 004 400 015 01 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S04T02NR06W Abbreviated Description: Sec/Twnship/Range:SE4 S04T02NR06W City/Muni/Twp:KALAMO City/Muni/Twp: KALAMO								

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.	**8100 VALLEY HWY**	**10/19/2021**	$131,458	$65,700	2,196	/4/2	1920	5 SF	
.26Mi.	**8301 VALLEY HWY**	**11/20/2003**	$303,750	$151,900	2,744	//1	1993	27 SF	
.28Mi.	**8329 VALLEY HWY**	**05/31/2019**	$212,142	$106,100	1,552	//1	1900	1 SF	
.74Mi.	**7498 VALLEY HWY**	**07/11/1995**	$581,484	$290,700	2,936	//2	1999	33 SF	
.75Mi.	**8790 PIGEON POINT**	**08/12/2016**	$336,294	$168,100	1,500	//1	1999	22 SF	
.78Mi.	**706 N IONIA RD**	**06/24/2003**	$262,580	$131,300	1,792	/3/2	1995	10 SF	
.79Mi.	**8870 VALLEY HWY**	**04/16/2018**	$203,838	$101,900	1,440	/4/1	1920	5 SF	
.82Mi.	**8804 PIGEON POINT**	**09/01/2017**	$325,745	$162,900	1,616	/4/2	1999	15 SF	
.83Mi.	**780 N IONIA RD**	**07/01/2024**	$81,186	$40,600				7 SF	
.85Mi.	**1428 N IONIA RD**	**01/14/2013**	$417,324	$208,700	2,424	/5/4	1999	10 SF	
.92Mi.	**344 N IONIA RD**	**08/11/2004**	$495,709	$247,900	1,956	/3/3	1999	37 SF	
.97Mi.	**8273 W KINSEL HWY**	**11/03/2005**	$202,873	$101,400	1,644	/4/2	1900	5 SF	
.98Mi.	**8373 W KINSEL HWY**	**11/16/2020**	$229,525	$114,800	3,024	/3/2	1940	3 SF	
.99Mi.	**8510 LAWRENCE HWY**		$434,503	$217,300	2,076	/3/2	1977	28 SF	
1.01Mi.	**8440 LAWRENCE HWY**	**07/30/2019**	$146,610	$73,300	960	//1	1979	4 SF	
1.02Mi.	**1862 N IONIA RD**	**01/07/2005**	$342,455	$171,200	1,560	/3/2	1988	27 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	82%

ICE SiteX Report

OrderID: 97524955

Demographics & Income

Median Age:	42.1 years old	Households:	1,200
Median Household Income:	$74,340	Households w/Family:	68%
Household Income Per Capita:	$33,127	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Maple Valley Schools	Students:	873
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.17Mi.	**Fuller Street Elementary School** Number of Students: 204 Student-Teacher Ratio: 13.38	NA	Public	PK - 2
3.53Mi.	**Maplewood School** Number of Students: 267 Student-Teacher Ratio: 16.79	C+	Public	3 - 6
3.61Mi.	**Maple Valley Jr/Sr High School** Number of Students: 375 Student-Teacher Ratio: 15.59 Advanced Placement: Yes	C-	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	50%	SIGNIFICANTLY LOWER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	166%	NOTABLY HIGHER
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	162%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	132%	NOTABLY HIGHER

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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