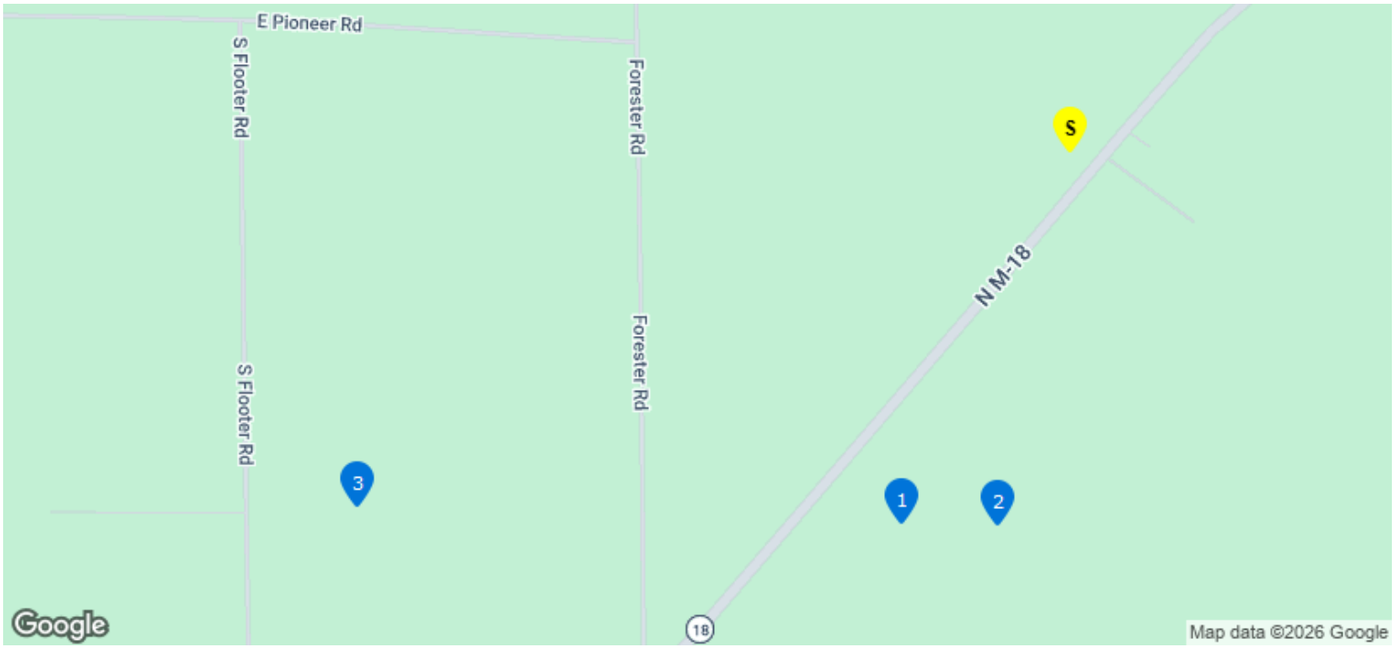
ICE SiteX Report

OrderID: 98768737

SiteX Property Information Report



Subject Property Location

8137 N M 18, ROSCOMMON, MI 48653-9787

County:	**CRAWFORD MI**	Census Tract:	9604.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	061-033-006-200-02	Thomas Bros Pg-Grid:	

Valuation

Value:	**$255,000**	FSD:	16	Common Confidence Score:	53
Value Range:	$214,200 - $295,800	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	61
Assd Land Value:	$82,100	Market Land Value:	$164,200	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,422
Total Assessed Value:	$82,100	Total Assessor Market Value:	$164,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 061 Sec/Twnship/Range: SEC 33 TWN 25N RNG 01W

Abbreviated Description:	PARCEL C: COM AT NW COR SEC 33, T25N R1W, TH S045'E, ALG W LINE THEREOF 219.4 FT TO THE POB, TH S045'E ALG SD W LINE, 219.4 F
City/Muni/Twp:	SOUTH BRANCH TWP

Property Characteristics

Lot Size:	1.920 AC	Bedrooms:		Pool:	
Building Area:	1596 SF	Baths:	1	Fireplace:	1
Year Built:	1993	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:		Number of Cars:	5	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

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

Legal Description:

District: 061 Sec/Twnship/Range: SEC 33 TWN 25N RNG 01W
Abbreviated Description: PARCEL C: COM AT NW COR SEC 33, T25N R1W, TH S045'E, ALG W LINE THEREOF 219.4 FT TO THE POB, TH S045'E ALG SD W LINE, 219.4 F
City/Muni/Twp: SOUTH BRANCH TWP

Area Sales Analysis

Total Area Sales	$640,000	Median # of Bedrooms	3
Median Lot Size	10 SF	Median # of Baths	2
Median Living Area	1,188 SF	Median Year Built	1990
Price Range - 2 Yrs	$180,000 to $230,000	Age Range	22 years to 50 years
Median Value	$230,000	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

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1	.88Mi.	**7905 SILSBY DR** **ROSCOMMON, MI 48653-9688**	07/20/2026	$8,000			//		43,560 SF
	APN: 061-032-016-060-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Abbreviated Description: Abbreviated Description:COM 20 RODS W OF SE COR OF SE 1/4 OF SE 1/4, SEC 32, T25N R1W, TH N 16 RODS; TH W 10 RODS; TH S 16 R								
2	1Mi.	**11585 S FLOOTER RD** **ROSCOMMON, MI 48653-9716**	07/13/2026	$180,000	$152	1188	//2		426,888 SF
	APN: 061-032-010-080-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PARCEL D: COM AT THE W 1/4 COR OF SEC 32, T25N R1W, TH S104E ON SEC LINE 295.9 FT TO THE POB, TH S86								
3	1.1Mi.	**11805 S FLOOTER RD** **ROSCOMMON, MI 48653-9724**	05/29/2026	$440,000	$282	1560	/3/2	2001	424,710 SF
	APN: 061-032-011-020-02 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PARCEL I: COM AT THE SW COR OF SEC 32, T25N R1W; TH N104W ALG THE SEC LINE 967.9 FT FOR POB; TH CONT								
4	2.11Mi.	**10662 DRY LAKE RD** **ROSCOMMON, MI 48653-**	05/27/2026	$45,000	$27	1640	//2	2007	209,524 SF
	APN: 062-025-013-100-01 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:THE W 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE SE 1/4 LYING N OF SOUTH HALL RD, SEC 25, T25N R2W. 5 ACR								
5	2.46Mi.	**10943 CINGANO DR** **ROSCOMMON, MI 48653-7920**	06/29/2026	$7,500			//		36,155 SF
	APN: 064-700-000-014-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 14 Abbreviated Description: Lot:14 Abbreviated Description:LOT 14, RED PINE ACRES								
6	4.9Mi.	**10118 CURWOOD TRL** **ROSCOMMON, MI 48653-7500**	12/16/2025	$649,900	$320	2032	//1	1925	1,459,260 SF
	APN: 062-027-006-020-02 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PARCEL !!B!!: BEG AT THE NW COR OF SEC 27, T25N R2W; TH N89?4700!!E ALG THE N SEC LINE 1318.78 FT TO								
7	4.93Mi.	**11843 CHASE BRIDGE RD** **ROSCOMMON, MI 48653-9767**	07/14/2026	$213,600	$159	1347	/3/2	2001	24,394 SF
	APN: 064-161-000-047-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 47 Abbreviated Description: Lot:47 Abbreviated Description:LOT 47, BER-MAR WOODS NO. 2								
8	5.33Mi.	**11946 W ROBERTA DR** **ROSCOMMON, MI 48653-9747**	02/24/2026	$12,300			//		12,197 SF
	APN: 064-500-000-021-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 21 Subdivision: LITTLE RICHARD ESTATES Abbreviated Description: Lot:21 Abbreviated Description:LOT 21, LITTLE RICHARD ESTATES								
9	5.56Mi.	**2415 N M 18** **ROSCOMMON, MI 48653-8501**	05/15/2026	$200,000	$69	2900	//	1962	191,664 SF
	APN: 062-033-012-120-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Restaurant Legal: Abbreviated Description: Abbreviated Description:THE E 300 FT OF THE W 1/2 OF THE SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 33, T25N R2W. 4.58 ACRES								
10	5.58Mi.	**11873 ELLISON DR** **ROSCOMMON, MI 48653-8576**	04/30/2026	$52,000	$32	1612	/2/2	1999	435,600 SF
	APN: 062-033-012-040-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:W 1/2 OF NE 1/4 OF SE 1/4 OF SW 1/4 AND THE E 1/2 OF THE NW 1/4 OF SE 1/4 OF SW 1/4 SEC 33, T25N R2W								
11	5.82Mi.	**4281 FOREST DUNES DR** **ROSCOMMON, MI 48653-9060**	12/16/2025	$500,000			//		SF
	APN: 064-310-000-009-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Subdivision: CRAWFORD COUNTY CONDOMINIUM SUBDIVISION Abbreviated Description: Subdivision:CRAWFORD COUNTY CONDOMINIUM SUBDIVISION Abbreviated Description:UNIT 9, FOREST DUNES CONDOMINIUM, A CONDOMINIUM ACCORDING TO MASTER DEED RECD IN L463, P494-632 INCL								
12	6.21Mi.	**1758 DEWITT TRL** **ROSCOMMON, MI 48653-9131**	06/29/2026	$310,000	$298	1040	//1	1989	SF
	APN: 064-720-000-025-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 24-25 Abbreviated Description: Lot:24-25 Abbreviated Description:LOT 25 & THE E 1/2 OF LOT 24, RIVER FOREST.. SURVEY L189, P383-384. ALSO INCLUDES INTEREST IN DEWITT								
13	7.19Mi.	**11269 TANGLEWOOD DR** **ROSCOMMON, MI 48653-8602**	04/28/2026	$172,000	$80	2160	//1	1971	42,689 SF
	APN: 064-400-000-143-00 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 143-144 Abbreviated Description: Lot:143-144 Abbreviated Description:LOT 143 & THE S 1/2 LOT 144, INDIAN GLENS OF THE AU SABLE, UNIT NUMBER TWO								
14	7.34Mi.	**11240 INDIANDALE DR** **ROSCOMMON, MI 48653-8008**	07/23/2026	$210,000	$273	768	//1	1980	30,056 SF
	APN: 064-400-000-199-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 199 Abbreviated Description: Lot:199 Abbreviated Description:LOT 199, INDIAN GLENS OF THE AU SABLE, UNIT NUMBER TWO								
15	7.37Mi.	**10308 BRIARWOOD** **ROSCOMMON, MI 48653-8465**	06/11/2026	$55,000	$46	1200	//1	1989	152,460 SF

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APN: 064-400-000-571-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 571 Abbreviated Description: Lot:571 Abbreviated Description:LOT 571, INDIAN GLENS OF THE AU SABLE NO. 6

16	7.87Mi.	**11427 W HUNTING HORN DR** **ROSCOMMON, MI 48653-8004**	05/13/2026	$248,000	$178	1392	/3/1	2003	30,928 SF

APN: 064-400-000-097-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 97 Abbreviated Description: Lot:97 Abbreviated Description:LOT 97, INDIAN GLENS OF THE AU SABLE, UNIT NUMBER ONE

17	7.92Mi.	**838 E PERE CHENEY RD** **ROSCOMMON, MI 48653-9156**	04/09/2026	$250,000	$319	784	//1	1970	39,204 SF

APN: 062-007-013-060-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:COM AT A PT WHICH IS 4 RODS W OF NE COR OF W 1/2 OF E 1/2 OF SE 1/4 OF SEC 7, T25N R2W, TH W 8 RODS;

18	8.1Mi.	**4240 DIAMOND DR** **GRAYLING, MI 49738-7507**	03/18/2026	$139,900	$131	1072	//1	1998	108,900 SF

APN: 040-40-023-11-320-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:E/2 OF E/2 OF SE/4 OF SW/4 OF SW/4 OF SEC. 23 2.5 A SEC 23 T26N R2W

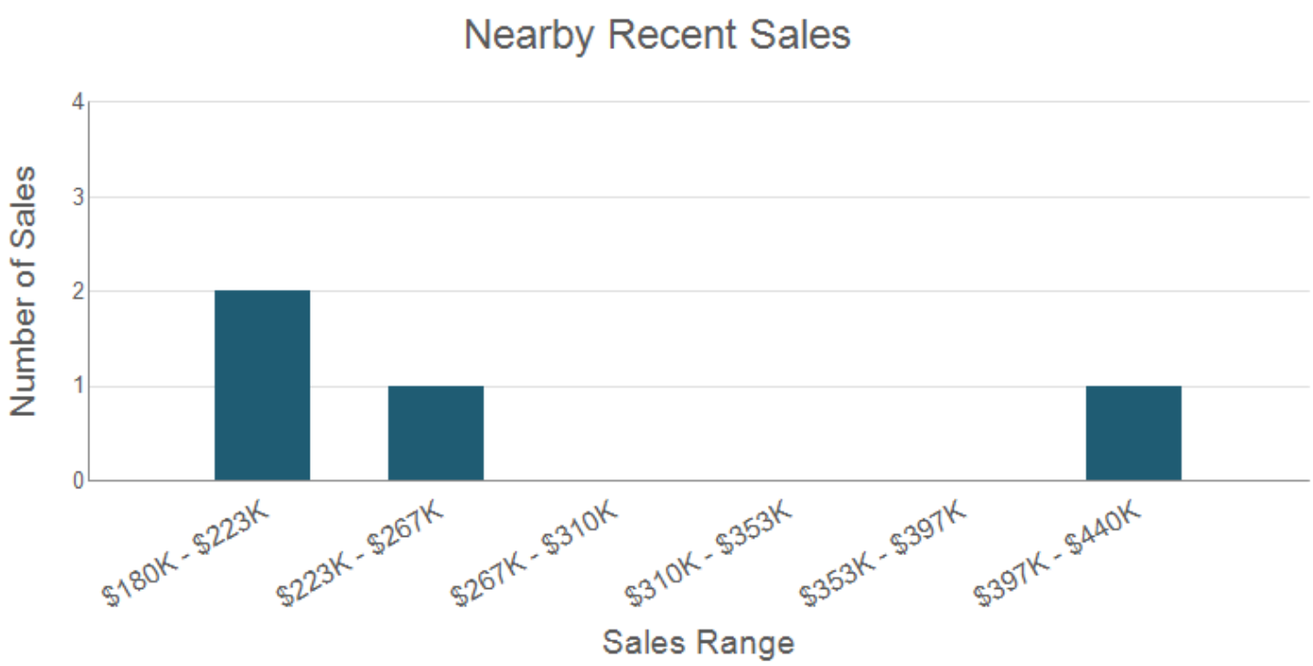
19	8.13Mi.	**11581 BILLMAN RD** **ROSCOMMON, MI 48653-7833**	06/12/2026	$545,000	$473	1152	/3/2	2003	3,419,460 SF

APN: 050-036-013-020-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:N/2 OF SE/4 EXC R.R ROW SEC 36 T25N R3W 78.5 ACRES

20	8.25Mi.	**POCAHONTAS** **ROSCOMMON, MI 48653-**	04/09/2026	$8,000			//		17,424 SF

APN: 052-520-000-452-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 452 Abbreviated Description: Lot:452 Abbreviated Description:LOT 452 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 6

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.

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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.	**8137 N M 18**		$164,200	$82,100	1,596	//1	1993	2 SF	
.04Mi.	**8153 N M 18**	**09/23/2010**	$116,000	$58,000	1,080	/3/2	2000	2 SF	
.12Mi.	**8122 E MICHIGAN HWY**	**06/25/2019**	$80,200	$40,100	1,197	//1	1960	3 SF	
.12Mi.	**11135 MAPLE RIDGE WAY**	**12/05/2025**	$199,400	$99,700	1,568	/3/2	1978	2 SF	
.13Mi.	**8255 N M 18**	**07/23/2020**	$148,400	$74,200	1,296	/3/2	1992	37,026 SF	
.13Mi.	**8212 E MICHIGAN HWY**	**03/06/2000**	$43,600	$21,800	1,096	//1	1962	1 SF	
.15Mi.	**8020 E MICHIGAN HWY**	**11/19/2013**	$108,200	$54,100	1,110	//1	1980	1 SF	
.17Mi.	**11156 MAPLE RIDGE WAY**	**08/27/2021**	$46,600	$23,300	1,092	//1	1974	2 SF	
.18Mi.	**11155 MAPLE RIDGE WAY**	**09/21/1998**	$125,400	$62,700	1,334	//1	1975	2 SF	
.19Mi.	**8298 E MICHIGAN HWY**	**05/09/2001**	$80,800	$40,400	1,087	//2	1960	3 SF	
.2Mi.	**8020 E MICHIGAN HWY**	**09/10/2024**	$29,000	$14,500	832	//1	1965	1 SF	
.21Mi.	**11186 MAPLE RIDGE WAY**	**03/22/2018**	$116,400	$58,200	1,792	//1	1971	2 SF	
.21Mi.	**11187 MAPLE RIDGE WAY**	**03/26/2025**	$171,600	$85,800	1,344	//1	1970	2 SF	
.21Mi.	**7955 N M 18**	**09/10/2024**	$207,000	$103,500	1,260	//1	1992	3 SF	
.28Mi.	**7901 N M 18**	**01/05/1991**	$97,600	$48,800	840	//2	1978	7 SF	
.31Mi.	**7872 N M 18**	**07/09/2009**	$165,400	$82,700	1,050	//1	1970	2 SF	

Rent vs. Own

Households Occupied by Renters:	4%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	57.2 years old	Households:	4,463
Median Household Income:	$66,563	Households w/Family:	61%
Household Income Per Capita:	$44,011	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	14%

School District

School District Zone:	Gerrish-Higgins School District	Students:	791
Number of Schools:	3	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.93Mi.	**Roscommon High School** Number of Students: 337 Student-Teacher Ratio: 17.34 Advanced Placement: Yes	B	Public	7 - 12
8.62Mi.	**Roscommon Middle School** Number of Students: 178 Student-Teacher Ratio: 15.85	B-	Public	5 - 7
8.33Mi.	**Roscommon Elementary School** Number of Students: 276 Student-Teacher Ratio: 12.93	C-	Public	PK - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	48%	SIGNIFICANTLY LOWER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	94%	SIMILAR
MURDER	95%	SIMILAR
OVERALL	117%	HIGHER

Disaster Alerts

3/28/2025 - Severe Winter Storm 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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