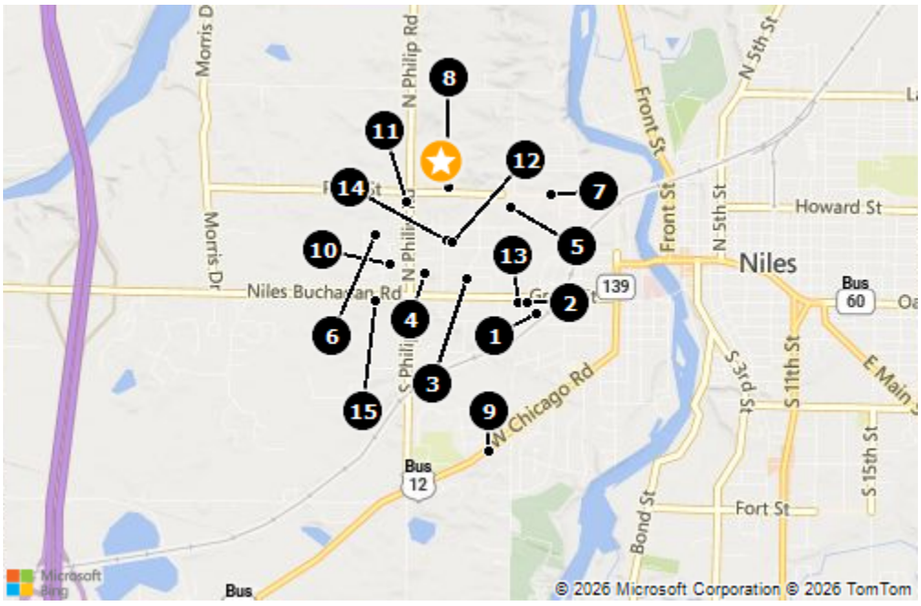
ICE SiteX Report

OrderID: 97632607

SiteX Property Information Report



Subject Property Location

840 BEECHWOOD DR, NILES, MI 49120-1407

County:	**BERRIEN MI**	Census Tract:	260210206.001004
Property Use:	Single Family Residential	Zoning:	LDR
Parcel Number:	74-0830-0026-00-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$350,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$311,500 - $388,500	ICE Confidence Score:	89		

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:	$5,614
Total Assessed Value:	$146,800	Total Assessor Market Value:	$293,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 26 District: 70 Legal Unit: 26 Map Ref: 027-1
Abbreviated Description: LOT 26 BEECHWOOD NO 1
City/Muni/Twp: NILES CITY

Property Characteristics

Lot Size:	14,941 SF	Bedrooms:	3	Pool:	
Building Area:	2280 SF	Baths:	2	Fireplace:	1
Year Built:	1963	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/15/2024	Sales Price:	N/A
Document #:	2024398158 BK-PG 3002-3352	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/13/2024	Sales Price:	$282,000
Document #:	2024398046 BK-PG 3420-2691	Type of Sale:	Full Amount on Deed
Contract Date:	02/09/2024		
Document Type:			

Legal Description:
Lot: 26 Subdivision: BEACHWOOD NO 1 Map Ref: VOL 19 PG 33
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	02/09/2024	Sales Price:	$282,000
Document #:	BK-PG 3420 -2691	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26 District: 70 Legal Unit: 26 Map Ref: 027-1
Abbreviated Description: LOT 26 BEECHWOOD NO 1
City/Muni/Twp: NILES CITY

ICE SiteX Report

OrderID: 97632607

Prior Transfer

Recording Date:	09/10/2012	Sales Price:	N/A
Document #:	BK-PG 2578-0249	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/06/2012	Loan Amount:	N/A
Document #:	BK-PG 3002-3352	Loan Type:	New Conventional
TD Due Date:	08/01/2027	Type Finance:	

Legal Description:
Lot: 26 Subdivision: BEECHWOOD #1
City/Muni/Twp: NILES

Prior Transfer

Recording Date:	01/18/2005	Sales Price:	N/A
Document #:	BK-PG 2578-0248	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/10/2004		
Document Type:			

Legal Description:
Lot: 26 Subdivision: BEECHWOOD #1 Map Ref: LB19 PG33
City/Muni/Twp: NILES

Area Sales Analysis

Total Area Sales	$3,538,090	Median # of Bedrooms	3
Median Lot Size	23,217 SF	Median # of Baths	1
Median Living Area	1,040 SF	Median Year Built	1958
Price Range - 2 Yrs	$26,000 to $670,000	Age Range	40 years to 101 years
Median Value	$210,090	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.86Mi.	**26 S FAIRVIEW AVE** **NILES, MI 49120-3103**	05/06/2026	$230,000	$221	1040	/3/1	1950	18,905 SF	
		APN: 74-8600-0020-00-2 Document #: 2026460245 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: WESTFIELD MapRef: LB 11 PG 35 Abbreviated Description: Lot:20 Subdivision:WESTFIELD Map Ref:LB 11 PG 35City/Muni/Twp:NILES City/Muni/Twp: NILES								
2	.8Mi.	**1 GRAND AVE** **NILES, MI 49120-3104**	03/25/2026	$249,000	$255	975	//1	1950	18,905 SF	
		APN: 74-8600-0016-00-5 Document #: 2026456784 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: WESTFIELD MapRef: LB 11 PG 35 Abbreviated Description: Lot:16 Subdivision:WESTFIELD Map Ref:LB 11 PG 35City/Muni/Twp:NILES City/Muni/Twp: NILES								
3	.59Mi.	**220 CHRISTIANA DR** **NILES, MI 49120-1489**	02/26/2026	$176,000	$179	978	/1/2	1986	SF	
		APN: 14-5030-0002-00-0 Document #: 2026452597 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: THE MISSIONS CONDOMINIUM Legal Unit: 2 MapRef: LB 28 PG 1 Abbreviated Description: Subdivision:THE MISSIONS CONDOMINIUM Legal Unit:2 Map Ref:LB 28 PG 1City/Muni/Twp:NILES City/Muni/Twp: NILES								
4	.57Mi.	**209 N PHILIP RD** **NILES, MI 49120-1448**	01/12/2026	$275,000	$105	2614	/6/2	1971	136,997 SF	
		APN: 14-5000-0036-02-6 Document #: 2026449762 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36,37&36B Subdivision: MISSION HILLS MapRef: LB 11 PG 50 Sec/Twnship/Range: SW4 S27T07SR17W Abbreviated Description: Lot:36,37&36B Subdivision:MISSION HILLS Map Ref:LB 11 PG 50Sec/Twnship/Range:SW4 S27T07SR17W Abbreviated Description:LOT: PART OF LOT 36 City/Muni/Twp:NILES City/Muni/Twp: NILES								
5	.4Mi.	**1200 PLATT ST** **NILES, MI 49120-1453**	11/10/2025	$367,000	$137	2664	/4/1	1979	63,946 SF	
		APN: 14-5000-0016-00-9 Document #: 2025445922 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: MISSION HILLS MapRef: LB 11 PG 50 Abbreviated Description: Lot:16 Subdivision:MISSION HILLS Map Ref:LB 11 PG 50City/Muni/Twp:NILES City/Muni/Twp: NILES								
6	.47Mi.	**334 SHAMROCK DR** **NILES, MI 49120-1461**	10/31/2025	$275,000	$134	2050	/4/2	1965	16,509 SF	
		APN: 14-7260-0048-00-5 Document #: 2025445223 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Subdivision: SHAMROCK HILLS NO 1 MapRef: LB 19 PG 6 Abbreviated Description: Lot:48 Subdivision:SHAMROCK HILLS NO 1 Map Ref:LB 19 PG 6City/Muni/Twp:NILES City/Muni/Twp: NILES								
7	.55Mi.	**749 PLATT ST** **NILES, MI 49120-1533**	08/25/2025	$160,000	$180	884	/2/1		16,640 SF	
		APN: 74-5440-0004-00-7 Document #: 2025440237 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: SUPERVISORS PLAT NO 5 MapRef: LB 9 PG 34 Abbreviated Description: Subdivision:SUPERVISORS PLAT NO 5 Map Ref:LB 9 PG 34Abbreviated Description:LOT : PORTION OF LOT 4 City/Muni/Twp:NILES City/Muni/Twp: NILES								
8	.13Mi.	**1505 PLATT ST** **NILES, MI 49120-1403**	08/22/2025	$210,090	$218	960	/3/1	1951	48,613 SF	
		APN: 74-0820-0003-00-4 Document #: 2025440139 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BEECHWOOD MapRef: LB 18 PG 43 Abbreviated Description: Lot:3 Subdivision:BEECHWOOD Map Ref:LB 18 PG 43City/Muni/Twp:NILES City/Muni/Twp: NILES								
9	.43Mi.	**1411 HARRAH RD** **NILES, MI 49120-8623**	08/07/2025	$670,000	$311	2153	/5/2	1925	169,885 SF	
		APN: 14-0022-0006-10-4 Document #: 2025438927								

ICE SiteX Report

OrderID: 97632607

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW22T07SR17W Abbreviated Description: Sec/Twnship/Range:SW22T07SR17W City/Muni/Twp:NILES City/Muni/Twp: NILES

10	.55Mi.	**1713 KILARNEY LN** **NILES, MI 49120-1431**	06/25/2025	$205,000	$130	1575	/3/1	1961	23,217 SF

APN: 14-7250-0017-00-5 Document #: 2025435544
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: SHAMROCK HILLS MapRef: LB 18 PG 30 Abbreviated Description: Lot:17 Subdivision:SHAMROCK HILLS Map Ref:LB 18 PG 30City/Muni/Twp:NILES City/Muni/Twp: NILES

11	.26Mi.	**536 N PHILIP RD** **NILES, MI 49120-1450**	04/17/2025	$135,000	$102	1323	/3/1	1956	27,922 SF

APN: 14-5210-0025-00-8 Document #: 2025430617
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: NILES VIEW NO 1 MapRef: LB 12 PG 64 Abbreviated Description: Lot:25 Subdivision:NILES VIEW NO 1 Map Ref:LB 12 PG 64City/Muni/Twp:NILES City/Muni/Twp: NILES

12	.39Mi.	**1519 ISAAC MCCOY DR** **NILES, MI 49120-1430**	03/31/2025	$26,000			//		24,742 SF

APN: 14-5010-0110-00-2 Document #: 2025429289
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: MISSION HILLS NO 1 MapRef: LB 16 PG 12 Abbreviated Description: Lot:110 Subdivision:MISSION HILLS NO 1 Map Ref:LB 16 PG 12City/Muni/Twp:NILES City/Muni/Twp: NILES

13	.77Mi.	**2 GRAND AVE** **NILES, MI 49120-3105**	02/18/2025	$168,000	$168	996	//1		18,905 SF

APN: 74-8600-0001-00-8 Document #: 2025424213
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: WESTFIELD MapRef: LB 11 PG 35 Abbreviated Description: Lot:1 Subdivision:WESTFIELD Map Ref:LB 11 PG 35City/Muni/Twp:NILES City/Muni/Twp: NILES

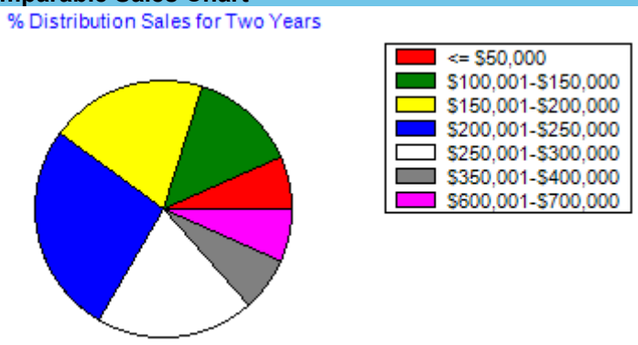
14	.39Mi.	**407 CAREY MISSION DR** **NILES, MI 49120-1413**	01/28/2025	$267,000	$143	1861	/2/2	1978	26,005 SF

APN: 14-5010-0111-10-6 Document #: 2025423083
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 111 Subdivision: MISSION HILLS NO 1 MapRef: LB 16 PG 12 Abbreviated Description: Lot:111 Subdivision:MISSION HILLS NO 1 Map Ref:LB 16 PG 12City/Muni/Twp:NILES City/Muni/Twp: NILES

15	.74Mi.	**1730 NILES BUCHANAN RD** **NILES, MI 49120-8922**	01/10/2025	$125,000	$191	652	/1/1	1939	21,780 SF

APN: 14-0033-0009-00-1 Document #: 2025422167
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4NE4 S33T07SR17W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S33T07SR17W City/Muni/Twp:NILES City/Muni/Twp: NILES

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

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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.	**840 BEECHWOOD DR**	**02/09/2024**	$293,600	$146,800	2,280	/3/2	1963	14,941 SF	
.02Mi.	**860 BEECHWOOD DR**	**10/06/2025**	$313,400	$156,700	1,376	/4/2	1972	14,941 SF	
.02Mi.	**820 BEECHWOOD DR**	**11/29/2021**	$272,400	$136,200	1,384	/3/2	1965	14,941 SF	
.04Mi.	**845 BEECHWOOD DR**	**05/16/2006**	$231,000	$115,500	1,648	/4/2	1969	14,941 SF	
.04Mi.	**865 BEECHWOOD DR**	**07/15/2015**	$260,800	$130,400	1,580	/4/2	1971	14,941 SF	
.04Mi.	**880 BEECHWOOD DR**	**10/12/2018**	$265,200	$132,600	2,062	/3/2	1967	14,941 SF	
.04Mi.	**770 BEECHWOOD DR**	**06/29/2018**	$224,000	$112,000	1,440	/3/1	1963	14,941 SF	
.04Mi.	**825 BEECHWOOD DR**	**10/28/2016**	$237,000	$118,500	2,378	/3/2	1967	14,941 SF	
.06Mi.	**1512 ROLLING HILLS DR**	**10/18/2024**	$279,800	$139,900	1,484	/3/1	1970	14,941 SF	
.06Mi.	**850 SKYLINE DR**	**08/10/2023**	$364,800	$182,400	2,400	/3/2	2015	14,941 SF	
.07Mi.	**750 BEECHWOOD DR**	**08/20/2013**	$281,600	$140,800	2,064	/4/1	1963	14,941 SF	
.07Mi.	**870 SKYLINE DR**	**09/16/2024**	$263,600	$131,800	2,012	/4/2	1978	14,941 SF	
.07Mi.	**830 SKYLINE DR**	**09/30/2020**	$263,200	$131,600	1,840	/4/2	1974	14,941 SF	
.07Mi.	**755 BEECHWOOD DR**		$282,000	$141,000	1,450	/3/1	1963	27,443 SF	
.08Mi.	**1508 ROLLING HILLS DR**	**05/09/1988**	$335,800	$167,900	1,780	/6/2	1970	14,941 SF	
.08Mi.	**1519 ROLLING HILLS DR**	**11/13/2020**	$242,200	$121,100	2,304	/4/2	1967	16,030 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	42.7 years old	Households:	14,649
Median Household Income:	$65,087	Households w/Family:	64%
Household Income Per Capita:	$33,315	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Niles Community School District	Students:	3,143
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.42Mi.	**Ring Lardner Middle School** Number of Students: 510 Student-Teacher Ratio: 17.47	C	Public	6 - 8
1.42Mi.	**Ballard Elementary School** Number of Students: 516 Student-Teacher Ratio: 18.49	C+	Public	PK - 5
2.70Mi.	**Niles Virtual School** Number of Students: 18 Student-Teacher Ratio: 11.61	NA	Public	KG - 12
2.12Mi.	**Niles Senior High School** Number of Students: 828 Student-Teacher Ratio: 20.43	B	Public	9 - 12
1.78Mi.	**Northside Child Development Center** Number of Students: 13 Student-Teacher Ratio: 4.48	NA	Public	PK - KG

Flood Report

The Subject Property of **840 BEECHWOOD DR, NILES, MI 49120-1407** 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	121%	HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	103%	SIMILAR
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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ICE SiteX Report

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