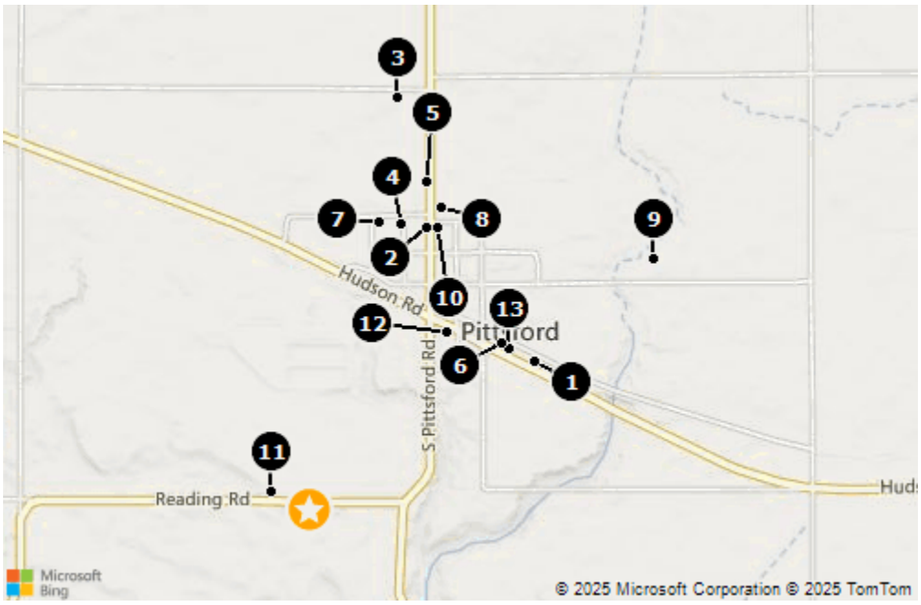
ICE SiteX Report

OrderID: 95899092

SiteX Property Information Report



Subject Property Location

8675 READING RD, PITTSFORD, MI 49271-9717

County:	**HILLSDALE MI**	Census Tract:	260590510.003043
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-024-200-015-24-7-2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$121,000**	FSD:	10
Value Range:	$108,900 - $133,100	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$16,571	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$120,539	Total Taxable Value:	$846
Total Assessed Value:	$68,600	Total Assessor Market Value:	$137,110	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 12 Sec/Twnship/Range: SEC 24 TWN 07S RNG 02W

Abbreviated Description:	COM 212 FT W OF NE COR W1/2 NE1/4 TH S 180 FT TH W 133 FT TH N 180 FT TH E 133 FT TO POB SEC 24 T7S R2W .55 A M/L
City/Muni/Twp:	JEFFERSON TWP

Property Characteristics

Lot Size:	23,914 SF	Bedrooms:		Pool:	
Building Area:	1680 SF	Baths:	2	Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/20/2025	Sales Price:	$101,750
Document #:	BK-PG 1847-473	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/26/2025	Loan Amount:	N/A
Document #:	BK-PG 1889-338	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	
Legal Description:			
City/Muni/Twp: JEFFERSON			

Mortgage Record

Recording Date:	04/04/2023	Loan Amount:	N/A
Document #:	BK-PG 1847-473	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	
Legal Description:			
Sec/Twnship/Range: S24T07SR02W			
City/Muni/Twp: JEFFERSON			

ICE SiteX Report

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Prior Transfer

Recording Date:	01/25/2023	Sales Price:	N/A
Document #:	BK-PG 1843 -19	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/16/2021		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Sec/Twnship/Range: S24T07SR02W

Prior Transfer

Recording Date:	11/16/2021	Sales Price:	N/A
Document #:	BK-PG 1843 -19	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 12 Sec/Twnship/Range: SEC 24 TWN 07S RNG 02W
Abbreviated Description: COM 212 FT W OF NE COR W1/2 NE1/4 TH S 180 FT TH W 133 FT TH N 180 FT TH E 133 FT TO POB SEC 24 T7S R2W .55 A M/L
City/Muni/Twp: JEFFERSON TWP

Area Sales Analysis

Total Area Sales	$1,500,500	Median # of Bedrooms	
Median Lot Size	16,771 SF	Median # of Baths	1
Median Living Area	1,124 SF	Median Year Built	1990
Price Range - 2 Yrs	$20,000 to $222,000	Age Range	28 years to 41 years
Median Value	$110,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.66Mi.	**9294 HUDSON RD** **PITTSFORD, MI 49271-9653**	10/24/2025	$48,000	$43	1104	//1		11,979 SF	
		APN: 13-060-001-002 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: VILLAGE EAST MapRef: LB 9 PG 26 Abbreviated Description: Lot:2 Subdivision:VILLAGE EAST Map Ref:LB 9 PG 26City/Muni/Twp:PITTSFORD City/Muni/Twp: PITTSFORD								
2	.73Mi.	**4324 S PITTSFORD RD** **PITTSFORD, MI 49271-9862**	03/14/2025	$62,500	$73	852	//1		16,335 SF	
		APN: 12-013-200-062-13-7-2 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NE4 S13T07SR02W Abbreviated Description: Sec/Twnship/Range:E2NE4 S13T07SR02W City/Muni/Twp:JEFFERSON City/Muni/Twp: JEFFERSON								
3	1.01Mi.	**8937 DAY RD** **PITTSFORD, MI 49271-9648**	02/06/2025	$205,000	$170	1200	//1		87,120 SF	
		APN: 12-013-200-005-13-7-2 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JEFFERSON City/Muni/Twp: JEFFERSON								
4	.72Mi.	**4320 ANN ST** **PITTSFORD, MI 49271-9852**	01/10/2025	$110,000	$84	1308	//2		13,939 SF	
		APN: 12-013-200-051-13-7-2 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S13T07SR02W Abbreviated Description: Sec/Twnship/Range:NE4 S13T07SR02W City/Muni/Twp:JEFFERSON City/Muni/Twp: JEFFERSON								
5	.83Mi.	**4228 S PITTSFORD RD** **PITTSFORD, MI 49271-9726**	01/07/2025	$222,000	$198	1120	//1	1984	19,079 SF	
		APN: 12-013-200-088-13-7-2 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JEFFERSON City/Muni/Twp: JEFFERSON								
6	.61Mi.	**9154 HUDSON RD** **PITTSFORD, MI 49271-9653**	11/18/2024	$35,000	$28	1248	//1		16,771 SF	
		APN: 13-018-300-012-18-7-1 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S18 Abbreviated Description: Sec/Twnship/Range:SW4 S18 City/Muni/Twp:PITTSFORD City/Muni/Twp: PITTSFORD								
7	.71Mi.	**8879 NORTH ST** **PITTSFORD, MI 49271-9804**	10/15/2024	$120,000	$75	1595	//1		47,481 SF	
		APN: 12-013-200-045-13-7-2 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:JEFFERSON City/Muni/Twp: JEFFERSON								
8	.78Mi.	**4317 S PITTSFORD RD** **PITTSFORD, MI 49271-9862**	08/05/2024	$20,000	$33	594	//1		10,890 SF	
		APN: 13-018-100-009-18-7-1 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PITTSFORD City/Muni/Twp: PITTSFORD								
9	1Mi.	**9566 E MARKET RD** **PITTSFORD, MI 49271-9680**	07/02/2024	$85,000			//		160,781 SF	
		APN: 13-018-200-005-18-7-1 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SW4NE4 S18T07SR01W Abbreviated Description: Sec/Twnship/Range:W2SW4NE4 S18T07SR01W City/Muni/Twp:PITTSFORD City/Muni/Twp: PITTSFORD								
10	.75Mi.	**4361 S PITTSFORD RD** **PITTSFORD, MI 49271-9862**	03/28/2024	$152,000	$135	1124	//1		10,411 SF	
		APN: 13-018-100-011-18-7-1 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S18T07SR01W Abbreviated Description: Sec/Twnship/Range:NW4 S18T07SR01W City/Muni/Twp:PITTSFORD City/Muni/Twp: PITTSFORD								
11	.11Mi.	**8580 READING RD**	03/26/2024	$143,000	$88	1624	//2	1997	70,567 SF	

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PITTSFORD, MI 49271-9715
APN: 12-013-400-019-13-7-2 Document #:
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:JEFFERSON City/Muni/Twp: JEFFERSON

12	.54Mi.	**9050 HUDSON RD**	01/10/2024	$90,000	$100	898	//1	6,752 SF

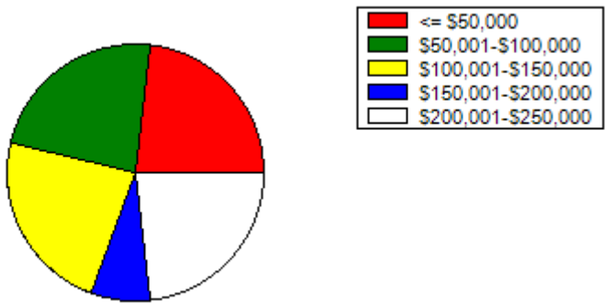
PITTSFORD, MI 49271-9653
APN: 13-050-001-001 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16&17 Subdivision: TAYLORS ADDITION MapRef: LB 53 PG 293 Abbreviated Description: Lot:16&17 Subdivision:TAYLORS ADDITION Map Ref:LB 53 PG 293Abbreviated Description:PART OF LOT 16&17 City/Muni/Twp:PITTSFORD City/Muni/Twp: PITTSFORD

13	.62Mi.	**9190 HUDSON RD**	08/21/2023	$208,000	$173	1200	//1	16,771 SF

PITTSFORD, MI 49271-9653
APN: 13-018-300-010-18-7-1 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PITTSFORD City/Muni/Twp: PITTSFORD

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**8675 READING RD**	**11/16/2021**	$137,110	$68,600	1,680	//2		23,914 SF	
.05Mi.	**8653 READING RD**	**10/19/2020**	$258,409	$129,200	1,760	//2		1 SF	
.06Mi.	**8600 READING RD**	**06/01/2020**	$96,845	$48,400	1,128	//1		1 SF	
.11Mi.	**8580 READING RD**	**03/12/2024**	$239,742	$119,900	1,624	//2	1997	2 SF	
.11Mi.	**8691 READING RD**	**08/23/2011**	$176,964	$88,800	1,068	/3/1	1900	14 SF	
.14Mi.	**8700 READING RD**	**05/27/2015**	$141,702	$70,900	664	//1		5 SF	
.23Mi.	**4874 S PITTSFORD RD**	**01/19/2024**	$349,014	$174,500	1,244	//1		27 SF	
.24Mi.	**5100 S PITTSFORD RD**	**03/22/2023**	$323,395	$161,700	992	//1		49 SF	
.25Mi.	**4874 S PITTSFORD RD**	**03/13/2020**	$227,488	$113,744	1,244	//1		30 SF	
.26Mi.	**5011 S PITTSFORD RD**	**08/25/2021**	$118,521	$59,300	938	//1		4 SF	
.32Mi.	**5111 S PITTSFORD RD**		$157,194	$79,300	720	//1		8 SF	
.35Mi.	**5300 S PITTSFORD RD**	**06/11/2008**	$42,882	$21,500		//1		4 SF	
.37Mi.	**5520 S PITTSFORD RD**	**05/03/2002**	$345,911	$173,000	1,728	//2	1996	25 SF	
.39Mi.	**4720 S PITTSFORD RD**	**08/05/2020**	$149,852	$74,900	1,088	//1		1 SF	
.41Mi.	**5400 S PITTSFORD RD**	**10/23/2017**	$246,195	$123,100	1,500	/2/2	1976	4 SF	
.41Mi.	**4702 S PITTSFORD RD**	**08/05/2020**	$68,106	$34,100		//1		10,890 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	48.9 years old	Households:	873
Median Household Income:	$55,041	Households w/Family:	64%
Household Income Per Capita:	$27,052	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Pittsford Area Schools	Students:	369
Number of Schools:	2	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.86Mi.	**Pittsford Area High School**	B	Public	6 - 12

Number of Students: 222

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Student-Teacher Ratio: 19.89

0.83Mi.	**Pittsford Area Elementary School**	D-	Public	KG - 5

Number of Students: 147
Student-Teacher Ratio: 15.74

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	28%	SIGNIFICANTLY LOWER
BURGLARY	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	16%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	100%	SIMILAR
OVERALL	99%	SIMILAR

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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