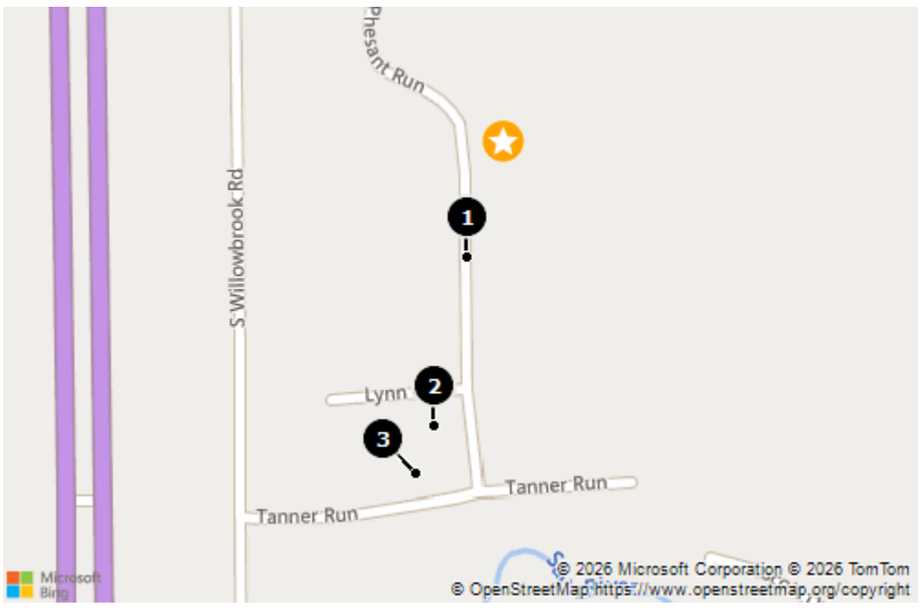
ICE SiteX Report

OrderID: 98671772

SiteX Property Information Report



Subject Property Location

88 FAWN RUN, COLDWATER, MI 49036-8118

County:	**BRANCH MI**	Census Tract:	260239513.011054
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	301-000-000-938-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$274,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$246,600 - $301,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	300
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,970
Total Assessed Value:	$124,900	Total Assessor Market Value:	$249,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 38 District: 300 Subdivision: SAUK RIVER FOREST CONDOMINIUM Sec/Twnship/Range: SEC 26 TWN 06S RNG 06W
Abbreviated Description: LOT 38 SAUK RIVER FOREST SITE CONDOMINIUM SEC 23 & SEC 26 T6S R6W
City/Muni/Twp: CITY OF COLDWATER

Property Characteristics

Lot Size:	16,553 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2026	Sales Price:	$274,468
Document #:	2026-05828 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/02/2025	Sales Price:	$60,000
Document #:	2025-05921 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/11/2025	Sales Price:	$265,700
Document #:	2025-05432 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/09/2025		
Document Type:			
Legal Description:			

Subdivision: BRANCH COUNTY SUBDIVISIONS PLAN NO 16 Legal Unit: 38
Abbreviated Description: CONDO/PUD:SAUK RIVER FOREST SITE CONDOMINIUM
City/Muni/Twp: CITY OF COLDWATER

ICE SiteX Report

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Prior Transfer

Recording Date: 09/09/2025
Document #: BK-PG 2025 -5432
Document Type:
Sales Price: $265,700
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 38 District: 300 Subdivision: SAUK RIVER FOREST CONDOMINIUM Sec/Twnship/Range: SEC 26 TWN 06S RNG 06W
Abbreviated Description: LOT 38 SAUK RIVER FOREST SITE CONDOMINIUM SEC 23 & SEC 26 T6S R6W
City/Muni/Twp: CITY OF COLDWATER

Prior Transfer

Recording Date: 03/05/2019
Document #:
Document Type:
Sales Price: $265,700
Type of Sale: Per Assessor Transaction History
Legal Description:

Prior Transfer

Recording Date: 03/05/2019
Document #: 2019-01082 BK-PG -
Contract Date: 03/05/2019
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 38 Subdivision: RIVER FOREST SITE CONDOMINIUM Sec/Twnship/Range: S23&S26T06SR06W
City/Muni/Twp: COLDWATER

Mortgage Record

Recording Date: 01/31/2018
Document #: 2018-00667 BK-PG -
TD Due Date: 01/28/2028
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
District: 301 Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38
City/Muni/Twp: COLDWATER

Mortgage Record

Recording Date: 05/31/2012
Document #: 2012-03991 BK-PG -
TD Due Date: 05/30/2027
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance: VAR
Legal Description:
Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED
City/Muni/Twp: COLDWATER-1ST WARD

Prior Transfer

Recording Date: 03/27/2012
Document #: 2012-02017 BK-PG -
Contract Date: 03/16/2012
Document Type:
Sales Price: $88,900
Type of Sale: Full Amount on Deed
Legal Description:
Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38
City/Muni/Twp: COLDWATER-1ST WARD

Prior Transfer

Recording Date: 04/06/2011
Document #: 2011-01878 BK-PG -
Contract Date: 03/22/2011
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38 Map Ref: LB909 PG638-685
City/Muni/Twp: COLDWATER

Prior Transfer

Recording Date: 09/02/2010
Document #: 2010-05103 BK-PG -
Contract Date: 09/02/2010
Document Type:
Sales Price: $97,617
Type of Sale: Full Amount on Deed
Legal Description:
Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38
City/Muni/Twp: COLDWATER

Mortgage Record

Recording Date: 07/12/2006
Document #: 2006-05949 BK-PG -
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance:
Legal Description:
Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38
Abbreviated Description: BRANCH COUNTY CONDO SUB PLAN #16
City/Muni/Twp: COLDWATER

Prior Transfer

Recording Date: 06/09/2006
Document #: 2006-05005 BK-PG -
Contract Date: 06/09/2006
Document Type:
Sales Price: N/A
Type of Sale: Non-Arms Length Transfer
Legal Description:
Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38 Map Ref: LB909 PG638-685
Abbreviated Description: FIRST WARD BRANCH COUNTY CONDO SUB PLAN #16
City/Muni/Twp: COLDWATER

ICE SiteX Report

OrderID: 98671772

Mortgage Record

Recording Date:	08/03/2005	Loan Amount:	N/A
Document #:	06862 BK-PG 1086-0081	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38
Abbreviated Description: FIRST WARD BRANCH COUNTY CONDO SUB PLAN #16
City/Muni/Twp: COLDWATER

Prior Transfer

Recording Date:	07/20/2005	Sales Price:	N/A
Document #:	06431 BK-PG 1084 -0046	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/14/2005		
Document Type:			

Legal Description:
Subdivision: SAUK RIVER FOREST CONDOMINIUM Legal Unit: 38 Map Ref: LB909 PG638-685
Abbreviated Description: FIRST WARD BRANCH COUNTY CONDO SUB PLAN #16
City/Muni/Twp: COLDWATER

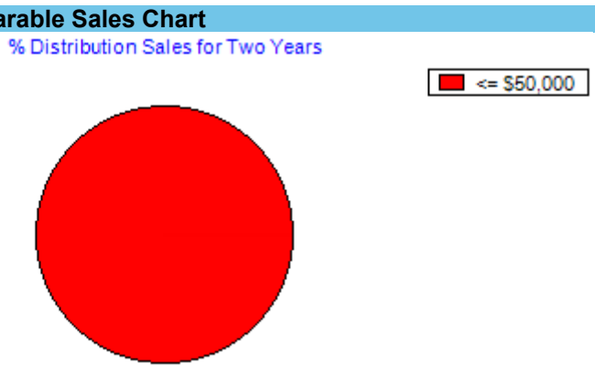
Area Sales Analysis

Total Area Sales	$655,000	Median # of Bedrooms	
Median Lot Size	15,682 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$30,000 to $395,000	Age Range	
Median Value	$230,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**60 FAWN RUN** **COLDWATER, MI 49036-8118**	07/23/2026	$230,000			//		15,682 SF	
		APN: 301-000-000-942-00 Document #: 2026-04636 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: BRANCH COUNTY CONDOMINIUM SUBDIVISION PLAN NO 16 Legal Unit: 42 Abbreviated Description: Subdivision:BRANCH COUNTY CONDOMINIUM SUBDIVISION PLAN NO 16 Legal Unit:42 Abbreviated Description:CONDO/PUD:SAUK RIVER FOREST CONDOMINIUM City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER							
2	.18Mi.	**9 LYNN CT** **COLDWATER, MI 49036-8443**	07/07/2026	$30,000			//		21,344 SF	
		APN: 301-000-000-911-00 Document #: 2026-04259 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: BRANCH COUNTY CONDOMINIUM SUBDIVISION PLAN NO 16 Legal Unit: 11 Abbreviated Description: Subdivision:BRANCH COUNTY CONDOMINIUM SUBDIVISION PLAN NO 16 Legal Unit:11 Abbreviated Description:CONDO/PUD:SAUK RIVER FOREST CONDOMINIUM City/Muni/Twp:CITY OF COLDWATER City/Muni/Twp: CITY OF COLDWATER							
3	.21Mi.	**47 TANNER RUN** **COLDWATER, MI 49036-8125**	06/02/2026	$395,000			//		14,810 SF	
		APN: 301-000-000-909-00 Document #: 2026-03552 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: BRANCH COUNTY CONDOMINIUM SUBDIVISION PLAN NO 16 Legal Unit: 9 Abbreviated Description: Subdivision:BRANCH COUNTY CONDOMINIUM SUBDIVISION PLAN NO 16 Legal Unit:9 Abbreviated Description:CONDO/PUD:SAUK RIVER FOREST CONDOMINIUM City/Muni/Twp:COLDWATER City/Muni/Twp: COLDWATER							

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.	**88 FAWN RUN**	**09/09/2025**	$249,800	$124,900				16,553 SF	
.02Mi.	**82 FAWN RUN**	**10/29/2024**	$288,100	$144,050				15,682 SF	
.02Mi.	**94 FAWN RUN**	**11/05/2020**	$331,100	$165,550				15,682 SF	
.04Mi.	**74 FAWN RUN**	**03/13/2017**	$258,300	$129,150				15,682 SF	
.04Mi.	**100 FAWN RUN**	**11/18/2004**	$331,300	$165,650				20,473 SF	
.05Mi.	**81 FAWN RUN**	**12/05/2013**	$314,700	$157,350				16,553 SF	
.05Mi.	**66 FAWN RUN**	**01/21/2021**	$320,900	$160,450				15,682 SF	
.06Mi.	**73 FAWN RUN**	**09/22/2017**	$272,200	$136,100				16,553 SF	
.07Mi.	**118 FAWN RUN**	**01/05/2026**	$324,700	$162,350				23,087 SF	
.07Mi.	**60 FAWN RUN**	**05/15/2018**	$300,500	$150,250				15,682 SF	
.09Mi.	**115 FAWN RUN**	**02/04/2013**	$368,100	$184,050				21,344 SF	
.09Mi.	**57 FAWN RUN**	**08/24/2012**	$317,300	$158,650				16,553 SF	
.09Mi.	**52 FAWN RUN**	**09/28/2012**	$225,400	$112,700				15,682 SF	
.09Mi.	**134 FAWN RUN**	**01/14/2025**	$325,700	$162,850				17,424 SF	
.1Mi.	**49 FAWN RUN**	**01/05/2016**	$257,800	$128,900				16,553 SF	
.11Mi.	**44 FAWN RUN**	**10/22/2013**	$293,000	$146,500				15,682 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	43.2 years old	Households:	9,946
Median Household Income:	$59,989	Households w/Family:	59%
Household Income Per Capita:	$33,196	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Coldwater Community Schools	Students:	2,813
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.09Mi.	**Jefferson Elementary School** Number of Students: 378 Student-Teacher Ratio: 18	C	Public	2 - 3
2.62Mi.	**Coldwater High School** Number of Students: 981 Student-Teacher Ratio: 27.56	C+	Public	9 - 12
3.02Mi.	**Lakeland Elementary School** Number of Students: 375 Student-Teacher Ratio: 19.53	C-	Public	4 - 5
2.86Mi.	**Legg Middle School** Number of Students: 616 Student-Teacher Ratio: 18.55	B-	Public	6 - 8
2.36Mi.	**Max Larsen Elementary School** Number of Students: 463 Student-Teacher Ratio: 17.15	NA	Public	KG - 1

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	129%	HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	120%	HIGHER
OVERALL	112%	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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