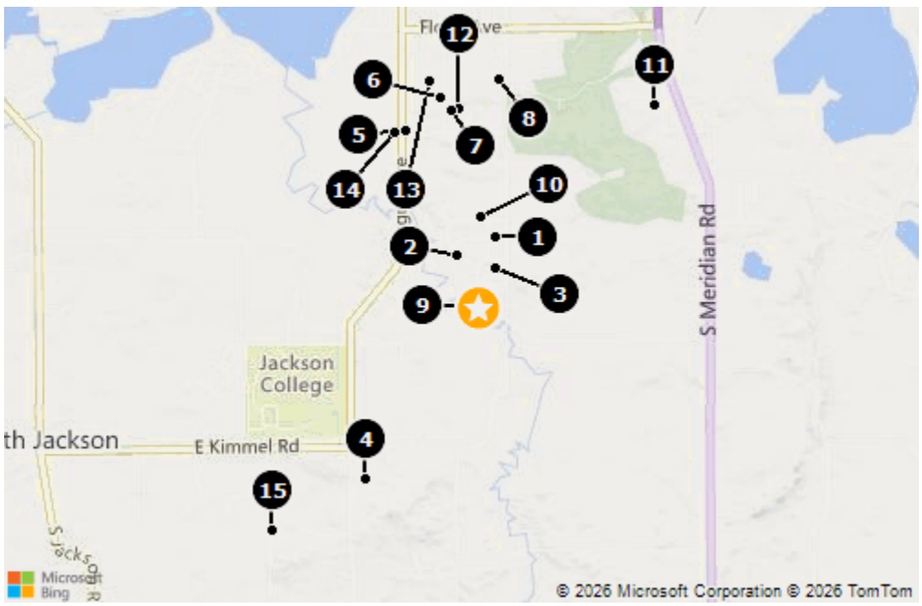
ICE SiteX Report

OrderID: 98730166

SiteX Property Information Report



Subject Property Location

9190 RIVER PARK RD, JACKSON, MI 49201-8737

County:	**JACKSON MI**	Census Tract:	260750051.003026
Property Use:	Single Family Residential	Zoning:	RS2
Parcel Number:	000-13-35-226-080-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$192,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$170,880 - $213,120	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	17
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,293
Total Assessed Value:	$95,500	Total Assessor Market Value:	$191,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 113-114 District: 17 Subdivision: ROBERT HERNDONS GARDEN CITY ESTATES Sec/Twnship/Range: SEC 35 TWN 03S RNG 01W

Abbreviated Description:	BEG AT A PT 1622.75 FT S AND 609.69 FT W OF NE COR OF SEC 35 TH S 38%22'38"W 257 FT TH N 79%02'20"W 81 FT TO BANK OF GRAND
City/Muni/Twp:	SUMMIT TWP

Property Characteristics

Lot Size:	1.033 AC	Bedrooms:	2	Pool:	
Building Area:	910 SF	Baths:	1	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2015	Sales Price:	$85,843
Document #:	2710598 BK-PG 1950-0201	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/30/2010	Sales Price:	$87,000
Document #:	2574388 BK-PG 1950-0200	Type of Sale:	Full Amount on Deed
Contract Date:	09/24/2010		
Document Type:			

Legal Description:

Lot: 113&114 Subdivision: ROBERT HERNDONS GARDEN CITY ESTATES Sec/Twnship/Range: SE4 S26T03SR01W
City/Muni/Twp: SUMMIT

Prior Transfer

Recording Date:	09/24/2010	Sales Price:	$87,000
Document #:	BK-PG 1950 -200	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98730166

Legal Description:
Lot: 113-114 District: 17 Subdivision: ROBERT HERNDONS GARDEN CITY ESTATES Sec/Twnship/Range: SEC 35 TWN 03S RNG 01W
Abbreviated Description: BEG AT A PT 1622.75 FT S AND 609.69 FT W OF NE COR OF SEC 35 TH S 38%22'38"W 257 FT TH N 79%02'20"W 81 FT TO BANK OF GRAND
City/Muni/Twp: SUMMIT TWP

Area Sales Analysis

Total Area Sales	$3,983,316	Median # of Bedrooms	3
Median Lot Size	46,653 SF	Median # of Baths	1
Median Living Area	1,292 SF	Median Year Built	1950
Price Range - 2 Yrs	$60,000 to $535,000	Age Range	27 years to 116 years
Median Value	$260,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**6063 ARGYLE RD** **JACKSON, MI 49201-8735**	09/29/2026	$60,000	$68	880	/2/1	1945	19,994 SF	
		APN: 000-13-26-451-062-00 Document #: 3016089 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: GARDEN CITY ESTATES Sec/Twnship/Range: S26&S35 T03SR01W Abbreviated Description: Lot:37 Subdivision:GARDEN CITY ESTATES Sec/Twnship/Range:S26&S35 T03SR01W City/Muni/Twp:SUMMIT TOWNSHIP City/Muni/Twp: SUMMIT TOWNSHIP								
2	.25Mi.	**8995 RIVER PARK RD** **JACKSON, MI 49201-7824**	09/15/2026	$260,000	$175	1484	//1	1990	90,387 SF	
		APN: 000-13-35-226-067-02 Document #: 3015213 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 103 Subdivision: GARDEN CITY ESTATES Sec/Twnship/Range: S35T03SR01W Abbreviated Description: Lot:103 Subdivision:GARDEN CITY ESTATES Sec/Twnship/Range:S35T03SR01W City/Muni/Twp:SUMMIT TOWNSHIP City/Muni/Twp: SUMMIT TOWNSHIP								
3	.21Mi.	**2985 GARDEN CITY RD** **JACKSON, MI 49201-8727**	08/14/2026	$180,000	$161	1116	/3/1	1950	46,653 SF	
		APN: 000-13-35-226-043-00 Document #: 3013112 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Subdivision: ROBERT HERNDONS GARDEN CITY ESTATES Sec/Twnship/Range: NE4 S35T03SR01W Abbreviated Description: Lot:43 Subdivision:ROBERT HERNDONS GARDEN CITY ESTATES Sec/Twnship/Range:NE4 S35T03SR01W City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT								
4	.95Mi.	**7233 HAGUE AVE** **JACKSON, MI 49201-8375**	06/03/2026	$535,000	$235	2272	//2	1999	492,666 SF	
		APN: 000-18-02-126-001-02 Document #: 3008225 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.92Mi.	**5501 HAGUE AVE** **JACKSON, MI 49203-5987**	05/27/2026	$275,016	$145	1896	/3/2	1990	18,426 SF	
		APN: 080-13-26-251-017-00 Document #: 3007698 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: BARNETT SUBDIVISION MapRef: LB 13 PG 37 Abbreviated Description: Lot:15 Subdivision:BARNETT SUBDIVISION Map Ref:LB 13 PG 37City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT								
6	1.04Mi.	**5400 SHARON DR** **JACKSON, MI 49203-5980**	04/13/2026	$265,000	$206	1284	/3/1	1950	41,121 SF	
		APN: 080-13-26-252-066-00 Document #: 3004793 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: BARNETT SUBDIVISION MapRef: LB 13 PG 37 Abbreviated Description: Lot:51 Subdivision:BARNETT SUBDIVISION Map Ref:LB 13 PG 37City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT								
7	.96Mi.	**5415 SHARON DR** **JACKSON, MI 49203-5979**	03/27/2026	$165,000	$171	960	/3/1	1953	27,269 SF	
		APN: 080-13-26-253-088-00 Document #: 3003031 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Subdivision: BARNETT SUBDIVISION MapRef: LB 13 PG 37 Abbreviated Description: Lot:72 Subdivision:BARNETT SUBDIVISION Map Ref:LB 13 PG 37City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT								
8	1.1Mi.	**5252 DRAPER RD** **JACKSON, MI 49201-8751**	03/26/2026	$412,500	$229	1800	/3/2	1994	98,882 SF	
		APN: 000-13-26-226-005-07 Document #: 3002941 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NE4 S26T0S3R01W Abbreviated Description: Sec/Twnship/Range:E2NE4 S26T0S3R01W City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT								
9	.09Mi.	**9400 RIVER PARK RD** **JACKSON, MI 49201-8776**	02/24/2026	$230,000	$187	1224	/2/1	1935	44,518 SF	
		APN: 000-13-35-226-082-00 Document #: 2999798 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 117 Subdivision: GARDEN CITY ESTATES UNRECORDED Abbreviated Description: Lot:117 Subdivision:GARDEN CITY ESTATES UNRECORDED City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT								
10	.44Mi.	**2958 VALLEY VIEW RD** **JACKSON, MI 49201-8736**	12/30/2025	$60,000	$77	770	/2/1	1928	19,994 SF	
		APN: 000-13-26-451-074-00 Document #: 2996549 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 88 Subdivision: ROBERT HERNDONS GARDEN CITY ESTATES Sec/Twnship/Range: SE4 S26&NE4 S35T03SR01W Abbreviated Description: Lot:88 Subdivision:ROBERT HERNDONS GARDEN CITY ESTATES Sec/Twnship/Range:SE4 S26&NE4 S35T03SR01W City/Muni/Twp:SUMMIT TOWNSHIP City/Muni/Twp: SUMMIT TOWNSHIP								
11	1.28Mi.	**5338 S MERIDIAN RD** **JACKSON, MI 49201-8722**	12/18/2025	$408,000	$217	1872	/3/2	1994	216,058 SF	
		APN: 000-13-25-251-008-07 Document #: 2996055 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NE4 S25T03SR01W Abbreviated Description: Sec/Twnship/Range:SW4NE4 S25T03SR01W City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT								
12	.96Mi.	**2740 MARION RD** **JACKSON, MI 49201-8701**	11/24/2025	$405,000	$244	1657	//2	1997	148,453 SF	

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APN: 000-13-26-226-005-06 Document #: 2994530
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT

13	1.11Mi.	**5303 KAY DR** **JACKSON, MI 49203-5981**	10/06/2025	$200,000	$154	1292	/3/1	1950	41,121 SF

APN: 080-13-26-252-047-00 Document #: 2991329
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: BARNETT SUBDIVISION MapRef: LB 13 PG 37 Abbreviated Description: Lot:38 Subdivision:BARNETT SUBDIVISION Map Ref:LB 13 PG 37City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT

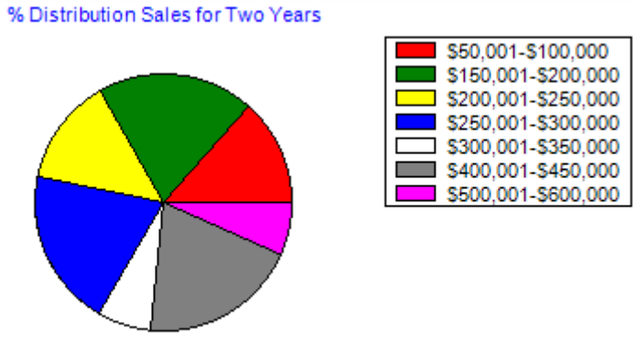
14	.94Mi.	**5500 HAGUE AVE** **JACKSON, MI 49203-5988**	08/14/2025	$205,000	$188	1086	/3/1	1950	72,745 SF

APN: 000-13-26-176-014-00 Document #: 2988079
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26&27 Subdivision: LEEHURST Sec/Twnship/Range: E2W2 S26T03SR01W Abbreviated Description: Lot:26&27 Subdivision:LEEHURST Sec/Twnship/Range:E2W2 S26T03SR01W City/Muni/Twp:SUMMIT City/Muni/Twp: SUMMIT

15	1.41Mi.	**7331 BROWNS LAKE RD** **JACKSON, MI 49201-8390**	07/29/2025	$322,800	$124	2600	/5/2	1910	250,950 SF

APN: 000-18-03-276-006-00 Document #: 2986985
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE04 S03T03T04SR01W Abbreviated Description: Sec/Twnship/Range:NE04 S03T03T04SR01W City/Muni/Twp:LIBERTY City/Muni/Twp: LIBERTY

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.	**9190 RIVER PARK RD**	**09/24/2010**	$191,000	$95,500	910	/2/1	1975	1 SF	
.05Mi.	**9200 RIVER PARK RD**	**02/13/2004**	$215,000	$107,500	1,188	/3/1	1951	2 SF	
.06Mi.	**9184 RIVER PARK RD**	**06/24/2024**	$150,800	$75,400	1,632	/3/1	1950	41,992 SF	
.06Mi.	**9145 RIVER PARK RD**	**04/06/2014**	$93,000	$46,500	560	/1/1	1930	31,799 SF	
.08Mi.	**9100 RIVER PARK RD**		$22,600	$11,300				17,729 SF	
.09Mi.	**9355 RIVER PARK RD**	**09/13/2018**	$248,400	$124,200	1,988	/3/2	1998	1 SF	
.09Mi.	**9100 RIVER PARK RD**	**07/09/2025**						28,401 SF	
.09Mi.	**6500 DRAPER RD**	**09/04/1996**	$23,600	$11,800				15 SF	
.09Mi.	**9170 RIVER PARK RD**		$58,400	$29,200	836	/2/1	1891	6,098 SF	
.09Mi.	**9400 RIVER PARK RD**	**02/19/2026**	$176,200	$88,100	1,224	/2/1	1935	1 SF	
.1Mi.	**9123 RIVER PARK RD**		$228,400	$114,200					
.1Mi.	**9100 RIVER PARK RD**		$24,000	$12,000				19,994 SF	
.11Mi.	**9123 RIVER PARK RD**	**07/09/2025**			1,613	/3/1	1930	39,988 SF	
.11Mi.	**9100 ORCHARD CT**							4,356 SF	
.12Mi.	**6412 DRAPER RD**		$199,400	$99,700	1,572	/4/1	1940	42,384 SF	
.12Mi.	**9116 RIVER PARK RD**	**09/09/2010**	$246,600	$123,300	2,210	/4/1	1900	2 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	42.6 years old	Households:	18,365
Median Household Income:	$69,699	Households w/Family:	62%
Household Income Per Capita:	$36,131	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Vandercook Lake Public Schools	Students:	629
Number of Schools:	3	Rating:	D-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.07Mi.	**Vandercook Lake High School** Number of Students: 258 Student-Teacher Ratio: 13.56	D-	Public	7 - 12
1.27Mi.	**Townsend Elementary School** Number of Students: 316 Student-Teacher Ratio: 18.4	D-	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	95%	SIMILAR
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	88%	LOWER
OVERALL	78%	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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