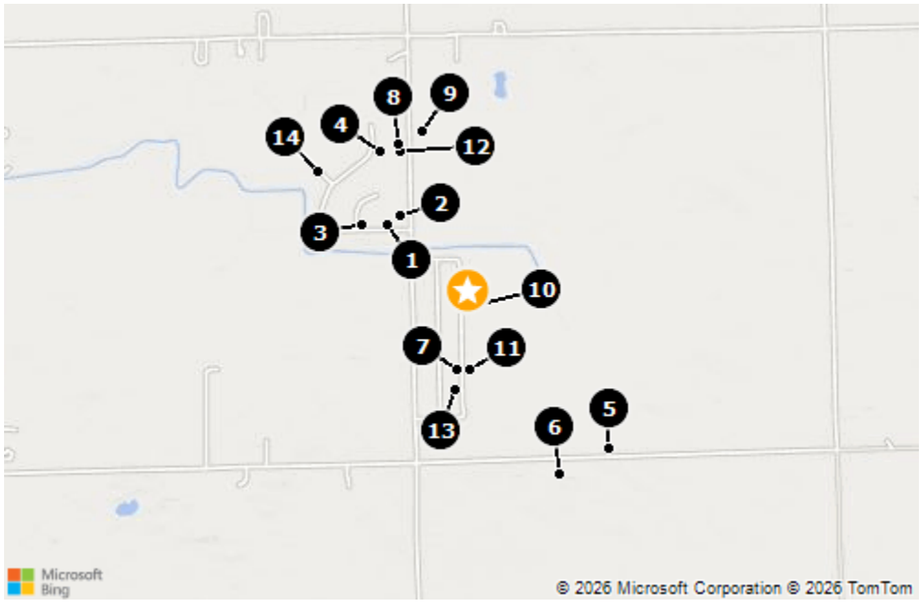
ICE SiteX Report

OrderID: 98671695

SiteX Property Information Report



Subject Property Location

9214 MAPLEWOOD DR, CLIO, MI 48420-9765

County:	**GENESEE MI**	Census Tract:	260490125.032004
Property Use:	Single Family Residential	Zoning:	RU-1
Parcel Number:	17-33-552-025	Thomas Bros Pg-Grid:	

Valuation

Value:	**$152,000**	FSD:	30	Common Confidence Score:	22
Value Range:	$106,400 - $197,600	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$8,700	Market Land Value:	$17,400	Tax Year:	2025
Assd Improvement:	$56,900	Market Improvment Value:	$113,800	Total Taxable Value:	$2,095
Total Assessed Value:	$65,600	Total Assessor Market Value:	$131,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 135-136 District: 17 Subdivision: LAWNDALE SUB
Abbreviated Description: S 1/2 OF LOT 135 AND LOT 136 LAWNDALE SUB NO 1
City/Muni/Twp: THETFORD TWP

Property Characteristics

Lot Size:	13,373 SF	Bedrooms:	3	Pool:	
Building Area:	936 SF	Baths:	1	Fireplace:	
Year Built:	1960	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:	1	A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	02/19/2025	Loan Amount:	N/A
Document #:	202502190006877 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2065	Type Finance:	

Legal Description:
Lot: 135&136 Subdivision: LAWNDALE SUBDIVISION NO 1
Abbreviated Description: SOUTH 2 OF LOTS 135&136

Mortgage Record

Recording Date:	05/26/2023	Loan Amount:	N/A
Document #:	202305260034381 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2047	Type Finance:	

Legal Description:
Lot: 135&136 Subdivision: LAWNDALE SUBDIVISION NO 1
Abbreviated Description: SOUTH2 OF LOTS 135&136
City/Muni/Twp: THETFORD

Mortgage Record

Recording Date:	08/22/2022	Loan Amount:	N/A
Document #:	202208220057883 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2047	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 135&136 Subdivision: LAWNDALE SUBDIVISION NO 1
Abbreviated Description: POR OF LOT 135&136
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	02/26/2017	Sales Price:	$62,000
Document #:	201702260011042 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/19/2017		
Document Type:			

Legal Description:
Lot: 135&136 Subdivision: LAWNDALE SUBDIVISION NO 1 Map Ref: LB25 PG55
Abbreviated Description: S2 LOT135 & LOT136

Prior Transfer

Recording Date:	01/23/2017	Sales Price:	N/A
Document #:	201701230003895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/19/2017	Sales Price:	$62,000
Document #:	201702260011042 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 135-136 District: 17 Subdivision: LAWNDALE SUB
Abbreviated Description: S 1/2 OF LOT 135 AND LOT 136 LAWNDALE SUB NO 1
City/Muni/Twp: THETFORD TWP

Mortgage Record

Recording Date:	12/27/2005	Loan Amount:	N/A
Document #:	200512270122093 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/13/2020	Type Finance:	

Legal Description:
Lot: 135&136 Subdivision: LAWNDALE SUBDIVISION #1
Abbreviated Description: S2 LOT135
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	03/03/2004	Sales Price:	N/A
Document #:	200403030027217 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/20/2004		
Document Type:			

Legal Description:
Lot: 135&136 Subdivision: LAWNDALE SUBDIVISION #1 Map Ref: MB25 PG55
Abbreviated Description: S2 LOTS135&136
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	02/22/2002	Sales Price:	$81,000
Document #:	200202220019169 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/15/2002		
Document Type:			

Legal Description:
Lot: 135&136 Subdivision: LAWNDALE SUBDIVISION #1 Map Ref: MB25 PG55
Abbreviated Description: SOUTH2 LOTS135&136
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	08/28/2000	Sales Price:	$12,000
Document #:	200008280062128 BK-PG 4560-0910	Type of Sale:	Full Amount on Deed
Contract Date:	07/24/2000		
Document Type:			

Legal Description:
Subdivision: LAWNDALE SUBDIVISION #1
Abbreviated Description: S 1/2 OF LOT 135 AND LOT 136 LAWNDALE SUB NO 1
City/Muni/Twp: THETFORD TOWNSHIP

Area Sales Analysis

Total Area Sales	$2,830,900	Median # of Bedrooms	3
Median Lot Size	18,856 SF	Median # of Baths	1
Median Living Area	1,126 SF	Median Year Built	1971
Price Range - 2 Yrs	$134,000 to $380,000	Age Range	25 years to 84 years
Median Value	$187,500	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**2491 VALLEY CHURCH DR CLIO, MI 48420-9737**	09/21/2026	$225,000	$165	1360	/3/1	1976	16,800 SF	
		APN: 17-32-527-019 Document #: 202609210053642 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: MADOR ROYL HEIGHTS NO 2 MapRef: LB 52 PG 16&17 Abbreviated Description: Lot:53 Subdivision:MADOR ROYL HEIGHTS NO 2 Map Ref:LB 52 PG 16&17City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD								
2	.23Mi.	**9307 N BRAY RD CLIO, MI 48420-9728**	06/25/2026	$192,000	$205	936	/3/1	1969	38,943 SF	
		APN: 17-32-526-034 Document #: 202606250039337 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98671695

Land Use: Single Family Residential
Legal: Lot: 3&4 Subdivision: MADORROYL HEIGHTS MapRef: LB 44 PG 19 Abbreviated Description: Lot:3&4 Subdivision:MADORROYL HEIGHTS Map Ref:LB 44 PG 19City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

3	.32Mi.	**2455 VALLEY CHURCH DR** **CLIO, MI 48420-9736**	06/23/2026	$208,000	$183	1132	/3/1	1974	16,450 SF

APN: 17-32-527-016 Document #: 202606230038795
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: MADORROYL HEIGHTS NO 2 MapRef: MB 52 PG 16-17 Abbreviated Description: Lot:50 Subdivision:MADORROYL HEIGHTS NO 2 Map Ref:MB 52 PG 16-17City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

4	.38Mi.	**9418 LYLE MEADOW LN** **CLIO, MI 48420-9725**	04/28/2026	$185,000	$165	1120	/3/1	1996	17,711 SF

APN: 17-32-528-012 Document #: 202604280026153
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: MADOR ROYL HEIGHTS NO 3 MapRef: LB 57 PG 7&8 Abbreviated Description: Lot:75 Subdivision:MADOR ROYL HEIGHTS NO 3 Map Ref:LB 57 PG 7&8City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

5	.35Mi.	**3241 E FRANCES RD** **CLIO, MI 48420-9760**	01/07/2026	$150,000	$164	912	/2/1	1942	696,963 SF

APN: 17-33-300-001 Document #: 202601070000060
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S33T09NR07E Abbreviated Description: Sec/Twnship/Range:SW4 S33T09NR07E City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

6	.51Mi.	**3174 E FRANCES RD** **CLIO, MI 48420-9778**	01/07/2026	$380,000	$172	2208	//2	2001	94,787 SF

APN: 11-04-100-013 Document #: 202601070000046
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S04T08NR07E Abbreviated Description: Sec/Twnship/Range:NW4 S04T08NR07E City/Muni/Twp:GENESEE City/Muni/Twp: GENESEE

7	.19Mi.	**9115 MAPLEWOOD DR** **CLIO, MI 48420-9764**	12/02/2025	$185,000	$148	1248	/3/1	1959	15,159 SF

APN: 17-33-552-006 Document #: 202512020025200
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 103&105 Subdivision: LAWNDALE SUBDIVISION NO 1 MapRef: LB 25 PG 55 Abbreviated Description: Lot:103&105 Subdivision:LAWNDALE SUBDIVISION NO 1 Map Ref:LB 25 PG 55Abbreviated Description:LOT: NORTH 2 OF LOT 13 & S 2 OF LOT 105 City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

8	.38Mi.	**9395 N BRAY RD** **CLIO, MI 48420-9728**	11/24/2025	$197,000	$149	1320	/3/1	1968	20,000 SF

APN: 17-32-526-013 Document #: 202511240024082
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: MADOR ROYL HEIGHTS MapRef: LB 44 PG 19 Abbreviated Description: Lot:13 Subdivision:MADOR ROYL HEIGHTS Map Ref:LB 44 PG 19City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

9	.39Mi.	**9410 N BRAY RD** **CLIO, MI 48420-9773**	11/04/2025	$190,000	$193	984	/3/1	1973	22,000 SF

APN: 17-33-501-013 Document #: 202511040020572
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: HAMMOND ACRES MapRef: LB 27 PG 79 Abbreviated Description: Lot:13 Subdivision:HAMMOND ACRES Map Ref:LB 27 PG 79City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

10	.04Mi.	**9194 MAPLEWOOD DR** **CLIO, MI 48420-9764**	09/09/2025	$179,900	$192	936	/3/1	1960	13,286 SF

APN: 17-33-552-027 Document #: 202509090010734
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 139&138 Subdivision: LAWNDALE SUBDIVISION NO 1 MapRef: LB 25 PG 55 Abbreviated Description: Lot:139&138 Subdivision:LAWNDALE SUBDIVISION NO 1 Map Ref:LB 25 PG 55Abbreviated Description:OUTH 2 OF LOT 138 City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

11	.18Mi.	**9116 MAPLEWOOD DR** **CLIO, MI 48420-9764**	08/26/2025	$140,000	$167	836	/2/1	1960	13,068 SF

APN: 17-33-552-034 Document #: 202508260008017
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 150&151 Subdivision: LAWNDALE SUBDIVISION NO 1 MapRef: LB 25 PG 55 Abbreviated Description: Lot:150&151 Subdivision:LAWNDALE SUBDIVISION NO 1 Map Ref:LB 25 PG 55Abbreviated Description:LOT: NORTH 2 OF LOT 151 City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

12	.37Mi.	**9385 N BRAY RD** **CLIO, MI 48420-9728**	07/22/2025	$180,000	$153	1176	/3/3	1977	20,000 SF

APN: 17-32-526-012 Document #: 202507220002934
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: MADOR ROYL HEIGHTS MapRef: LB 44 PG 19 Abbreviated Description: Lot:12 Subdivision:MADOR ROYL HEIGHTS Map Ref:LB 44 PG 19City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

13	.23Mi.	**9091 MAPLEWOOD DR** **CLIO, MI 48420-9719**	06/17/2025	$134,000	$152	880	/3/1	1959	11,369 SF

APN: 17-33-552-004 Document #: 202506170000143
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 100&101 Subdivision: LAWNDALE SUBDIVISION NO 1 MapRef: LB 25 PG 55 Abbreviated Description: Lot:100&101 Subdivision:LAWNDALE SUBDIVISION NO 1 Map Ref:LB 25 PG 55Abbreviated Description:LOT : NORTH 2 OF LOT 100 City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

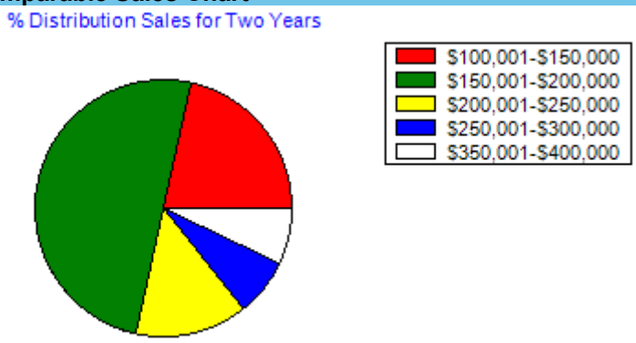
14	.47Mi.	**9353 WOODRIDGE DR** **CLIO, MI 48420-9787**	05/29/2025	$285,000	$200	1424	/3/2	1992	326,701 SF

APN: 17-32-200-014 Document #: 202505290000258
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S32T09NR07E Abbreviated Description: Sec/Twnship/Range:NE4 S32T09NR07E City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

ICE SiteX Report

OrderID: 98671695

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.	**9214 MAPLEWOOD DR**	**01/19/2017**	$131,200	$65,600	936	/3/1	1960	13,373 SF	
.02Mi.	**9222 MAPLEWOOD DR**	**08/28/1997**	$141,000	$70,500	936	/3/1	1957	13,460 SF	
.02Mi.	**9200 MAPLEWOOD DR**	**02/21/2019**	$149,200	$74,600	1,244	/3/1	1965	13,286 SF	
.03Mi.	**9215 MAPLEWOOD DR**	**03/08/2023**	$171,000	$85,500	1,320	/3/1	1959	11,369 SF	
.04Mi.	**9194 MAPLEWOOD DR**	**09/03/2025**	$129,000	$64,500	936	/3/1	1960	13,286 SF	
.04Mi.	**9234 MAPLEWOOD DR**		$138,200	$69,100	1,062	//1		14,549 SF	
.04Mi.	**9221 MAPLEWOOD DR**	**06/13/2019**	$123,200	$61,600	936	/3/1	1959	11,369 SF	
.04Mi.	**9201 MAPLEWOOD DR**	**01/24/2011**	$132,800	$66,400	936	/3/1	1959	15,159 SF	
.05Mi.	**9193 MAPLEWOOD DR**	**06/27/2007**	$101,400	$50,700	832	/3/1	1955	7,579 SF	
.05Mi.	**9237 MAPLEWOOD DR**		$121,000	$60,500	936	/3/1	1959	15,072 SF	
.06Mi.	**9208 LAWNCREST RD**	**08/06/2020**	$132,400	$66,200	936	/3/1	1959	15,159 SF	
.06Mi.	**9242 MAPLEWOOD DR**	**06/30/2023**	$126,000	$63,000	936	/3/1	1960	14,549 SF	
.06Mi.	**9180 MAPLEWOOD DR**	**11/01/2006**	$121,600	$60,800	960	/3/1	1963	17,685 SF	
.06Mi.	**9220 LAWNCREST RD**	**06/10/2021**	$131,200	$65,600	936	/3/1	1959	11,369 SF	
.06Mi.	**9200 LAWNCREST RD**		$124,600	$62,300	874	/3/1	1957	11,369 SF	
.07Mi.	**9181 MAPLEWOOD DR**	**08/06/2021**	$132,200	$66,100	936	/3/1	1959	15,159 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	44.7 years old	Households:	8,298
Median Household Income:	$68,172	Households w/Family:	62%
Household Income Per Capita:	$32,517	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Mount Morris Consolidated School District	Students:	1,446
Number of Schools:	9	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.80Mi.	**Montague Elementary School** Number of Students: 199 Student-Teacher Ratio: 26.36	D-	Public	4 - 5
3.33Mi.	**Elisabeth Ann Johnson High School** Number of Students: 410 Student-Teacher Ratio: 19.71 Advanced Placement: Yes	F	Public	9 - 12
2.44Mi.	**Pinehurst Early Elementary School** Number of Students: 197 Student-Teacher Ratio: 17.91	NA	Public	KG - 1
1.78Mi.	**Moore Elementary School** Number of Students: 219 Student-Teacher Ratio: 21.16	F	Public	2 - 3
2.09Mi.	**Mt. Morris Middle School** Number of Students: 297 Student-Teacher Ratio: 15.63	F	Public	6 - 8

ICE SiteX Report

OrderID: 98671695

Flood Report

The Subject Property of **9214 MAPLEWOOD DR, CLIO, MI 48420-9765** 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	77%	NOTABLY LOWER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	114%	HIGHER
OVERALL	90%	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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