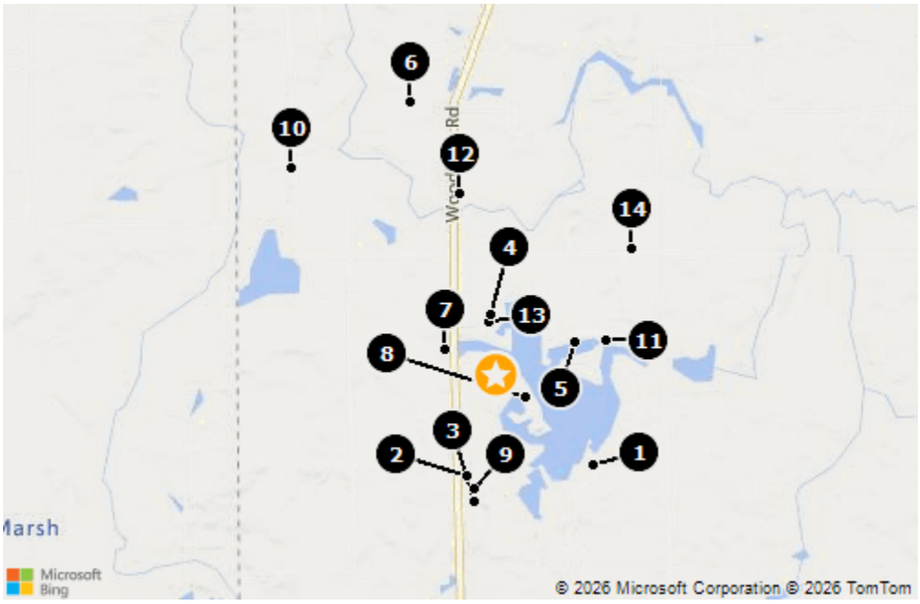
ICE SiteX Report

OrderID: 98697646

SiteX Property Information Report



Subject Property Location

9423 LOOKOUT POINT DR, LAINGSBURG, MI 48848-8782

County:	**SHIAWASSEE MI**	Census Tract:	261550314.022032
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	013-52-132-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$389,000**	FSD:	18	Common Confidence Score:	46
Value Range:	$318,980 - $459,020	ICE Confidence Score:	82		

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:	$4,481
Total Assessed Value:	$159,900	Total Assessor Market Value:	$319,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 132 District: 13 Subdivision: SCENIC LAKE ESTATES
Abbreviated Description: SCENIC LAKE ESTATES NO 2 WOODHULL TWP LOT 132
City/Muni/Twp: WOODHULL TOWNSHIP

Property Characteristics

Lot Size:	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

Mortgage Record

Recording Date:	03/24/2026	Loan Amount:	N/A
Document #:	3400885 BK-PG 1336-325	Loan Type:	
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 132 Subdivision: SCENIC LAKE ESTATES NO 2
City/Muni/Twp: WOODHULL TOWNSHIP

Prior Transfer

Recording Date:	11/05/2025	Sales Price:	$37,000
Document #:	3397111 BK-PG 1071-449	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/11/2025	Loan Amount:	N/A
Document #:	3389529 BK-PG 1325-144	Loan Type:	FHA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 132 Subdivision: SCENIC LAKE ESTATES NO 2

Mortgage Record

Recording Date:	08/26/2024	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98697646

Document #:	3384297 BK-PG 1320-14	Loan Type:	FHA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 132 Subdivision: SCENIC LAKE ESTATES NO 2
City/Muni/Twp: WOODHULL TOWNSHIP

Mortgage Record

Recording Date:	08/25/2022	Loan Amount:	N/A
Document #:	3363806 BK-PG 1299-846	Loan Type:	FHA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 132 Subdivision: SCENIC LAKE ESTATES NO 2

Prior Transfer

Recording Date:	07/01/2016	Sales Price:	$229,000
Document #:	BK-PG 1224 -280	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 132 District: 13 Subdivision: SCENIC LAKE ESTATES
Abbreviated Description: SCENIC LAKE ESTATES NO 2 WOODHULL TWP LOT 132
City/Muni/Twp: WOODHULL TOWNSHIP

Mortgage Record

Recording Date:	02/13/2012	Loan Amount:	N/A
Document #:	BK-PG 1168-0174	Loan Type:	Unknown
TD Due Date:	02/01/2042	Type Finance:	

Legal Description:
Lot: 132 Subdivision: SCENIC LAKE ESTATES

Prior Transfer

Recording Date:	02/13/2012	Sales Price:	$216,000
Document #:	BK-PG 1059-62	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/10/2004	Loan Amount:	N/A
Document #:	3133319 BK-PG 1071-449	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 132 Subdivision: SCENIC LAKE ESTATES #2
City/Muni/Twp: WOODHULL

Mortgage Record

Recording Date:	04/21/2004	Loan Amount:	N/A
Document #:	3120667 BK-PG 1059-062	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type Finance:	

Legal Description:
Lot: 132 Subdivision: PLAT OF SCENIC LAKE ESTATES #2

Mortgage Record

Recording Date:	02/28/2003	Loan Amount:	N/A
Document #:	3092393 BK-PG 1031-067	Loan Type:	Unknown
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 132 Subdivision: SCENIC LAKE ESTATES #2
City/Muni/Twp: WOODHULL

Prior Transfer

Recording Date:	06/01/2001	Sales Price:	$189,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,544,900	Median # of Bedrooms	
Median Lot Size	106,722 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$269,900 to $925,000	Age Range	
Median Value	$372,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**8840 W LAKE POINTE DR** **LAINGSBURG, MI 48848-9364**	08/31/2026	$925,000			//		SF	
		APN: 013-10-100-010 Document #: 3406656 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WOODHULL City/Muni/Twp: WOODHULL								
2	.5Mi.	**10543 WOODBURY RD** **LAINGSBURG, MI 48848-8813**	08/26/2026	$380,000			//		130,681	SF
		APN: 013-09-400-002-01 Document #: 3406531 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WOODHULL City/Muni/Twp: WOODHULL								
3	.6Mi.	**10671 WOODBURY RD** **LAINGSBURG, MI 48848-8784**	08/18/2026	$285,000			//		130,681	SF

ICE SiteX Report

OrderID: 98697646

APN: 013-09-400-005 Document #: 3406244
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:WOODHULL City/Muni/Twp: WOODHULL

4	.28Mi.	**9374 W SCENIC LAKE DR** **LAINGSBURG, MI 48848-8800**	08/11/2026	$440,000	//	39,204 SF

APN: 013-50-009-000-01 Document #: 3406028
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9&10 Subdivision: SCENIC LAKE ESTATES NO 1 MapRef: LB 14 PG 256 Abbreviated Description: Lot:9&10 Subdivision:SCENIC LAKE ESTATES NO 1 Map Ref:LB 14 PG 256City/Muni/Twp:WOODHULL TOWNSHIP City/Muni/Twp: WOODHULL TOWNSHIP

5	.41Mi.	**8955 W SCENIC LAKE DR** **LAINGSBURG, MI 48848-8787**	08/04/2026	$900,000	//	SF

APN: 013-50-053-000 Document #: 3405809
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: SCENIC LAKE ESTATES NO 1 MapRef: LB 14 PG 256 Abbreviated Description: Lot:53 Subdivision:SCENIC LAKE ESTATES NO 1 Map Ref:LB 14 PG 256City/Muni/Twp:WOODHULL City/Muni/Twp: WOODHULL

6	1.38Mi.	**8748 WOODBURY RD** **LAINGSBURG, MI 48848-8791**	04/27/2026	$475,000	//	217,801 SF

APN: 009-33-300-001-03 Document #: 3402668
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S33T06NR01E Abbreviated Description: Sec/Twnship/Range:SW4 S33T06NR01E City/Muni/Twp:SCIOTA TOWNSHIP City/Muni/Twp: SCIOTA TOWNSHIP

7	.33Mi.	**9992 WOODBURY RD** **LAINGSBURG, MI 48848-8728**	04/20/2026	$335,000	//	261,361 SF

APN: 013-04-300-005 Document #: 3402340
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S04T05NR01E Abbreviated Description: Sec/Twnship/Range:S04T05NR01E City/Muni/Twp:WOODHULL TOWNSHIP City/Muni/Twp: WOODHULL TOWNSHIP

8	.2Mi.	**9335 LOOKOUT POINT DR** **LAINGSBURG, MI 48848-9743**	03/11/2026	$360,000	//	SF

APN: 013-52-125-000 Document #: 3400585
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 125 Subdivision: SCENIC LAKE ESTATES NO 2 MapRef: LB 14 PG 265 Abbreviated Description: Lot:125 Subdivision:SCENIC LAKE ESTATES NO 2 Map Ref:LB 14 PG 265City/Muni/Twp:WOODHULL City/Muni/Twp: WOODHULL

9	.55Mi.	**10583 WOODBURY RD** **LAINGSBURG, MI 48848-8813**	02/18/2026	$330,000	//	161,173 SF

APN: 013-09-400-002-02 Document #: 3399957
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S09T05NR01E Abbreviated Description: Sec/Twnship/Range:SE4 S09T05NR01E City/Muni/Twp:WOODHULL TOWNSHIP City/Muni/Twp: WOODHULL TOWNSHIP

10	1.39Mi.	**9050 LAINGSBURG RD** **LAINGSBURG, MI 48848-9307**	01/16/2026	$269,900	//	82,764 SF

APN: 013-05-100-012 Document #: 3399113
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2 S05T05NR01E Abbreviated Description: Sec/Twnship/Range:N2 S05T05NR01E City/Muni/Twp:LAINGABURG City/Muni/Twp: LAINGABURG

11	.55Mi.	**9905 OAK ISLAND DR** **LAINGSBURG, MI 48848-8735**	12/05/2025	$780,000	//	SF

APN: 013-38-001-000 Document #: 3398020
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: EAST BAY ESTATES MapRef: LB 14 PG 298 Abbreviated Description: Lot:1 Subdivision:EAST BAY ESTATES Map Ref:LB 14 PG 298City/Muni/Twp:WOODHULL City/Muni/Twp: WOODHULL

12	.84Mi.	**9215 WOODBURY RD** **LAINGSBURG, MI 48848-9750**	08/19/2025	$420,000	//	261,361 SF

APN: 013-04-200-003 Document #: 3394620
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S04T05NR01E Abbreviated Description: Sec/Twnship/Range:NE4 S04T05NR01E City/Muni/Twp:WOODHULL TOWNSHIP City/Muni/Twp: WOODHULL TOWNSHIP

13	.25Mi.	**9408 W SCENIC LAKE DR** **LAINGSBURG, MI 48848-9749**	07/31/2025	$280,000	//	SF

APN: 013-50-008-000 Document #: 3394047
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SCENIC LAKE ESTATES NO 1 MapRef: LB 14 PG 256 Abbreviated Description: Lot:8 Subdivision:SCENIC LAKE ESTATES NO 1 Map Ref:LB 14 PG 256

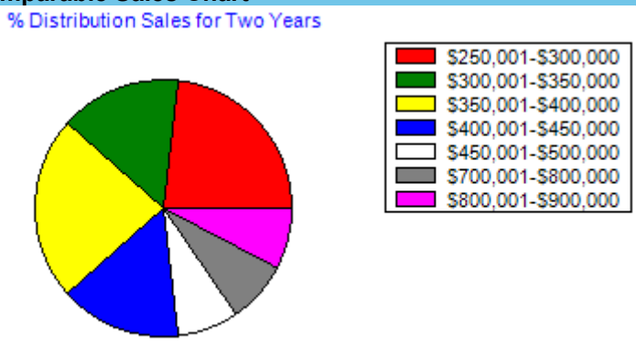
14	.88Mi.	**8650 WINEGAR RD** **LAINGSBURG, MI 48848-8722**	07/14/2025	$365,000	//	278,785 SF

APN: 013-03-100-002-02 Document #: 3393520
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S03T05NR01E Abbreviated Description: Sec/Twnship/Range:NW4 S03T05NR01E City/Muni/Twp:WOODHULL TOWNSHIP City/Muni/Twp: WOODHULL TOWNSHIP

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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.	**9423 LOOKOUT POINT DR**	**07/01/2016**	$319,800	$159,900					
.02Mi.	**9435 LOOKOUT POINT DR**		$340,000	$170,000					
.04Mi.	**9447 LOOKOUT POINT DR**	**09/03/2020**	$347,200	$173,600					
.04Mi.	**9411 LOOKOUT POINT DR**	**08/09/2021**	$326,800	$163,400					
.05Mi.	**9424 LOOKOUT POINT DR**		$414,000	$207,000					
.05Mi.	**9432 LOOKOUT POINT DR**	**06/26/2019**	$485,000	$242,500					
.06Mi.	**9416 LOOKOUT POINT DR**	**03/19/2024**	$474,600	$237,300					
.06Mi.	**9440 LOOKOUT POINT DR**	**06/16/2023**	$654,000	$327,000				21,780 SF	
.06Mi.	**9455 LOOKOUT POINT DR**	**08/10/2020**	$353,600	$176,800					
.07Mi.	**9410 LOOKOUT POINT DR**	**11/21/2024**	$430,800	$215,400					
.08Mi.	**9408 LOOKOUT POINT DR**	**07/02/2014**	$461,000	$230,500					
.08Mi.	**10186 S BAY DR**	**08/14/2020**	$654,600	$327,300				10 SF	
.09Mi.	**9456 LOOKOUT POINT DR**		$505,400	$252,700				23,958 SF	
.09Mi.	**9473 LOOKOUT POINT DR**	**04/01/2001**	$439,600	$219,800					
.1Mi.	**9396 LOOKOUT POINT DR**		$563,000	$281,500					
.1Mi.	**10147 S BAY DR**		$562,000	$281,000					

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	45.1 years old	Households:	2,908
Median Household Income:	$87,096	Households w/Family:	74%
Household Income Per Capita:	$40,909	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Laingsburg Community School District	Students:	1,112
Number of Schools:	3	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.99Mi.	**Laingsburg High School** Number of Students: 340 Student-Teacher Ratio: 16.86 Advanced Placement: Yes	B-	Public	9 - 12
3.41Mi.	**Laingsburg Elementary School** Number of Students: 521 Student-Teacher Ratio: 16.81	B+	Public	PK - 5
2.89Mi.	**Laingsburg Middle School** Number of Students: 251 Student-Teacher Ratio: 15.36	A-	Public	6 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	28%	SIGNIFICANTLY LOWER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	23%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	88%	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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