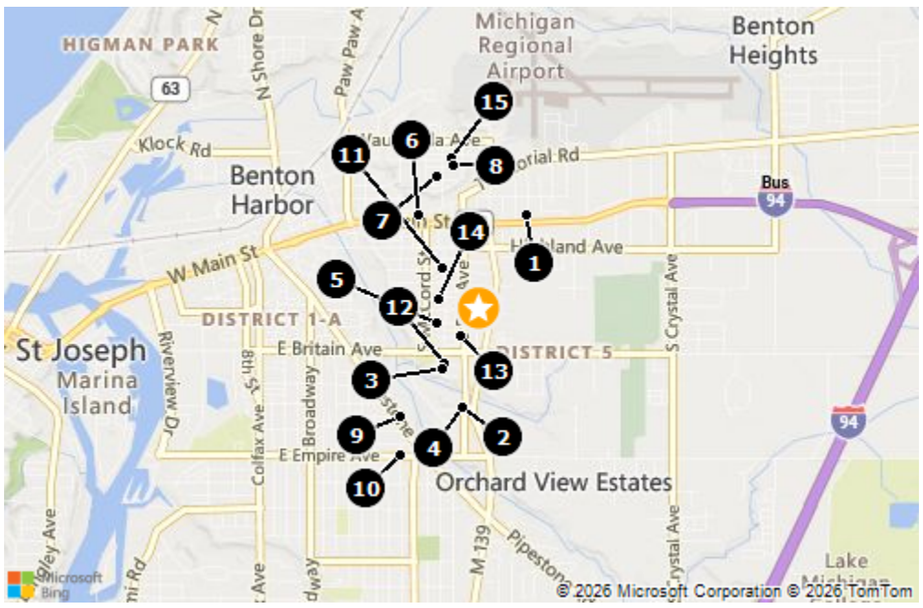
ICE SiteX Report

OrderID: 96823728

SiteX Property Information Report



Subject Property Location

950 DAVAR ST, BENTON HARBOR, MI 49022-7204

County:	**BERRIEN MI**	Census Tract:	260210022.002023
Property Use:	Single Family Residential	Zoning:	B TWO FAMILY
Parcel Number:	03-6940-0008-00-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$117,000**	FSD:	18	Common Confidence Score:	48
Value Range:	$95,940 - $138,060	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,601
Total Assessed Value:	$56,400	Total Assessor Market Value:	$112,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: A District: 03 Legal Unit: 8 Map Ref: 020-1
Abbreviated Description: LOT 8 BLK A ROSS PARK
City/Muni/Twp: BENTON TWP

Property Characteristics

Lot Size:	5,924 SF	Bedrooms:	2	Pool:	
Building Area:	849 SF	Baths:	1	Fireplace:	
Year Built:	1940	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:	RaisedRanch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/24/2025	Sales Price:	$98,090
Document #:	2025446804 BK-PG 3400-2042	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/03/2025	Loan Amount:	N/A
Document #:	2025433876 BK-PG 3452-1	Loan Type:	FHA
TD Due Date:	05/01/2055	Type Finance:	

Legal Description:
Lot: 8 Block: A Subdivision: ROSS PARK
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	01/23/2025	Sales Price:	N/A
Document #:	2025422759 BK-PG 3400-2042	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/16/2023	Loan Amount:	N/A
Document #:	2023376334 BK-PG 3400-2057	Loan Type:	Stand Alone Second

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TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 8 Block: A Subdivision: ROSS PARK
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	03/16/2023	Sales Price:	$99,900
Document #:	2023376332 BK-PG 3400-2039	Type of Sale:	Full Amount on Deed
Contract Date:	03/10/2023		
Document Type:			

Legal Description:
Lot: 8 Block: A Subdivision: ROSS PARK Map Ref: LB 10 PG 8
City/Muni/Twp: BENTON

Prior Transfer

Recording Date:	03/10/2023	Sales Price:	$99,900
Document #:	BK-PG 3400 -2039	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: A District: 03 Legal Unit: 8 Map Ref: 020-1
Abbreviated Description: LOT 8 BLK A ROSS PARK
City/Muni/Twp: BENTON TWP

Prior Transfer

Recording Date:	11/18/2019	Sales Price:	N/A
Document #:	BK-PG 3256-2619	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/22/2019		
Document Type:			

Legal Description:
Lot: 8 Block: A Subdivision: ROSS PARK

Prior Transfer

Recording Date:	08/23/2012	Sales Price:	$9,000
Document #:	BK-PG 3005-0644	Type of Sale:	Full Amount on Deed
Contract Date:	08/22/2012		
Document Type:			

Legal Description:
Lot: 8 Block: A Subdivision: ROSS PARK
City/Muni/Twp: BENTON CHARTER

Mortgage Record

Recording Date:	10/07/2010	Loan Amount:	N/A
Document #:	BK-PG 2934-2349	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 103&104 Subdivision: COLFAX AVENUE ADDITION TO BENTON HARBOR
City/Muni/Twp: SAINT JOSEPH

Area Sales Analysis

Total Area Sales	$1,212,082	Median # of Bedrooms	2
Median Lot Size	6,229 SF	Median # of Baths	1
Median Living Area	1,052 SF	Median Year Built	1940
Price Range - 2 Yrs	$7,000 to $237,114	Age Range	73 years to 106 years
Median Value	$65,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**234 WALNUT ST** **BENTON HARBOR, MI 49022-2948**	01/28/2026	$18,000	$24	748	//1	1930	6,229 SF	
2	.49Mi.	**690 S FAIR AVE** **BENTON HARBOR, MI 49022-4124**	12/23/2025	$90,000	$83	1082	/2/1	1930	8,276 SF	
3	.34Mi.	**806 PITKINS AVE** **BENTON HARBOR, MI 49022-4143**	12/03/2025	$155,000	$187	828	/2/1	1950	5,881 SF	
4	.48Mi.	**688 S FAIR AVE** **BENTON HARBOR, MI 49022-4124**	10/31/2025	$79,900	$59	1348	/3/2	1950	9,583 SF	
5	.21Mi.	**785 MCGUIGAN AVE** **BENTON HARBOR, MI 49022-4256**	10/01/2025	$55,000	$64	855	/2/1	1953	6,011 SF	

1 .5Mi. **234 WALNUT ST** **BENTON HARBOR, MI 49022-2948** 01/28/2026 $18,000 $24 748 //1 1930 6,229 SF
APN: 03-4540-0019-00-5 Document #: 2026450791
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: LEESIDE 2ND ADDITION MapRef: LB 3 PG 55 Abbreviated Description: Lot:4 Block:2 Subdivision:LEESIDE 2ND ADDITION Map Ref:LB 3 PG 55City/Muni/Twp:BENTON HARBOUR City/Muni/Twp: BENTON HARBOUR

2 .49Mi. **690 S FAIR AVE** **BENTON HARBOR, MI 49022-4124** 12/23/2025 $90,000 $83 1082 /2/1 1930 8,276 SF
APN: 52-0019-0047-06-0 Document #: 2025448793
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S19T04SR18W Abbreviated Description: Sec/Twnship/Range:SE4SE4 S19T04SR18W City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

3 .34Mi. **806 PITKINS AVE** **BENTON HARBOR, MI 49022-4143** 12/03/2025 $155,000 $187 828 /2/1 1950 5,881 SF
APN: 52-0910-0021-00-5 Document #: 2025447387
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: BRITAIN AVENUE SUBDIVISION MapRef: LB 10 PG 15 Abbreviated Description: Lot:21 Subdivision:BRITAIN AVENUE SUBDIVISION Map Ref:LB 10 PG 15City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

4 .48Mi. **688 S FAIR AVE** **BENTON HARBOR, MI 49022-4124** 10/31/2025 $79,900 $59 1348 /3/2 1950 9,583 SF
APN: 52-0019-0047-00-1 Document #: 2025445146
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S19T04SR18W Abbreviated Description: Sec/Twnship/Range:SE4SE4 S19T04SR18W City/Muni/Twp:BENTON City/Muni/Twp: BENTON

5 .21Mi. **785 MCGUIGAN AVE** **BENTON HARBOR, MI 49022-4256** 10/01/2025 $55,000 $64 855 /2/1 1953 6,011 SF
APN: 54-2300-0013-00-7 Document #: 2025442938
Document Type: Price Code: D

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Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: FAIR GROUND ADDITION MapRef: LB 3 PG 22 Abbreviated Description: Lot:4 Block:2 Subdivision:FAIR GROUND ADDITION Map Ref:LB 3 PG 22City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

6	.53Mi.	**718 TERRITORIAL RD** **BENTON HARBOR, MI 49022-3261**	08/28/2025	$28,500	$31	898	/2/1	1925	5,881 SF

APN: 54-3800-0002-00-2 Document #: 2025440500
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: B Subdivision: JAMES SUBDIVISION MapRef: MB 2 PG 42 Abbreviated Description: Block:B Subdivision:JAMES SUBDIVISION Map Ref:MB 2 PG 42City/Muni/Twp:BENTON City/Muni/Twp: BENTON

7	.66Mi.	**791 LA SALLE ST** **BENTON HARBOR, MI 49022-3221**	08/05/2025	$135,000	$149	904	/3/1	1928	6,229 SF

APN: 54-5060-0100-00-8 Document #: 2025438743
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 6 Subdivision: MCORDS SECOND ADDITION MapRef: LB 3 PG 27 Abbreviated Description: Lot:12 Block:6 Subdivision:MCORDS SECOND ADDITION Map Ref:LB 3 PG 27City/Muni/Twp:BENTON City/Muni/Twp: BENTON

8	.7Mi.	**863 EDGECUMBE AVE** **BENTON HARBOR, MI 49022-3111**	06/13/2025	$38,500	$36	1052	/4/1	1938	6,229 SF

APN: 54-5060-0064-00-1 Document #: 2025434643
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 4 Subdivision: MCCORDS SECOND ADDITION MapRef: LB 3 PG 27 Abbreviated Description: Lot:16 Block:4 Subdivision:MCCORDS SECOND ADDITION Map Ref:LB 3 PG 27City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

9	.62Mi.	**749 PIPESTONE ST** **BENTON HARBOR, MI 49022-4815**	05/30/2025	$237,114	$110	2152	/5/2	1942	21,127 SF

APN: 52-0831-0021-00-1 Document #: 2025433679
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: ASSESSORS PLAT NO 31 MapRef: LB 13 PG 26 Abbreviated Description: Lot:21 Subdivision:ASSESSORS PLAT NO 31 Map Ref:LB 13 PG 26City/Muni/Twp:BENTON City/Muni/Twp: BENTON

10	.8Mi.	**635 E EMPIRE AVE** **BENTON HARBOR, MI 49022-4827**	05/07/2025	$120,000	$101	1182	/3/1	1930	5,053 SF

APN: 52-3000-0031-00-2 Document #: 2025431943
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: HANSENS ADDITION MapRef: LB 3 PG 12 Abbreviated Description: Lot:12 Block:2 Subdivision:HANSENS ADDITION Map Ref:LB 3 PG 12City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

11	.26Mi.	**811 BUSS AVE** **BENTON HARBOR, MI 49022-4303**	04/28/2025	$7,000	$7	879	/2/1	1920	4,443 SF

APN: 54-2970-0052-00-1 Document #: 2025431202
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: ASSESSORS HADLOW PLAT MapRef: LB 9 PG 26 Abbreviated Description: Lot:52 Subdivision:ASSESSORS HADLOW PLAT Map Ref:LB 9 PG 26City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

12	.31Mi.	**815 PITKINS AVE** **BENTON HARBOR, MI 49022-4142**	04/22/2025	$115,000	$184	624	/2/2	1952	6,098 SF

APN: 52-0910-0018-00-4 Document #: 2025430893
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: BRITAIN AVENUE SUBDIVISION MapRef: LB 10 PG 15 Abbreviated Description: Lot:18 Subdivision:BRITAIN AVENUE SUBDIVISION Map Ref:LB 10 PG 15City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

13	.15Mi.	**885 MINERAL AVE** **BENTON HARBOR, MI 49022-4236**	04/21/2025	$52,068	$40	1287	/3/1	1940	6,882 SF

APN: 54-2300-0065-00-7 Document #: 2025430711
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 4 Subdivision: FAIRGROUND ADDITION Abbreviated Description: Lot:17 Block:4 Subdivision:FAIRGROUND ADDITION City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

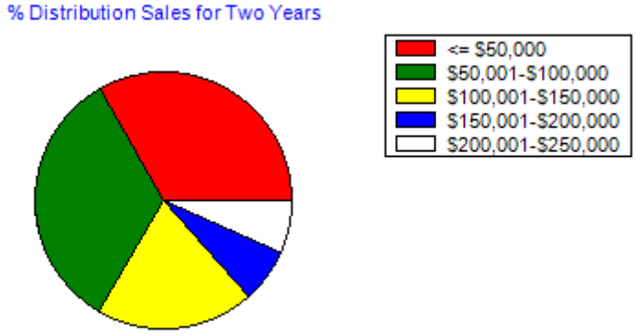
14	.18Mi.	**810 NATE WELLS SR DR** **BENTON HARBOR, MI 49022-4331**	03/27/2025	$16,000	$14	1120	/2/1	1944	6,229 SF

APN: 54-5950-0037-00-4 Document #: 2025429009
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: D Subdivision: PACKARDS IMPROVES ADDITION MapRef: LB 10 PG 473 Abbreviated Description: Lot:2 Block:D Subdivision:PACKARDS IMPROVES ADDITION Map Ref:LB 10 PG 473City/Muni/Twp:BENTON City/Muni/Twp: BENTON

15	.73Mi.	**854 WAUCEDA AVE** **BENTON HARBOR, MI 49022-3141**	03/17/2025	$65,000	$59	1098	/3/1	1944	6,229 SF

APN: 54-5060-0054-00-6 Document #: 2025428299
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 4 Subdivision: MCCORDS SECOND ADDITION MapRef: MB 3 PG 27 Abbreviated Description: Lot:6 Block:4 Subdivision:MCCORDS SECOND ADDITION Map Ref:MB 3 PG 27City/Muni/Twp:BENTON HARBOR City/Muni/Twp: BENTON HARBOR

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.

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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.	**950 DAVAR ST**	**03/10/2023**	$112,800	$56,400	849	/2/1	1940	5,924 SF	
.01Mi.	**940 DAVAR ST**	**10/05/2018**	$63,600	$31,800	1,058	//1	1940	5,924 SF	
.03Mi.	**949 DAVAR ST**	**12/08/2005**	$94,400	$47,200	800	//1	1940	11,892 SF	
.03Mi.	**939 DAVAR ST**	**10/08/1987**	$80,600	$40,300	715	//1	1940	5,924 SF	
.04Mi.	**345 S FAIR AVE**	**12/27/2019**	$84,200	$42,100	1,248	//1	1940	6,708 SF	
.07Mi.	**300 S MARTIN LUTHER KING DR**	**11/04/2014**	$61,600	$30,800				2 SF	
.07Mi.	**373 S FAIR AVE**							2 SF	
.08Mi.	**950 HALL ST**		$72,200	$36,100	882	//1	1950	18,731 SF	
.08Mi.	**328 S FAIR AVE**	**12/27/2021**	$54,800	$27,400	932	/3/1	1908	6,621 SF	
.08Mi.	**310 S FAIR AVE**		$74,000	$37,000	1,200	/3/1	1940	6,621 SF	
.1Mi.	**982 HALL ST**	**01/12/2012**			2,240		1950	12,502 SF	
.1Mi.	**876 E VINEYARD AVE**	**08/29/2023**	$64,000	$32,000	1,440	/4/2	1930	6,229 SF	
.11Mi.	**877 NATE WELLS SR DR**	**12/03/2019**	$73,800	$36,900	1,078	/3/1	1942	9,365 SF	
.11Mi.	**405 S FAIR AVE**	**08/15/2019**	$20,200	$10,100	1,178	//1	1925	6,403 SF	
.11Mi.	**861 E VINEYARD AVE**	**10/20/2010**	$33,800	$16,900	1,050	/3/1	1970	6,490 SF	
.11Mi.	**937 HALL ST**	**02/24/2023**	$53,200	$26,600	810	//1	1935	6,403 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	38.0 years old	Households:	12,035
Median Household Income:	$45,371	Households w/Family:	61%
Household Income Per Capita:	$26,172	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Benton Harbor Area Schools	Students:	1,613
Number of Schools:	6	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**International Academy at Hull** Number of Students: 335 Student-Teacher Ratio: 23.93	F	Public	1 - 3
3.13Mi.	**Discovery Enrichment Center** Number of Students: 56 Student-Teacher Ratio: 4.87	NA	Public	PK - KG
2.15Mi.	**Fair Plain East Elementary School** Number of Students: 208 Student-Teacher Ratio: 20.8	C-	Public	4 - 5
1.27Mi.	**Benton Harbor High School** Number of Students: 540 Student-Teacher Ratio: 23.48	F	Public	9 - 12
2.00Mi.	**Fair Plain Middle School** Number of Students: 377 Student-Teacher Ratio: 18.85	D-	Public	6 - 8

Flood Report

The Subject Property of **950 DAVAR ST, BENTON HARBOR, MI 49022-7204** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	127%	HIGHER
MURDER	126%	HIGHER
OVERALL	128%	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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Data deemed reliable, but not guaranteed.
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