ICE SiteX Report

OrderID: 98359122

SiteX Property Information Report



Subject Property Location

958 THORNAPPLE ST, SAINT CLAIR, MI 48079-5439

County:	**ST CLAIR MI**	Census Tract:	261476420.001007
Property Use:	Single Family Residential	Zoning:	R-1 LOW DENSITY
Parcel Number:	74-07-280-0009-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$356,000**	FSD:	20	Common Confidence Score:	41
Value Range:	$284,800 - $427,200	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	07
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,443
Total Assessed Value:	$127,000	Total Assessor Market Value:	$254,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9,74 District: 07 Legal Unit: 9,74,9 Map Ref: SC00930C09

Abbreviated Description:	LOT 9 FARR PLAT & E 8' OF N 156.72' OF THAT PART OF 5 A LOT 74 MAP OF PC 304 & 305 LYING W OF & ADJ LOT 9 OWNED & OCC AS ONE
City/Muni/Twp:	CITY OF ST. CLAIR

Property Characteristics

Lot Size:	9,714 SF	Bedrooms:	4	Pool:	
Building Area:	2016 SF	Baths:	1	Fireplace:	1
Year Built:	1952	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/22/2026	Sales Price:	$158,850
Document #:	2026012516 BK-PG 5404-974	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/17/2021	Sales Price:	N/A
Document #:	2021023709 BK-PG 4691-459	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/09/2021	Loan Amount:	N/A
Document #:	2021022735 BK-PG 5404-974	Loan Type:	VA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 9 Subdivision: FARR PLAT
City/Muni/Twp: ST CLAIR

Mortgage Record

Recording Date:	03/21/2016	Loan Amount:	N/A

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Document #:	2016005727 BK-PG 4691-459	Loan Type:	VA
TD Due Date:	04/01/2046	Type Finance:	

Legal Description:
Lot: 9 Subdivision: FARR PLAT
City/Muni/Twp: ST CLAIR

Prior Transfer

Recording Date:	03/21/2016	Sales Price:	$136,000
Document #:	2016005726 BK-PG 4691 -458	Type of Sale:	Full Amount on Deed
Contract Date:	03/02/2016		
Document Type:			

Legal Description:
Lot: 9&74 Subdivision: FARR PLAT SUBDIVISION Map Ref: LB 54 PG 17
Abbreviated Description: PART OF LOT 74
City/Muni/Twp: ST CLAIR

Prior Transfer

Recording Date:	03/02/2016	Sales Price:	$136,000
Document #:	BK-PG 4691 -458	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9,74 District: 07 Legal Unit: 9,74,9 Map Ref: SC00930C09
Abbreviated Description: LOT 9 FARR PLAT & E 8' OF N 156.72' OF THAT PART OF 5 A LOT 74 MAP OF PC 304 & 305 LYING W OF & ADJ LOT 9 OWNED & OCC AS ONE
City/Muni/Twp: CITY OF ST. CLAIR

Prior Transfer

Recording Date:	05/21/2012	Sales Price:	$85,000
Document #:	2012013463 BK-PG 4257 -959	Type of Sale:	Full Amount on Deed
Contract Date:	05/15/2012		
Document Type:			

Legal Description:
Lot: 9 Subdivision: FARR PLAT Map Ref: LB54 PG17
City/Muni/Twp: SAINT CLAIR

Prior Transfer

Recording Date:	05/15/2012	Sales Price:	$85,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,279,100	Median # of Bedrooms	2
Median Lot Size	7,187 SF	Median # of Baths	1
Median Living Area	1,120 SF	Median Year Built	1949
Price Range - 2 Yrs	$160,000 to $370,000	Age Range	36 years to 94 years
Median Value	$195,000	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**703 N 9TH ST** **SAINT CLAIR, MI 48079-5489**	08/27/2026	$195,000	$196	994	/2/1	1949	8,799 SF	
		APN: 74-07-362-0002-000 Document #: 2026017361 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HUBEL AND WATERLOOS PLAT MapRef: LB 16 PG 154 Abbreviated Description: Lot:2 Subdivision:HUBEL AND WATERLOOS PLAT Map Ref:LB 16 PG 154City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR								
2	.28Mi.	**804 WATERLOO ST** **SAINT CLAIR, MI 48079-5459**	08/19/2026	$176,000	$250	704	/3/1	1932	7,928 SF	
		APN: 74-07-695-0003-000 Document #: 2026016767 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3,4 Subdivision: PART OF THE VILLAGE OF ST CLAIR MapRef: LB D PG 37 Abbreviated Description: Lot:3,4 Subdivision:PART OF THE VILLAGE OF ST CLAIR Map Ref:LB D PG 37Abbreviated Description:LOT: WESTERLY PART OF LOT 4 City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR								
3	.33Mi.	**738 N 9TH ST** **SAINT CLAIR, MI 48079-4853**	07/22/2026	$236,000	$171	1378	/3/1		7,797 SF	
		APN: 74-07-106-0009-000 Document #: 2026014786 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 MapRef: LB 50 PG 36 Abbreviated Description: Lot:10 Map Ref:LB 50 PG 36City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR								
4	.27Mi.	**209 S 7TH ST** **SAINT CLAIR, MI 48079-5030**	07/06/2026	$195,000	$203	960	/4/1	1939	5,401 SF	
		APN: 74-07-049-0169-000 Document #: 2026013544 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 290 Subdivision: PALMER NOW COMMONLY KNOWN AS THE ST CLAIR MapRef: LB D PG 35 Abbreviated Description: Lot:290 Subdivision:PALMER NOW COMMONLY KNOWN AS THE ST CLAIR Map Ref:LB D PG 35City/Muni/Twp:VILLAGE OF PALMER City/Muni/Twp: VILLAGE OF PALMER								
5	.26Mi.	**615 JAY ST** **SAINT CLAIR, MI 48079-5321**	06/24/2026	$174,900	$156	1120	/2/2		2,701 SF	
		APN: 74-07-049-0170-000 Document #: 2026012721 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 291 MapRef: LB D PG 3133&35 Abbreviated Description: Lot:291 Map Ref:LB D PG 3133&35Abbreviated Description:LOT: WEST 1/2 OF LOT 291 City/Muni/Twp:CITY OF SAINT CLAIR City/Muni/Twp: CITY OF SAINT CLAIR								
6	.3Mi.	**718 N 9TH ST** **SAINT CLAIR, MI 48079-4851**	05/29/2026	$248,000	$168	1468	/2/1	1965	7,187 SF	
		APN: 74-07-106-0011-000 Document #: 2026010791								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12,13 MapRef: LB 50 PG 36 Abbreviated Description: Lot:12,13 Map Ref:LB 50 PG 36Abbreviated Description:LOT: NORTH 6 FEET OF THE WEST 90 FEET OF LOT 13 City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR

7	.3Mi.	**920 CLINTON AVE** **SAINT CLAIR, MI 48079-4951**	05/19/2026	$314,000	$205	1528	/2/1		10,280 SF

APN: 74-07-094-0002-000 Document #: 2026010141
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2,3 MapRef: LB 50 PG 37 Abbreviated Description: Lot:2,3 Map Ref:LB 50 PG 37City/Muni/Twp:CITY OF SAINT CLAIR City/Muni/Twp: CITY OF SAINT CLAIR

8	.32Mi.	**310 S 6TH ST** **SAINT CLAIR, MI 48079-5024**	05/06/2026	$370,000			//		5,401 SF

APN: 74-07-049-0126-010 Document #: 2026009197
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 242 MapRef: LB D PG 35 Abbreviated Description: Lot:242 Map Ref:LB D PG 35City/Muni/Twp:VILLAGE OF PALMER City/Muni/Twp: VILLAGE OF PALMER

9	.18Mi.	**715 THORNAPPLE ST** **SAINT CLAIR, MI 48079-5437**	04/13/2026	$270,000	$157	1715	/3/2	1941	4,487 SF

APN: 74-07-049-0239-000 Document #: 2026007386
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 23 Subdivision: SAINT CLAIR MapRef: LB D PG 31 Abbreviated Description: Lot:1 Block:23 Subdivision:SAINT CLAIR Map Ref:LB D PG 31City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR

10	.35Mi.	**1207 CLINTON AVE** **SAINT CLAIR, MI 48079-4959**	03/23/2026	$202,500	$171	1180	/2/1		5,489 SF

APN: 74-07-780-0005-000 Document #: 2026005187
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 MapRef: LB D PG 40 Abbreviated Description: Lot:3 Map Ref:LB D PG 40Abbreviated Description:LOT: NORTH 110 FEET OF THE WEST 50 FEET OF LOT 3 City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR

11	.28Mi.	**703 TRUMBULL ST** **SAINT CLAIR, MI 48079-5347**	01/21/2026	$190,000	$194	975	/2/1	1942	5,401 SF

APN: 74-07-049-0256-000 Document #: 2026001357
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5,6 Block: 26 Subdivision: ST CLAIR SUBDIVISION MapRef: LB D PG 31 Abbreviated Description: Lot:5,6 Block:26 Subdivision:ST CLAIR SUBDIVISION Map Ref:LB D PG 31Abbreviated Description:LOT: THE EAST 60 FEET OF LOT 6 AND THE EAST 60 FEET. OF THE NORTH 30 FEET OF LOT 5 City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR

12	.19Mi.	**237 S 10TH ST** **SAINT CLAIR, MI 48079-4903**	01/13/2026	$172,500	$179	960	/2/1	1990	7,797 SF

APN: 74-07-366-0025-000 Document #: 2026000788
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13,15 Block: 3 Subdivision: HUBEL AND WOLVEN SUBDIVISION MapRef: LB 8 PG 72 Abbreviated Description: Lot:13,15 Block:3 Subdivision:HUBEL AND WOLVEN SUBDIVISION Map Ref:LB 8 PG 72City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR

13	.33Mi.	**738 N 9TH ST** **SAINT CLAIR, MI 48079-4853**	01/08/2026	$175,200	$127	1378	/3/1		7,797 SF

APN: 74-07-106-0009-000 Document #: 2026000386
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 MapRef: LB 50 PG 36 Abbreviated Description: Lot:10 Map Ref:LB 50 PG 36City/Muni/Twp:CITY OF SAINT CLAIR City/Muni/Twp: CITY OF SAINT CLAIR

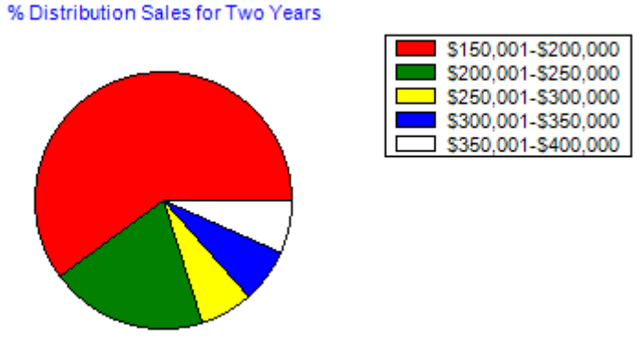
14	.08Mi.	**112 S 10TH ST** **SAINT CLAIR, MI 48079-4900**	12/23/2025	$200,000	$175	1140	/3/1	1950	5,009 SF

APN: 74-07-410-0015-000 Document #: 2025024506
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: ROBERT H JENKS AND WILLIAM BALFOUR ADDITION MapRef: LB 18 PG 172 Abbreviated Description: Lot:8 Block:1 Subdivision:ROBERT H JENKS AND WILLIAM BALFOUR ADDITION Map Ref:LB 18 PG 172City/Muni/Twp:CITY OF ST. CLAIR City/Muni/Twp: CITY OF ST. CLAIR

15	.19Mi.	**237 S 10TH ST** **SAINT CLAIR, MI 48079-4903**	12/18/2025	$160,000	$166	960	/2/1	1990	7,797 SF

APN: 74-07-366-0025-000 Document #: 2025024103
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13,15 Block: 3 Subdivision: HUBEL AND WOLVEN SUBDIVISION MapRef: LB 8 PG 72 Abbreviated Description: Lot:13,15 Block:3 Subdivision:HUBEL AND WOLVEN SUBDIVISION Map Ref:LB 8 PG 72City/Muni/Twp:CITY OF ST CLAIR City/Muni/Twp: CITY OF ST CLAIR

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.

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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.	**958 THORNAPPLE ST**	**03/02/2016**	$254,000	$127,000	2,016	/4/1	1952	9,714 SF	
.02Mi.	**952 THORNAPPLE ST**	**04/02/2026**	$178,400	$89,200	1,104	/3/1	1954	7,797 SF	
.03Mi.	**944 THORNAPPLE ST**	**10/01/2020**	$230,600	$115,300	1,548	/2/2	1949	8,494 SF	
.04Mi.	**957 THORNAPPLE ST**	**03/25/2020**	$222,200	$111,100	1,808	/4/2	1950	7,797 SF	
.04Mi.	**938 THORNAPPLE ST**	**02/21/2018**	$172,400	$86,200	1,268	/2/2	1950	8,494 SF	
.04Mi.	**951 THORNAPPLE ST**	**05/26/2022**	$200,800	$100,400	1,244	/3/1	1953	7,100 SF	
.05Mi.	**943 THORNAPPLE ST**	**02/09/2016**	$162,000	$81,000	1,004	/3/1	1950	7,797 SF	
.05Mi.	**932 THORNAPPLE ST**	**10/18/2022**	$273,400	$136,700	1,540	/3/1	1951	8,494 SF	
.06Mi.	**937 THORNAPPLE ST**	**02/09/2016**	$227,400	$113,700	1,692	/3/2	1948	7,797 SF	
.06Mi.	**102 S 10TH ST**	**11/19/2020**	$221,600	$110,800	1,964	/4/2	1950	9,714 SF	
.06Mi.	**931 THORNAPPLE ST**	**04/20/1988**	$229,600	$114,800	1,672	/5/3	1950	7,797 SF	
.07Mi.	**926 THORNAPPLE ST**		$169,600	$84,800	820	/3/1	1953	8,494 SF	
.07Mi.	**1015 ADAMS ST**	**04/09/2018**	$272,400	$136,200	1,370	/4/2	1885	10,803 SF	
.07Mi.	**925 THORNAPPLE ST**	**08/03/2022**	$171,600	$85,800	1,019	/2/2	1950	7,797 SF	
.08Mi.	**112 S 10TH ST**	**11/21/2025**	$172,000	$86,000	1,140	/3/1	1950	5,009 SF	
.08Mi.	**1017 ADAMS ST**	**09/08/2017**	$191,800	$95,900	1,072	/3/1	1944	20,386 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	43.0 years old	Households:	4,947
Median Household Income:	$87,186	Households w/Family:	68%
Household Income Per Capita:	$45,039	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	East China School District	Students:	3,433
Number of Schools:	9	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.38Mi.	**St Clair Middle School**	B-	Public	5 - 8
Number of Students: 614				
Student-Teacher Ratio: 17.25				
0.88Mi.	**St Clair High School**	B+	Public	9 - 12
Number of Students: 715				
Student-Teacher Ratio: 18.83				
Advanced Placement: Yes				

Flood Report

The Subject Property of **958 THORNAPPLE ST, SAINT CLAIR, MI 48079-5439** 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	95%	SIMILAR
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	128%	HIGHER
MURDER	100%	SIMILAR
OVERALL	81%	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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