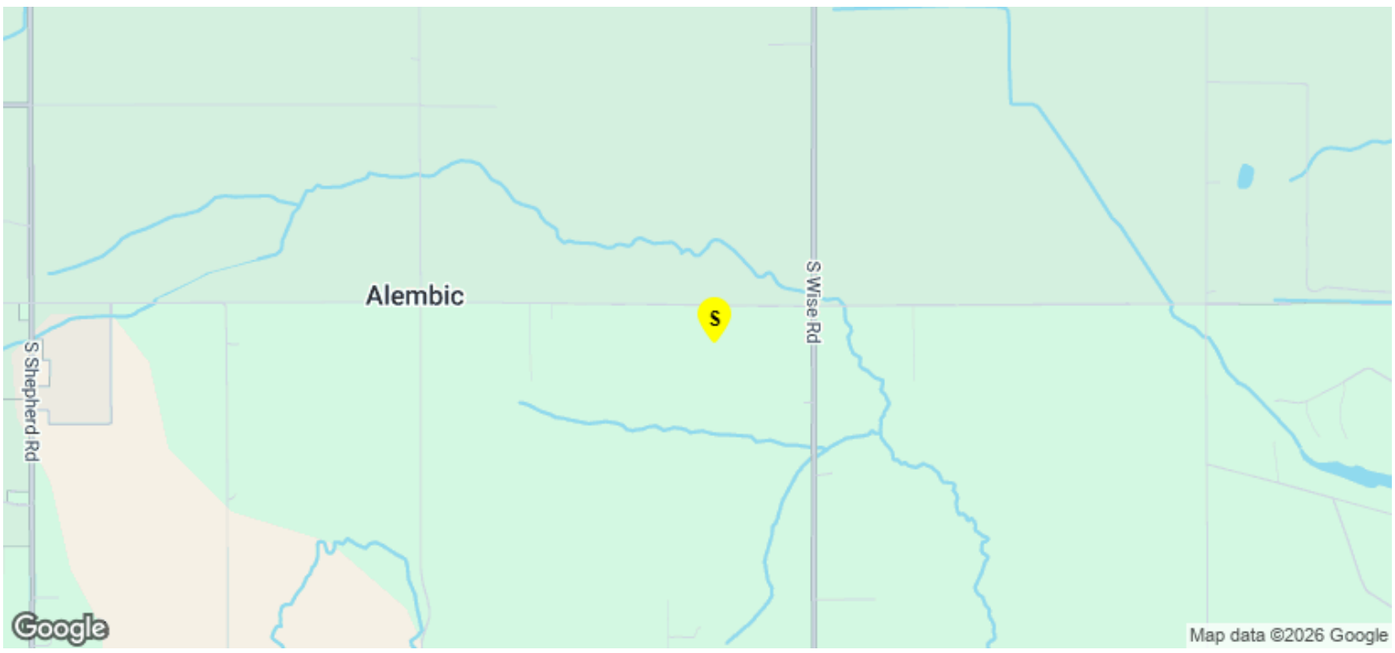
ICE SiteX Report

OrderID: 98745791

SiteX Property Information Report



Subject Property Location

9674 E REMUS RD, MOUNT PLEASANT, MI 48858-8103

County:	**ISABELLA MI**	Census Tract:	0009.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	02-022-20-001-12	Thomas Bros Pg-Grid:	

Valuation

Value:	**$209,000**	FSD:	31	Common Confidence Score:	24
Value Range:	$144,210 - $273,790	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$81,100	Total Assessor Market Value:	$162,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 02 Sec/Twnship/Range:	SEC 022 TWN 14N RNG 03W
Abbreviated Description:	COM 1659.24 FT W AND 168 FT S OF NE COR OF SEC 22 TH E 165 FT S 264 FT W 165 FT N 264 FT TO POB
City/Muni/Twp:	CHIPPEWA TWP

Property Characteristics

Lot Size:	1.000 AC	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

Prior Transfer

Recording Date:	10/27/2021	Sales Price:	$198,500
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:

District: 02 Sec/Twnship/Range: SEC 022 TWN 14N RNG 03W
Abbreviated Description: COM 1659.24 FT W AND 168 FT S OF NE COR OF SEC 22 TH E 165 FT S 264 FT W 165 FT N 264 FT TO POB
City/Muni/Twp: CHIPPEWA TWP

No Comparable Sales Found

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.

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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.	**9674 E REMUS RD**	**10/27/2021**	$162,200	$81,100				1 SF	
.04Mi.	**9740 E REMUS RD**	**12/05/2013**	$151,000	$75,500				1 SF	
.08Mi.	**9600 E REMUS RD**	**02/21/2025**	$167,400	$83,700				10 SF	
.09Mi.	**9601 E REMUS RD**		$149,600	$74,800				5 SF	
.11Mi.	**9651 E REMUS RD**		$137,800	$68,900				1 SF	
.13Mi.	**9560 E REMUS RD**		$215,200	$107,600				10 SF	
.14Mi.	**9581 E REMUS RD**	**09/30/2021**	$98,000	$49,000				2 SF	
.15Mi.	**9655 E REMUS RD**		$98,200	$49,100				2 SF	
.16Mi.	**9668 E REMUS RD**		$173,400	$86,700				10 SF	
.16Mi.	**9667 E REMUS RD**	**06/28/2019**	$176,000	$88,000				31,799 SF	
.18Mi.	**9671 E REMUS RD**		$161,600	$80,800				18,295 SF	
.19Mi.	**9510 E REMUS RD**	**09/02/2016**	$208,000	$104,000				10 SF	
.21Mi.	**9700 E REMUS RD**		$245,200	$122,600				10 SF	
.22Mi.	**9460 E REMUS RD**		$89,200	$44,600				1 SF	
.25Mi.	**9677 E REMUS RD**	**06/02/2006**	$228,800	$114,400				5 SF	
.25Mi.	**9424 E REMUS RD**		$144,600	$72,300				1 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	33.1 years old	Households:	16,837
Median Household Income:	$52,352	Households w/Family:	44%
Household Income Per Capita:	$29,888	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Shepherd Public School District	Students:	1,746
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.50Mi.	**Shepherd Middle School** Number of Students: 390 Student-Teacher Ratio: 17.26	B	Public	6 - 8
5.45Mi.	**Shepherd Elementary School** Number of Students: 544 Student-Teacher Ratio: 15.63	C+	Public	KG - 5
5.51Mi.	**Shepherd High School** Number of Students: 519 Student-Teacher Ratio: 23.48	B+	Public	9 - 12

Flood Report

The Subject Property of **9674 E REMUS RD, MOUNT PLEASANT, MI 48858-8103** 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	133%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	127%	HIGHER
OVERALL	117%	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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