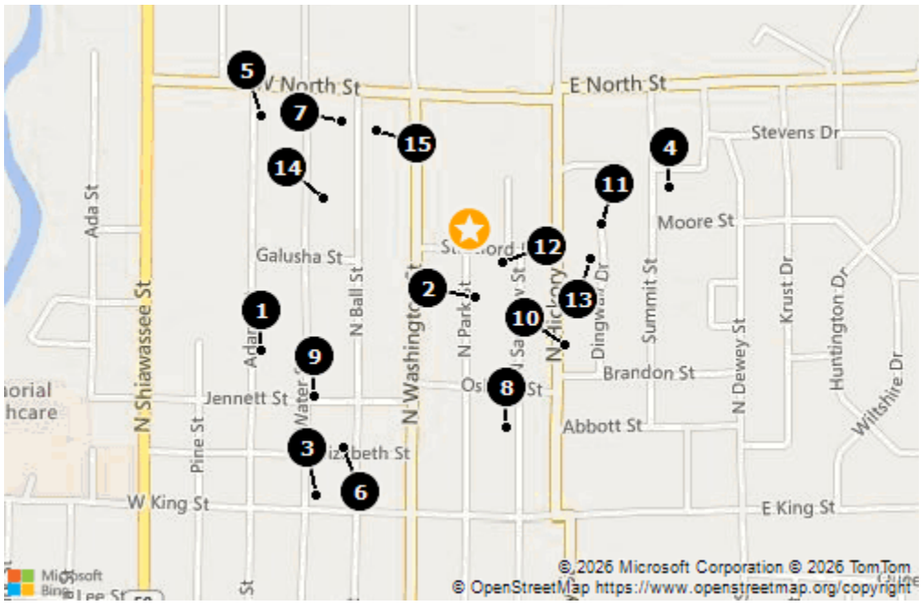
ICE SiteX Report

OrderID: 98730201

SiteX Property Information Report



Subject Property Location

119 STRATFORD DR, OWOSSO, MI 48867-1756

County:	**SHIAWASSEE MI**	Census Tract:	261550305.002001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	050-320-000-102-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$184,000**	FSD:	14	Common Confidence Score:	50
Value Range:	$158,240 - $209,760	ICE Confidence Score:	86		

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:	$3,558
Total Assessed Value:	$79,600	Total Assessor Market Value:	$159,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DJ

Assessment Legal Description

District: 50 Subdivision: JENNETT H KELLYS ADD

Abbreviated Description:	COM 33' N & 280' E OF SW COR OUTLOT 18 TH N 221.62' TH E 66' TH S 221.62' TH W 66' TO POB JENNETT H KELLYS ADD
City/Muni/Twp:	CITY OF OWOSSO

Property Characteristics

Lot Size:	14,810 SF	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:	08/08/2025	Loan Amount:	N/A
Document #:	3394316 BK-PG 1329-889	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: OWOSSO

Mortgage Record

Recording Date:	02/03/2025	Loan Amount:	N/A
Document #:	3388558 BK-PG 1324-195	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: OWOSSO

Mortgage Record

Recording Date:	03/21/2024	Loan Amount:	N/A
Document #:	3379516 BK-PG 1315-269	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: CITY OF OWOSSO

ICE SiteX Report

OrderID: 98730201

Mortgage Record

Recording Date:	08/11/2023	Loan Amount:	N/A
Document #:	3373884 BK-PG 1309-734	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 18 Subdivision: JENNETT H KELLYS ADDITION
City/Muni/Twp: OWOSSO

Mortgage Record

Recording Date:	09/06/2022	Loan Amount:	N/A
Document #:	3364125 BK-PG 1300-165	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
City/Muni/Twp: OWOSSO

Prior Transfer

Recording Date:	02/26/2021	Sales Price:	N/A
Document #:	3342779 BK-PG 1201-218	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/10/2021	Sales Price:	N/A
Document #:	3342067 BK-PG 1201-220	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/05/2020	Sales Price:	$112,000
Document #:	3338534 BK-PG 1274-850	Type of Sale:	Full Amount on Deed
Contract Date:	10/30/2020		
Document Type:			

Legal Description:
City/Muni/Twp: OWOSSO

Prior Transfer

Recording Date:	10/30/2020	Sales Price:	$112,000
Document #:	BK-PG 1274 -850	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 50 Subdivision: JENNETT H KELLYS ADD
Abbreviated Description: COM 33' N & 280' E OF SW COR OUTLOT 18 TH N 221.62' TH E 66' TH S 221.62' TH W 66' TO POB JENNETT H KELLYS ADD
City/Muni/Twp: CITY OF OWOSSO

Mortgage Record

Recording Date:	07/28/2014	Loan Amount:	N/A
Document #:	3264311 BK-PG 1201-0220	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: JENNETT H KELLYS ADDITION
City/Muni/Twp: OWOSSO

Prior Transfer

Recording Date:	07/28/2014	Sales Price:	$68,732
Document #:	3264310 BK-PG 1201-0218	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2014	Loan Amount:	N/A
Document #:	3264309 BK-PG 1201-0218	Loan Type:	FHA
TD Due Date:	08/01/2044	Type Finance:	

Legal Description:
Subdivision: JENNETT H KELLYS ADDITION
City/Muni/Twp: OWOSSO

Prior Transfer

Recording Date:	07/28/2014	Sales Price:	$70,000
Document #:	3264308 BK-PG 1201-0217	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2014		
Document Type:			

Legal Description:
Lot: 18 Subdivision: JENNETT H KELLYS ADDITION Map Ref: PL 12 PG 645
City/Muni/Twp: OWOSSO

Prior Transfer

Recording Date:	07/23/2014	Sales Price:	$70,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2012	Sales Price:	N/A
Document #:	3238461 BK-PG 01175-00464	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/15/2012		
Document Type:			

Legal Description:
City/Muni/Twp: CITY OF OWOSSO

ICE SiteX Report

OrderID: 98730201

Prior Transfer

Recording Date:	08/17/2012	Sales Price:	N/A
Document #:	3238460 BK-PG 01175-00463	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/15/2012		
Document Type:			

Legal Description:
City/Muni/Twp: CITY OF OWOSSO

Area Sales Analysis

Total Area Sales	$2,868,900	Median # of Bedrooms	
Median Lot Size	8,712 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$90,000 to $305,000	Age Range	
Median Value	$170,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**1002 ADAMS ST** **OWOSSO, MI 48867-1651**	10/16/2026	$170,000			//		8,712 SF	
		APN: 050-390-002-001-00 Document #: 3408182 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: JH LAVEROCKS ADDITION MapRef: MB 1 PG 26 Abbreviated Description: Lot:1 Block:2 Subdivision:JH LAVEROCKS ADDITION Map Ref:MB 1 PG 26City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
2	.08Mi.	**948 N PARK ST** **OWOSSO, MI 48867-1749**	09/28/2026	$212,500			//		8,712 SF	
		APN: 050-320-000-073-00 Document #: 3407479 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16&17 Subdivision: JENNETTE H KELLYS ADDITION MapRef: LB 12 PG 645 Abbreviated Description: Lot:16&17 Subdivision:JENNETTE H KELLYS ADDITION Map Ref:LB 12 PG 645City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
3	.36Mi.	**220 W KING ST** **OWOSSO, MI 48867-2314**	09/18/2026	$170,000			//		10,019 SF	
		APN: 050-060-012-003-00 Document #: 3407256 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 12 Subdivision: SK BARNES ADDITION MapRef: LB U PG 963 Abbreviated Description: Lot:3 Block:12 Subdivision:SK BARNES ADDITION Map Ref:LB U PG 963City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
4	.24Mi.	**502 RUBELMAN DR** **OWOSSO, MI 48867-1860**	09/11/2026	$231,000			//		13,939 SF	
		APN: 050-360-000-004-00 Document #: 3407045 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: KRUST SUBDIVISION MapRef: LB 11 PG 170 Abbreviated Description: Lot:4 Subdivision:KRUST SUBDIVISION Map Ref:LB 11 PG 170City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
5	.28Mi.	**1330 ADAMS ST** **OWOSSO, MI 48867-1657**	09/04/2026	$305,000			//		8,712 SF	
		APN: 050-390-004-015-00 Document #: 3406852 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 4 Subdivision: J H LAVEROCKS ADDITION MapRef: LB 1 PG 26 Abbreviated Description: Lot:14 Block:4 Subdivision:J H LAVEROCKS ADDITION Map Ref:LB 1 PG 26City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
6	.3Mi.	**801 N BALL ST** **OWOSSO, MI 48867-1703**	09/04/2026	$222,500			//		5,663 SF	
		APN: 050-060-008-010-00 Document #: 3406868 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7&8 Block: 8 Subdivision: S K BARNES ADDITION MapRef: LB U PG 963 Abbreviated Description: Lot:7&8 Block:8 Subdivision:S K BARNES ADDITION Map Ref:LB U PG 963City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
7	.19Mi.	**1329 N BALL ST** **OWOSSO, MI 48867-1713**	08/13/2026	$209,900			//		7,841 SF	
		APN: 050-390-005-031-00 Document #: 3406117 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 5 Subdivision: JH LAVEROCKS ADDITION MapRef: LB 1 PG 26 Abbreviated Description: Lot:18 Block:5 Subdivision:JH LAVEROCKS ADDITION Map Ref:LB 1 PG 26City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
8	.24Mi.	**743 N SAGINAW ST** **OWOSSO, MI 48867-1750**	07/14/2026	$165,000			//		9,148 SF	
		APN: 050-610-002-009-00 Document #: 3405148 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: L STRUBERS SUBDIVISION MapRef: LB 1 PG 104 Abbreviated Description: Lot:8 Block:2 Subdivision:L STRUBERS SUBDIVISION Map Ref:LB 1 PG 104City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
9	.25Mi.	**908 N WATER ST** **OWOSSO, MI 48867-1732**	07/09/2026	$90,000			//		8,712 SF	
		APN: 050-060-004-003-00 Document #: 3404976 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 4 Subdivision: SK BARNES ADDITION MapRef: LB U PG 963 Sec/Twnship/Range: W2NE4 S13T07NR02E Abbreviated Description: Lot:1&2 Block:4 Subdivision:SK BARNES ADDITION Map Ref:LB U PG 963Sec/Twnship/Range:W2NE4 S13T07NR02E City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
10	.18Mi.	**918 N HICKORY ST** **OWOSSO, MI 48867-1808**	07/02/2026	$167,000			//		6,098 SF	
		APN: 050-440-000-007-00 Document #: 3404833 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: NORTHSIDE SUBDIVISION MapRef: LB 1 PG 139 Abbreviated Description: Lot:7 Subdivision:NORTHSIDE SUBDIVISION Map Ref:LB 1 PG 139City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
11	.15Mi.	**1119 DINGWALL DR** **OWOSSO, MI 48867-1850**	05/05/2026	$160,000			//		5,663 SF	
		APN: 050-280-000-015-00 Document #: 3402928 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 11 Subdivision: HICKORY HEIGHTS SUBDIVISION MapRef: LB 12 PG 214 Abbreviated Description: Subdivision:HICKORY HEIGHTS SUBDIVISION Map Ref:LB 12 PG 214Abbreviated Description:PORTION LOT11 City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

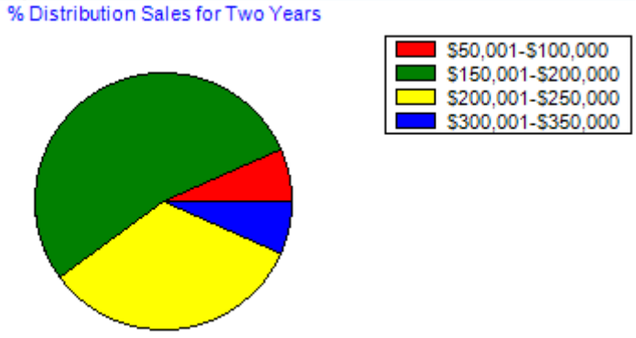
12 .06Mi. **210 STRATFORD DR** 04/14/2026 $160,000 // 7,841 SF
OWOSSO, MI 48867-1759
APN: 050-320-000-084-00 Document #: 3402192
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: JENNETT H KELLYS ADDITION MapRef: LB 12 PG 645 Abbreviated Description: Lot:17 Subdivision:JENNETT H KELLYS ADDITION Map Ref:LB 12 PG 645City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

13 .15Mi. **1021 DINGWALL DR** 04/07/2026 $240,000 // 5,663 SF
OWOSSO, MI 48867-1848
APN: 050-280-000-003-00 Document #: 3401347
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: HICKORY HEIGHTS SUBDIVISION Abbreviated Description: Lot:2 Subdivision:HICKORY HEIGHTS SUBDIVISION City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

14 .18Mi. **1218 N WATER ST** 03/17/2026 $166,000 // 8,712 SF
OWOSSO, MI 48867-1738
APN: 050-390-005-006-00 Document #: 3400718
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 5 Subdivision: J H LAVEROCKS ADDITION MapRef: LB 1 PG 25 Abbreviated Description: Lot:6 Block:5 Subdivision:J H LAVEROCKS ADDITION Map Ref:LB 1 PG 25City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

15 .16Mi. **1328 N BALL ST** 02/24/2026 $200,000 // 13,068 SF
OWOSSO, MI 48867-1714
APN: 050-320-000-004-00 Document #: 3400172
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

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.	**119 STRATFORD DR**	**10/30/2020**	$159,200	$79,600				14,810 SF	
.01Mi.	**117 STRATFORD DR**	**11/24/2003**	$263,000	$131,500				14,810 SF	
.01Mi.	**205 STRATFORD DR**	**10/11/2024**	$231,200	$115,600				14,810 SF	
.03Mi.	**115 STRATFORD DR**	**10/31/2014**	$122,000	$61,000				8,712 SF	
.03Mi.	**1203 DEVONSHIRE CT**		$214,600	$107,300				9,583 SF	
.03Mi.	**215 STRATFORD DR**	**12/07/2017**	$268,200	$134,100				9,583 SF	
.03Mi.	**1207 DEVONSHIRE CT**	**12/03/2022**	$226,800	$113,400				9,583 SF	
.04Mi.	**1220 N WASHINGTON ST**		$294,600	$147,300				29,621 SF	
.04Mi.	**1216 N WASHINGTON ST**	**09/05/2023**	$213,200	$106,600				17,424 SF	
.05Mi.	**1208 N WASHINGTON ST**		$184,600	$92,300				12,197 SF	
.05Mi.	**1222 N WASHINGTON ST**	**08/02/2018**	$170,000	$85,000				24,829 SF	
.05Mi.	**1211 DEVONSHIRE CT**	**04/28/1999**	$268,600	$134,300				10,019 SF	
.05Mi.	**960 N PARK ST**	**11/22/2022**	$216,800	$108,400				7,841 SF	
.05Mi.	**116 STRATFORD DR**	**09/15/2014**	$135,400	$67,700				7,405 SF	
.05Mi.	**1200 N WASHINGTON ST**	**10/08/2015**	$127,800	$63,900				10,019 SF	
.05Mi.	**204 STRATFORD DR**	**02/23/2022**	$160,600	$80,300				7,841 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	41.7 years old	Households:	11,599
Median Household Income:	$62,767	Households w/Family:	60%
Household Income Per Capita:	$32,560	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

ICE SiteX Report

OrderID: 98730201

School District

School District Zone:	Owosso Public Schools	Students:	2,863
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**Owosso Middle School** Number of Students: 641 Student-Teacher Ratio: 19.06	D	Public	6 - 8
0.52Mi.	**Owosso High School** Number of Students: 805 Student-Teacher Ratio: 17.38 Advanced Placement: Yes	C	Public	9 - 12
0.56Mi.	**Emerson School** Number of Students: 421 Student-Teacher Ratio: 15.25	C	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	118%	HIGHER
OVERALL	107%	SIMILAR

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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