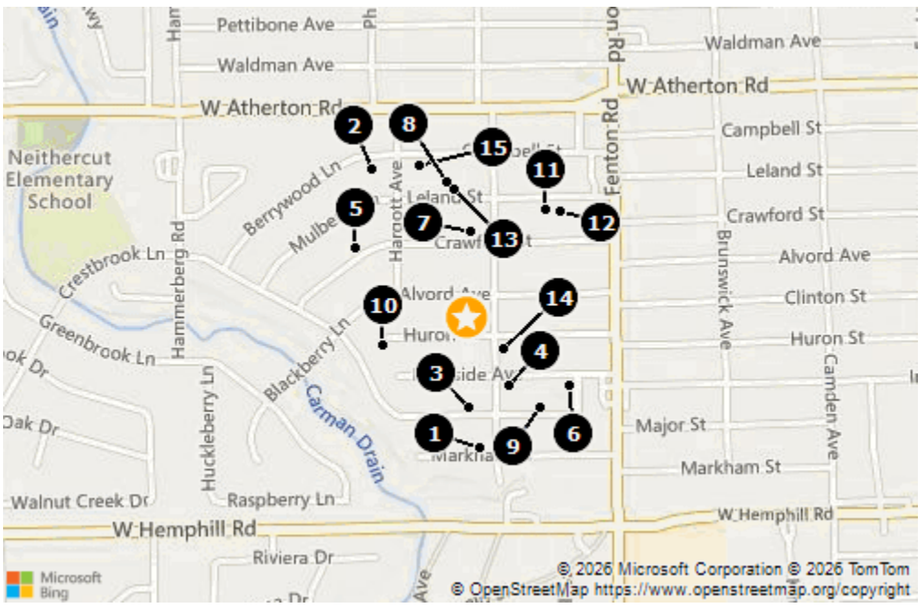
ICE SiteX Report

OrderID: 98697715

SiteX Property Information Report



Subject Property Location

1217 ALVORD AVE, FLINT, MI 48507-2311

County:	**GENESEE MI**	Census Tract:	260490135.001009
Property Use:	Single Family Residential	Zoning:	GN-2
Parcel Number:	40-25-276-037	Thomas Bros Pg-Grid:	

Valuation

Value:	**$65,000**	FSD:	21	Common Confidence Score:	39
Value Range:	$51,350 - $78,650	ICE Confidence Score:	79		

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:	$1,182
Total Assessed Value:	$30,600	Total Assessor Market Value:	$61,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13,61 District: 54 Subdivision: VIRGINIA PLACE SUBDIVISION
Abbreviated Description: VIRGINIA PLACE SUBDIVISION LOTS 13 AND 61
City/Muni/Twp: FLINT CITY

Property Characteristics

Lot Size:	6,882 SF	Bedrooms:	4	Pool:	
Building Area:	1368 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/26/2025	Sales Price:	$55,793
Document #:	202502260007877 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/21/2015	Loan Amount:	N/A
Document #:	201501210003262 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2045	Type Finance:	

Legal Description:
Lot: 13&61 Subdivision: VIRGINIA PLACE SUBDIVISION
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	12/05/2003	Sales Price:	$69,000 Multiple Parcels Involved in this transaction
Document #:	200312050158746 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/26/2003		
Document Type:			

Legal Description:
Lot: 13&61 Subdivision: VIRGINIA PLACE SUBDIVISION Map Ref: LB5 PG25
City/Muni/Twp: FLINT

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Prior Transfer

Recording Date:	11/26/2003	Sales Price:	$69,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13,61 District: 54 Subdivision: VIRGINIA PLACE SUBDIVISION
Abbreviated Description: VIRGINIA PLACE SUBDIVISION LOTS 13 AND 61
City/Muni/Twp: FLINT CITY

Area Sales Analysis

Total Area Sales	$657,800	Median # of Bedrooms	3
Median Lot Size	5,924 SF	Median # of Baths	1
Median Living Area	941 SF	Median Year Built	1928
Price Range - 2 Yrs	$7,500 to $160,000	Age Range	62 years to 108 years
Median Value	$19,000	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1206 MARKHAM ST** **FLINT, MI 48507-2308**	09/21/2026	$13,500	$13	965	/3/1	1920	6,795 SF	
		APN: 40-25-282-033 Document #: 202609210053647 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 252&253 Subdivision: VIRGINIA PLACE MapRef: LB 5 PG 25 Abbreviated Description: Lot:252&253 Subdivision:VIRGINIA PLACE Map Ref:LB 5 PG 25City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
2	.21Mi.	**1409 BERRYWOOD LN** **FLINT, MI 48507-5346**	06/24/2026	$120,000	$132	905	/3/1	1954	5,924 SF	
		APN: 40-25-202-024 Document #: 202606240039200 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: GREENBROOK SUBDIVISION MapRef: LB 24 PG 35 Abbreviated Description: Lot:3 Block:2 Subdivision:GREENBROOK SUBDIVISION Map Ref:LB 24 PG 35City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
3	.11Mi.	**1218 PINEHURST AVE** **FLINT, MI 48507-2340**	05/12/2026	$19,000	$28	660	/2/1	1920	5,097 SF	
		APN: 40-25-280-028 Document #: 202605120032150 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 194&195 Subdivision: VIRIGINIA PLACE SUBDIVISION MapRef: LB 5 PG 25 Abbreviated Description: Lot:194&195 Subdivision:VIRIGINIA PLACE SUBDIVISION Map Ref:LB 5 PG 25Abbreviated Description:LOT: EAST 2 OF LOT 195								
4	.1Mi.	**1125 INGLESIDE AVE** **FLINT, MI 48507-2314**	04/09/2026	$7,500	$10	735	/2/1	1928	3,398 SF	
		APN: 40-25-281-002 Document #: 202604090012872 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 165 Subdivision: VIRGINIA PLACE SUBDIVISION MapRef: LB 5 PG 25 Abbreviated Description: Lot:165 Subdivision:VIRGINIA PLACE SUBDIVISION Map Ref:LB 5 PG 25City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
5	.16Mi.	**1418 BLUEBERRY LN** **FLINT, MI 48507-5329**	02/10/2026	$78,000	$88	886	/3/1	1954	5,009 SF	
		APN: 40-25-203-031 Document #: 202602100003087 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: 3 Subdivision: GREENBROOK MapRef: LB 24 PG 35 Abbreviated Description: Lot:28 Block:3 Subdivision:GREENBROOK Map Ref:LB 24 PG 35City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
6	.15Mi.	**1031 INGLESIDE AVE** **FLINT, MI 48507-2343**	02/05/2026	$55,000	$40	1353	/4/2	1940	6,011 SF	
		APN: 40-25-281-011 Document #: 202602050002493 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 175&176 Subdivision: VIRGINIA PLACE SUBDIVISION MapRef: LB 5 PG 25 Abbreviated Description: Lot:175&176 Subdivision:VIRGINIA PLACE SUBDIVISION Map Ref:LB 5 PG 25City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
7	.1Mi.	**1212 CRAWFORD ST** **FLINT, MI 48507-5312**	01/27/2026	$50,000	$39	1282	/3/1	1947	5,793 SF	
		APN: 40-25-230-025 Document #: 202601270001145 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 92&93 Subdivision: ATHERTON ANNEX SUBDIVISION MapRef: LB 7 PG 10 Abbreviated Description: Lot:92&93 Subdivision:ATHERTON ANNEX SUBDIVISION Map Ref:LB 7 PG 10Abbreviated Description:LOT: EAST 2 OF LOT 93 City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
8	.16Mi.	**1228 LELAND ST** **FLINT, MI 48507-5316**	01/12/2026	$67,500	$64	1047	/3/1	1927	7,710 SF	
		APN: 40-25-228-019 Document #: 202601120000007 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 148&149 Subdivision: ATHERTON ANNEX MapRef: LB 7 PG 10 Abbreviated Description: Lot:148&149 Subdivision:ATHERTON ANNEX Map Ref:LB 7 PG 10City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
9	.13Mi.	**1102 PINEHURST AVE** **FLINT, MI 48507-2338**	12/04/2025	$10,000	$10	960	/3/1	1923	4,487 SF	
		APN: 40-25-281-019 Document #: 202512040025650 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 182&183 Subdivision: VIRGINIA PALCE SUBDIVISION MapRef: LB 5 PG 25 Abbreviated Description: Lot:182&183 Subdivision:VIRGINIA PALCE SUBDIVISION Map Ref:LB 5 PG 25Abbreviated Description:LOT; WESTERLY 10 FT OF LTO 182 City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
10	.11Mi.	**1329 HURON ST** **FLINT, MI 48507-2318**	12/01/2025	$40,000	$40	984	/3/1	1954	5,968 SF	
		APN: 40-25-252-011 Document #: 202512010025019 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Subdivision: GREENBROOK MapRef: MB 24 PG 35-36 Abbreviated Description: Lot:2 Block:5 Subdivision:GREENBROOK Map Ref:MB 24 PG 35-36City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
11	.15Mi.	**1043 LELAND ST** **FLINT, MI 48507-5343**	11/20/2025	$10,000	$13	748	/2/1	1925	9,627 SF	
		APN: 40-25-231-040 Document #: 202511200023645 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 120-122 Subdivision: ATHERTON ANNEX MapRef: MB 7 PG 10 Abbreviated Description: Lot:120-122 Subdivision:ATHERTON ANNEX Map Ref:MB 7 PG 10City/Muni/Twp:FLINT City/Muni/Twp: FLINT

12	.17Mi.	**1035 LELAND ST** **FLINT, MI 48507-5343**	11/05/2025	$160,000	$72	2220	/4/2	1964	9,627 SF

APN: 40-25-231-038 Document #: 202511050021107
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 122-124 Subdivision: ATHERTON ANNEX MapRef: LB 7 PG 10 Abbreviated Description: Lot:122-124 Subdivision:ATHERTON ANNEX Map Ref:LB 7 PG 10Abbreviated Description:LOT: EASTERLY 17 1/2 FT OF LOT 122 City/Muni/Twp:FLINT City/Muni/Twp: FLINT

13	.16Mi.	**1224 LELAND ST** **FLINT, MI 48507-5316**	10/06/2025	$9,000	$9	941	/3/1	1929	7,710 SF

APN: 40-25-228-040 Document #: 202510060015509
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 146&147 Subdivision: ATHERTON ANNEX MapRef: LB 7 PG 10 Abbreviated Description: Lot:146&147 Subdivision:ATHERTON ANNEX Map Ref:LB 7 PG 10City/Muni/Twp:FLINT City/Muni/Twp: FLINT

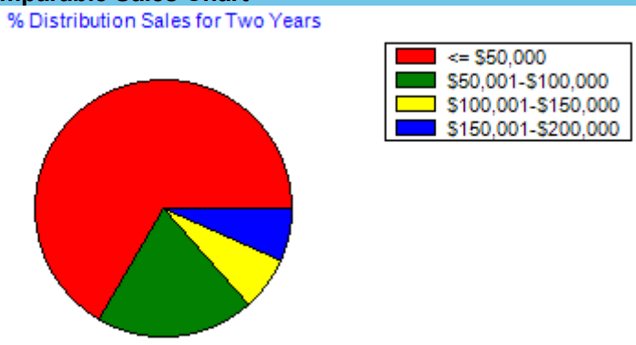
14	.06Mi.	**1129 HURON ST** **FLINT, MI 48507-2323**	10/01/2025	$8,800	$10	880	/3/1	1918	3,485 SF

APN: 40-25-279-001 Document #: 202510010014915
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: VIRGINIA PLACE SUBDIVISION Abbreviated Description: Lot:91 Subdivision:VIRGINIA PLACE SUBDIVISION City/Muni/Twp:FLINT City/Muni/Twp: FLINT

15	.18Mi.	**1305 CAMPBELL ST** **FLINT, MI 48507-5307**	09/29/2025	$9,500	$12	771	/2/1	1923	3,833 SF

APN: 40-25-228-003 Document #: 202509290013941
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: ATHERTON ANNEX MapRef: LB 7 PG 10 Abbreviated Description: Lot:158 Subdivision:ATHERTON ANNEX Map Ref:LB 7 PG 10City/Muni/Twp:FLINT City/Muni/Twp: FLINT

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.	**1217 ALVORD AVE**	**11/26/2003**	$61,200	$30,600	1,368	/4/1	1930	6,882 SF	
.01Mi.	**1214 HURON ST**	**08/26/2009**	$36,800	$18,400	836	/2/1	1925	3,441 SF	
.01Mi.	**1213 ALVORD AVE**	**04/08/2022**	$48,800	$24,400	768	/3/1	1928	5,140 SF	
.01Mi.	**1221 ALVORD AVE**	**12/24/2024**	$41,000	$20,500	624	/2/1	1939	5,140 SF	
.02Mi.	**1210 HURON ST**	**09/13/2022**	$27,600	$13,800	683	/2/1	1957	3,441 SF	
.02Mi.	**1226 HURON ST**	**10/02/2023**	$13,000	$6,500	1,024	/2/1	1922	5,576 SF	
.02Mi.	**1231 ALVORD AVE**	**12/20/2012**			864	/3/1	1927	5,140 SF	
.02Mi.	**1206 HURON ST**	**12/16/2024**			683	/2/1	1956	3,441 SF	
.02Mi.	**1201 ALVORD AVE**		$44,800	$22,400	748	/2/1	1926	6,882 SF	
.03Mi.	**1234 HURON ST**	**07/29/2024**	$31,000	$15,500	725	/2/1	1962	4,530 SF	
.03Mi.	**1202 HURON ST**		$36,600	$18,300	1,012	/4/1	1955	3,441 SF	
.03Mi.	**1233 ALVORD AVE**	**12/16/2024**			977	/3/1	1961	6,882 SF	
.04Mi.	**1238 HURON ST**	**11/12/2024**	$41,800	$20,900	905	/2/1	1998	6,882 SF	
.04Mi.	**1215 HURON ST**	**12/12/2018**	$31,400	$15,700	655	/2/1	1950	4,008 SF	
.04Mi.	**1219 HURON ST**	**03/02/2001**	$40,200	$20,100	787	/2/1	1950	4,008 SF	
.04Mi.	**4126 TUXEDO AVE**	**12/18/2018**			1,932	/4/3	1920	4,530 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	39.3 years old	Households:	12,482
Median Household Income:	$51,364	Households w/Family:	63%
Household Income Per Capita:	$27,463	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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School District

School District Zone:	Flint City School District	Students:	2,605
Number of Schools:	14	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.13Mi.	**Holmes STEM Middle School Academy** Number of Students: 256 Student-Teacher Ratio: 25.6	F	Public	6 - 8
0.45Mi.	**Neithercut Elementary School** Number of Students: 151 Student-Teacher Ratio: 23.23	D	Public	KG - 6
0.92Mi.	**Southwestern Classical Academy** Number of Students: 464 Student-Teacher Ratio: 16.11 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **1217 ALVORD AVE, FLINT, MI 48507-2311** 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	129%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	84%	LOWER
MURDER	101%	SIMILAR
OVERALL	108%	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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Data deemed reliable, but not guaranteed.
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