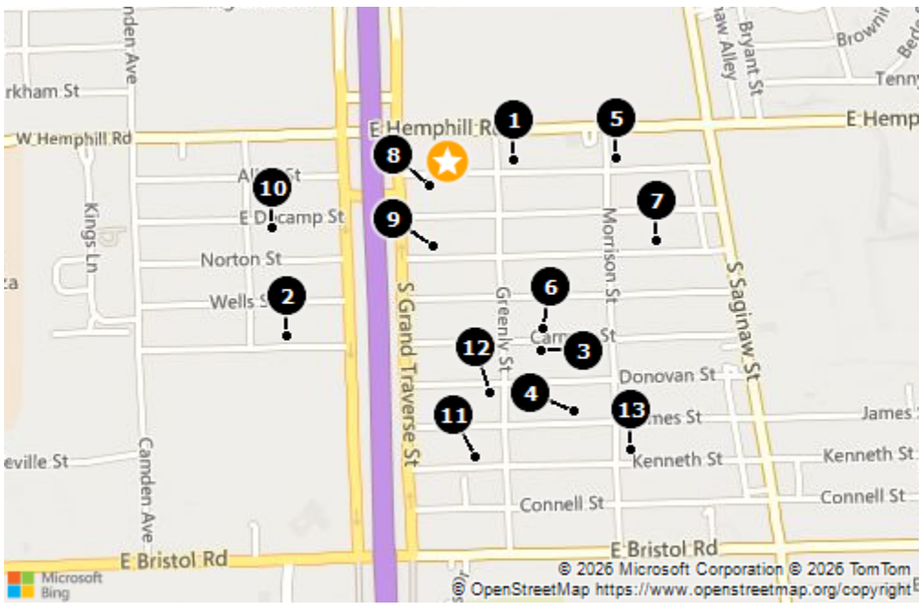
ICE SiteX Report

OrderID: 97632707

SiteX Property Information Report



Subject Property Location

1335 ALLEN ST, BURTON, MI 48529-1201

County:	**GENESEE MI**	Census Tract:	260490113.012002
Property Use:	Single Family Residential	Zoning:	R-1C
Parcel Number:	59-30-576-038	Thomas Bros Pg-Grid:	

Valuation

Value:	**$106,000**	FSD:	11	Common Confidence Score:	72
Value Range:	$94,340 - $117,660	ICE Confidence Score:	89		

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:	$1,884
Total Assessed Value:	$35,400	Total Assessor Market Value:	$70,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 119 District: 59 Subdivision: BAKER PARK
Abbreviated Description: LOT 119 BAKER PARK
City/Muni/Twp: BURTON CITY

Property Characteristics

Lot Size:	4,095 SF	Bedrooms:	2	Pool:	
Building Area:	864 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Space
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/31/2026	Sales Price:	N/A
Document #:	202603310011464 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/07/2023	Sales Price:	$99,900
Document #:	202306070035383 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2023		
Document Type:			

Legal Description:
Lot: 119 Subdivision: BAKER PARK Map Ref: LB 11 PG 2
City/Muni/Twp: BURTON

Prior Transfer

Recording Date:	05/16/2023	Sales Price:	$99,900
Document #:	202306070035383 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 119 District: 59 Subdivision: BAKER PARK
Abbreviated Description: LOT 119 BAKER PARK
City/Muni/Twp: BURTON CITY

ICE SiteX Report

OrderID: 97632707

Prior Transfer

Recording Date:	12/21/2022	Sales Price:	N/A
Document #:	202212210077133 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/21/2022		
Document Type:			

Legal Description:
Lot: 119 Subdivision: BAKER PARK
City/Muni/Twp: BURTON

Prior Transfer

Recording Date:	10/04/2022	Sales Price:	$18,250
Document #:	202210040065137 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2022		
Document Type:			

Legal Description:
Lot: 119 Subdivision: BAKER PARK
City/Muni/Twp: BURTON

Prior Transfer

Recording Date:	10/03/2022	Sales Price:	$18,250
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,145,749	Median # of Bedrooms	
Median Lot Size	4,487 SF	Median # of Baths	1
Median Living Area	818 SF	Median Year Built	1949
Price Range - 2 Yrs	$5,800 to $162,000	Age Range	24 years to 98 years
Median Value	$82,500	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1377 ALLEN ST** **BURTON, MI 48529-1203**	05/15/2026	$72,000	$125	576	//1	1940	4,008 SF	
		APN: 59-30-576-044 Document #: 202605150032954 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 127 Subdivision: BAKER PARK MapRef: LB 11 PG 2&3 Abbreviated Description: Lot:127 Subdivision:BAKER PARK Map Ref:LB 11 PG 2&3City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
2	.28Mi.	**1233 CARMAN ST** **BURTON, MI 48529-1119**	04/30/2026	$82,500	$114	720	4/2/1	1954	4,487 SF	
		APN: 59-30-577-225 Document #: 202604300026534 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 818 Subdivision: BAKER PARK MapRef: LB 11 PG 2 Abbreviated Description: Lot:818 Subdivision:BAKER PARK Map Ref:LB 11 PG 2City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
3	.25Mi.	**1388 CARMAN ST** **BURTON, MI 48529-1208**	04/16/2026	$84,650	$125	672	//1	1953	4,487 SF	
		APN: 59-30-578-031 Document #: 202604160024256 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 890 Subdivision: BAKER PARK NO 1 MapRef: LB 11 PG 7-8 Abbreviated Description: Lot:890 Subdivision:BAKER PARK NO 1 Map Ref:LB 11 PG 7-8City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
4	.33Mi.	**1409 JAMES ST** **BURTON, MI 48529-1231**	03/23/2026	$76,000	$92	818	/2/1	1929	9,017 SF	
		APN: 59-30-578-125 Document #: 202603230010219 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1035&1036 Subdivision: BAKER PARK NO 1 MapRef: LB 11 PG 7 Abbreviated Description: Lot:1035&1036 Subdivision:BAKER PARK NO 1 Map Ref:LB 11 PG 7City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
5	.2Mi.	**1441 ALLEN ST** **BURTON, MI 48529-1268**	02/23/2026	$55,000	$48	1132	5/2/1	2002	4,312 SF	
		APN: 59-30-576-054 Document #: 202602230004275 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 141 Subdivision: BAKER PARK SUBDIVISION MapRef: LB 11 PG 2&3 Abbreviated Description: Lot:141 Subdivision:BAKER PARK SUBDIVISION Map Ref:LB 11 PG 2&3								
6	.23Mi.	**1393 CARMAN ST** **BURTON, MI 48529-1207**	02/02/2026	$162,000	$100	1604	//1	1949	4,312 SF	
		APN: 59-30-577-006 Document #: 202602020001858 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 520 Subdivision: BAKER PARK MapRef: LB 11 PG 2&3 Abbreviated Description: Lot:520 Subdivision:BAKER PARK Map Ref:LB 11 PG 2&3City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
7	.26Mi.	**1465 NORTON ST** **BURTON, MI 48529-1257**	01/28/2026	$119,999	$95	1260	//1	1929	4,008 SF	
		APN: 59-30-576-183 Document #: 202601280001326 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 338 Subdivision: BAKER PARK MapRef: LB 11 PG 2&3 Abbreviated Description: Lot:338 Subdivision:BAKER PARK Map Ref:LB 11 PG 2&3City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
8	.04Mi.	**1324 ALLEN ST** **BURTON, MI 48529-1239**	12/23/2025	$119,000	$125	945	//1	1928	8,189 SF	
		APN: 59-30-576-093 Document #: 202512230028218 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 188&189 Subdivision: BAKER PARK SUBDIVISION Abbreviated Description: Lot:188&189 Subdivision:BAKER PARK SUBDIVISION City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
9	.1Mi.	**1325 NORTON ST** **BURTON, MI 48529-1214**	12/23/2025	$64,900	$81	792	//1	1947	8,189 SF	
		APN: 59-30-576-157 Document #: 202512230028331								

ICE SiteX Report

OrderID: 97632707

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 306-308 Subdivision: BAKER PARK MapRef: LB 11 PG 2 Abbreviated Description: Lot:306-308 Subdivision:BAKER PARK Map Ref:LB 11 PG 2Abbreviated Description:LOT : EAST 2 OF LOT 306 & WEST 2 OF LOT 308 City/Muni/Twp:BURTON City/Muni/Twp: BURTON

10	.22Mi.	**1230 E DECAMP ST** **BURTON, MI 48529-1108**	12/03/2025	$65,000	$78	832	//1	1959	4,008 SF

APN: 59-30-577-108 Document #: 202512030025549
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 676 Subdivision: BAKER PARK MapRef: MB 11 PG 2&3 Abbreviated Description: Lot:676 Subdivision:BAKER PARK Map Ref:MB 11 PG 2&3City/Muni/Twp:BURTON City/Muni/Twp: BURTON

11	.35Mi.	**1347 KENNETH ST** **BURTON, MI 48529-2215**	11/24/2025	$99,000	$125	792	//1	1929	4,617 SF

APN: 59-30-578-179 Document #: 202511240023775
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1119 Subdivision: BAKER PARK NO 1 MapRef: LB 11 PG 7 Abbreviated Description: Lot:1119 Subdivision:BAKER PARK NO 1 Map Ref:LB 11 PG 7City/Muni/Twp:BURTON City/Muni/Twp: BURTON

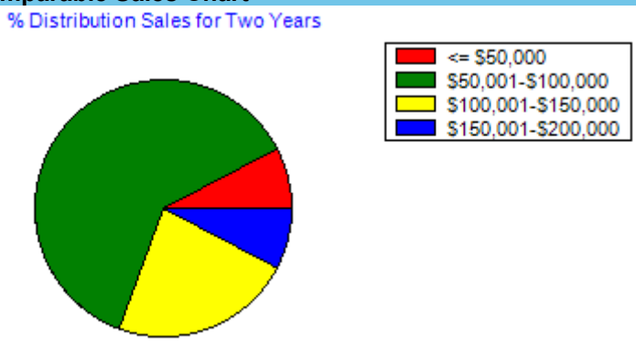
12	.28Mi.	**1358 DONOVAN ST** **BURTON, MI 48529-1235**	11/03/2025	$5,800	$10	528	4/1/1	1955	4,617 SF

APN: 59-30-578-100 Document #: 202511030020176
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 990 Subdivision: BAKER PARK NO 1 Abbreviated Description: Lot:990 Subdivision:BAKER PARK NO 1 City/Muni/Twp:BURTON City/Muni/Twp: BURTON

13	.4Mi.	**1445 KENNETH ST** **BURTON, MI 48529-2209**	10/16/2025	$139,900	$96	1444	//2	1995	8,886 SF

APN: 59-30-578-193 Document #: 202510160017620
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1137&1138 Subdivision: BAKER PLAT NO 1 MapRef: LB 11 PG 7 Abbreviated Description: Lot:1137&1138 Subdivision:BAKER PLAT NO 1 Map Ref:LB 11 PG 7City/Muni/Twp:BURTON City/Muni/Twp: BURTON

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.	**1335 ALLEN ST**	**05/16/2023**	$70,800	$35,400	864	6/2/1	1950	4,095 SF	
.01Mi.	**1331 ALLEN ST**	**11/03/2017**	$73,800	$36,900	748	//1	1940	4,095 SF	
.01Mi.	**1339 ALLEN ST**	**11/20/2013**	$77,400	$38,700	957	//1	1939	4,095 SF	
.02Mi.	**1331 ALLEN ST**	**11/03/2017**	$23,600	$11,800		//1	1971	4,095 SF	
.03Mi.	**1325 ALLEN ST**		$74,800	$37,400	616	//1	1940	8,189 SF	
.03Mi.	**1353 ALLEN ST**	**01/03/2011**	$68,400	$34,200	644	//1	1945	6,186 SF	
.03Mi.	**1336 ALLEN ST**	**12/27/2016**	$100,400	$50,200	956	//1	1930	4,095 SF	
.03Mi.	**1340 ALLEN ST**	**06/28/2016**	$75,800	$37,900	872	6/3/1	1927	4,008 SF	
.03Mi.	**1328 ALLEN ST**	**09/17/2021**	$98,000	$49,000	1,133	//1	1930	8,189 SF	
.04Mi.	**1324 ALLEN ST**		$105,600	$52,800	945	//1	1928	8,189 SF	
.05Mi.	**3282 GREENLY ST**	**09/22/2008**	$120,400	$60,200	1,052	//1	2004	3,659 SF	
.05Mi.	**1353 E DECAMP ST**	**07/11/2017**	$92,600	$46,300	1,016	//1	1971	14,898 SF	
.05Mi.	**1339 E DECAMP ST**	**11/04/2008**	$95,800	$47,900	1,096	//1	1927	8,189 SF	
.05Mi.	**1335 E DECAMP ST**	**06/21/1994**	$71,800	$35,900	904	//1	1953	4,095 SF	
.05Mi.	**1360 E HEMPHILL RD**	**02/10/2023**	$67,600	$33,800	676	//1	1929	3,006 SF	
.05Mi.	**1310 ALLEN ST**	**08/02/2019**	$86,000	$43,000	936	//1	1935	8,189 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	54%

ICE SiteX Report

OrderID: 97632707

Demographics & Income

Median Age:	40.6 years old	Households:	4,140
Median Household Income:	$37,813	Households w/Family:	54%
Household Income Per Capita:	$19,184	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Bendle Public Schools	Students:	1,001
Number of Schools:	4	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.57Mi.	**West Bendle Elementary School** Number of Students: 209 Student-Teacher Ratio: 14.41	D	Public	3 - 5
1.44Mi.	**South Bendle Elementary School** Number of Students: 246 Student-Teacher Ratio: 15.87	NA	Public	KG - 2
1.06Mi.	**Bendle Middle School** Number of Students: 219 Student-Teacher Ratio: 13.04	D	Public	6 - 8
1.26Mi.	**Bendle High School** Number of Students: 307 Student-Teacher Ratio: 16.68	C-	Public	9 - 12

Flood Report

The Subject Property of **1335 ALLEN ST, BURTON, MI 48529-1201** 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	161%	NOTABLY HIGHER
BURGLARY	144%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	154%	NOTABLY HIGHER
FORCIBLE ROBBERY	134%	NOTABLY HIGHER
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	139%	NOTABLY HIGHER
OVERALL	130%	NOTABLY 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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