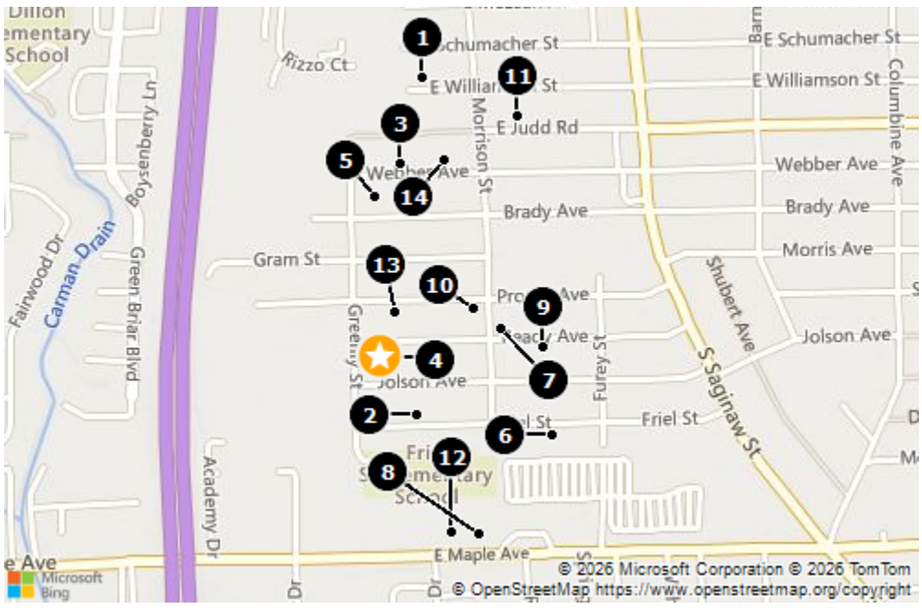
ICE SiteX Report

OrderID: 98513652

SiteX Property Information Report



Subject Property Location

1370 READY AVE, BURTON, MI 48529-2052

County:	**GENESEE MI**	Census Tract:	260490113.013010
Property Use:	Single Family Residential	Zoning:	R-1C
Parcel Number:	59-31-576-203	Thomas Bros Pg-Grid:	

Valuation

Value:	**$112,000**	FSD:	21	Common Confidence Score:	35
Value Range:	$88,480 - $135,520	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$7,900	Market Land Value:	$15,800	Tax Year:	2025
Assd Improvement:	$33,600	Market Improvment Value:	$67,200	Total Taxable Value:	$180
Total Assessed Value:	$41,500	Total Assessor Market Value:	$83,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 483 District: 59 Subdivision: GREATER FLINT SUBDIVISION
Abbreviated Description: LOT 483 GREATER FLINT SUBDIVISION
City/Muni/Twp: BURTON CITY

Property Characteristics

Lot Size:	4,487 SF	Bedrooms:		Pool:	
Building Area:	840 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
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:	10/11/2022	Sales Price:	$73,000
Document #:	202210110066398 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/17/2019	Sales Price:	$73,000
Document #:	201904170019863 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/12/2019		
Document Type:			

Legal Description:
Lot: 483 Subdivision: GREATER FLINT SUBDIVISION Map Ref: LB 15 PG 4
City/Muni/Twp: BURTON

Prior Transfer

Recording Date:	04/12/2019	Sales Price:	$73,000
Document #:	201904170019863 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 483 District: 59 Subdivision: GREATER FLINT SUBDIVISION
Abbreviated Description: LOT 483 GREATER FLINT SUBDIVISION
City/Muni/Twp: BURTON CITY

ICE SiteX Report

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Prior Transfer

Recording Date:	10/23/2018	Sales Price:	$12,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/20/2017	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	201712200077855 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/19/2017		
Document Type:			
Legal Description:			

Lot: 483 Subdivision: GREATER FLING SUBDIVISION

Prior Transfer

Recording Date:	07/22/2003	Sales Price:	$24,000
Document #:	200307220099245 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/18/2003		
Document Type:			
Legal Description:			

Lot: 483 Subdivision: GREATER FLINT SUBDIVISION Map Ref: LB15 PG4-7
City/Muni/Twp: BURTON

Area Sales Analysis

Total Area Sales	$1,922,900	Median # of Bedrooms	2.5
Median Lot Size	4,879 SF	Median # of Baths	1
Median Living Area	1,003 SF	Median Year Built	1954
Price Range - 2 Yrs	$55,000 to $280,000	Age Range	18 years to 97 years
Median Value	$130,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**1405 E WILLIAMSON ST** **BURTON, MI 48529-1639**	08/31/2026	$173,000	$138	1248	//1	1971	4,182 SF	
		APN: 59-31-527-110 Document #: 202608310049963 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 172 Subdivision: WEBBER PLACE MapRef: LB 11 PG 13 Abbreviated Description: Lot:172 Subdivision:WEBBER PLACE Map Ref:LB 11 PG 13City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
2	.08Mi.	**1393 FRIEL ST** **BURTON, MI 48529-2013**	07/31/2026	$165,000	$154	1070	/3/1	1929	9,017 SF	
		APN: 59-31-576-253 Document #: 202607310045303 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 659&660 Subdivision: GREATER FLINT SUBDIVISION MapRef: LB 15 PG 4 Abbreviated Description: Lot:659&660 Subdivision:GREATER FLINT SUBDIVISION Map Ref:LB 15 PG 4City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
3	.23Mi.	**1387 WEBBER AVE** **BURTON, MI 48529-2033**	06/24/2026	$57,500	$79	726	//1	1948	4,879 SF	
		APN: 59-31-576-012 Document #: 202606240039193 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: GREATER FLINT SUBDIVISION Abbreviated Description: Lot:50 Subdivision:GREATER FLINT SUBDIVISION City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
4	.01Mi.	**1376 READY AVE** **BURTON, MI 48529-2052**	04/09/2026	$119,000	$92	1290	//1	1955	4,487 SF	
		APN: 59-31-576-202 Document #: 202604090012799 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 482 Subdivision: GREATER FLINT SUBDIVISION MapRef: LB 15 PG 4-7 Abbreviated Description: Lot:482 Subdivision:GREATER FLINT SUBDIVISION Map Ref:LB 15 PG 4-7City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
5	.2Mi.	**1374 WEBBER AVE** **BURTON, MI 48529-2034**	12/30/2025	$55,000	$92	594	//1	1948	4,487 SF	
		APN: 59-31-576-028 Document #: 202512300028745 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Subdivision: GREATER FLINT SUBDIVISION MapRef: LB 15 PG4&7 Abbreviated Description: Lot:68 Subdivision:GREATER FLINT SUBDIVISION Map Ref:LB 15 PG4&7City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
6	.23Mi.	**1478 FRIEL ST** **BURTON, MI 48529-2018**	12/09/2025	$130,000	$155	838	/3/1	1954	7,187 SF	
		APN: 59-31-576-313 Document #: 202512090026196 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 724 MapRef: LB 15 PG 4-7 Sec/Twnship/Range: SE4 3S1T07NR07E Abbreviated Description: Lot:724 Map Ref:LB 15 PG 4-7Sec/Twnship/Range:SE4 3S1T07NR07E City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
7	.15Mi.	**1445 READY AVE** **BURTON, MI 48529-2053**	12/02/2025	$129,900	$140	924	/3/1	1954	5,009 SF	
		APN: 59-31-576-171 Document #: 202512020025420 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 417 Subdivision: GREATER FLINT SUBDIVISION MapRef: LB 15 PG 4 Abbreviated Description: Lot:417 Subdivision:GREATER FLINT SUBDIVISION Map Ref:LB 15 PG 4City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
8	.23Mi.	**1449 E MAPLE AVE** **BURTON, MI 48529-2059**	11/17/2025	$280,000	$159	1760	/3/1	1948	52,882 SF	
		APN: 59-31-400-066 Document #: 202511170022188 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S31T07NR07E Abbreviated Description: Sec/Twnship/Range:S31T07NR07E City/Muni/Twp:BURTON City/Muni/Twp: BURTON								
9	.19Mi.	**1472 READY AVE** **BURTON, MI 48529-2054**	10/27/2025	$130,000	$98	1323	9/5/1	1955	4,487 SF	
		APN: 59-31-576-186 Document #: 202510270019382								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 462 Subdivision: GREATER FLINT SUBDIVISION MapRef: LB 15 PG 4 Abbreviated Description: Lot:462 Subdivision:GREATER FLINT SUBDIVISION Map Ref:LB 15 PG 4City/Muni/Twp:BURTON City/Muni/Twp: BURTON

10	.13Mi.	**1432 PROPER AVE** **BURTON, MI 48529-2044**	10/23/2025	$109,000	$122	890	/3/1	1955	10,498 SF

APN: 59-31-576-143 Document #: 202510230018944
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 345&346 Subdivision: GREATER FLINT SUBDIVISION MapRef: LB 15 PG 4 Abbreviated Description: Lot:345&346 Subdivision:GREATER FLINT SUBDIVISION Map Ref:LB 15 PG 4City/Muni/Twp:BURTON City/Muni/Twp: BURTON

11	.33Mi.	**1465 E JUDD RD** **BURTON, MI 48529-2005**	10/01/2025	$149,000	$159	936	//1	2003	4,356 SF

APN: 59-31-527-247 Document #: 202510010014855
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 224 Subdivision: WEBBER PLACE MapRef: LB 11 PG 13&14 Abbreviated Description: Lot:224 Subdivision:WEBBER PLACE Map Ref:LB 11 PG 13&14City/Muni/Twp:BURTON City/Muni/Twp: BURTON

12	.23Mi.	**1441 E MAPLE AVE** **BURTON, MI 48529-2059**	09/11/2025	$173,000	$129	1332	//2	2008	11,979 SF

APN: 59-31-400-096 Document #: 202509110011271
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BURTON City/Muni/Twp: BURTON

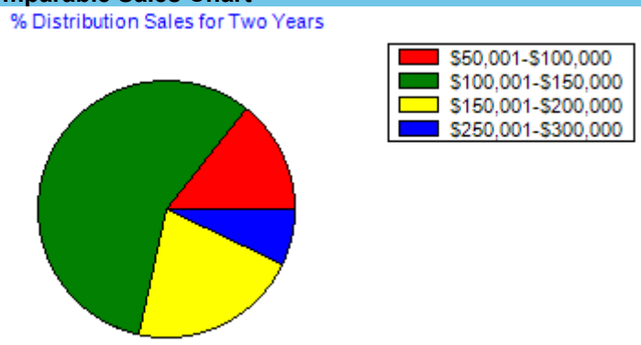
13	.05Mi.	**1386 PROPER AVE** **BURTON, MI 48529-2044**	08/28/2025	$134,000	$119	1125	/3/1	1954	4,487 SF

APN: 59-31-576-153 Document #: 202508280008658
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 357 Subdivision: GREATER FLINT SUBDIVISION MapRef: LB 15 PG 4 Abbreviated Description: Lot:357 Subdivision:GREATER FLINT SUBDIVISION Map Ref:LB 15 PG 4City/Muni/Twp:BURTON City/Muni/Twp: BURTON

14	.24Mi.	**1413 WEBBER AVE** **BURTON, MI 48529-2033**	07/30/2025	$118,500	$140	841	5/2/1	1952	4,879 SF

APN: 59-31-576-017 Document #: 202507300004339
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: GREATER FLINT SUBDIVISION MapRef: LB 15 PG 4-7 Abbreviated Description: Lot:56 Subdivision:GREATER FLINT SUBDIVISION Map Ref:LB 15 PG 4-7City/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.	**1370 READY AVE**	**04/12/2019**	$83,000	$41,500	840	//1	1955	4,487 SF	
.01Mi.	**1376 READY AVE**	**03/27/2026**	$97,000	$48,500	1,290	//1	1955	4,487 SF	
.01Mi.	**1366 READY AVE**	**06/11/2015**	$151,200	$75,600	1,622	7/3/1	1953	10,498 SF	
.02Mi.	**1382 READY AVE**	**09/09/2016**	$106,800	$53,400	1,323	//1	1955	4,487 SF	
.02Mi.	**1373 JOLSON AVE**	**02/01/2019**	$83,400	$41,700	840	//1	1954	4,487 SF	
.02Mi.	**1377 JOLSON AVE**	**08/28/2012**	$97,200	$48,600	1,074	/3/1	1956	4,487 SF	
.02Mi.	**1369 JOLSON AVE**	**10/27/2011**	$79,600	$39,800	840	//1	1954	5,009 SF	
.03Mi.	**1385 JOLSON AVE**		$90,200	$45,100	840	/3/1	1953	4,487 SF	
.03Mi.	**1386 READY AVE**	**02/11/2016**	$90,800	$45,400	1,008	//1	1953	4,487 SF	
.03Mi.	**1365 JOLSON AVE**		$126,600	$63,300	1,320	/3/2	1954	5,489 SF	
.03Mi.	**1371 READY AVE**	**04/02/2009**	$69,200	$34,600	676	//1	1952	4,487 SF	
.03Mi.	**1365 READY AVE**	**06/12/2014**	$72,400	$36,200	676	//1	1952	5,009 SF	
.03Mi.	**1387 JOLSON AVE**	**08/24/2010**	$85,800	$42,900	840	//1	1952	4,487 SF	
.03Mi.	**1377 READY AVE**		$62,000	$31,000	676	//1	1952	4,487 SF	
.03Mi.	**1392 READY AVE**	**10/01/2024**	$91,000	$45,500	952	//1	1953	4,487 SF	
.03Mi.	**1361 READY AVE**		$98,000	$49,000	840	//1	1955	5,489 SF	

Rent vs. Own

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

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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
0.66Mi.	**West Bendle Elementary School** Number of Students: 209 Student-Teacher Ratio: 14.41	D	Public	3 - 5
0.82Mi.	**South Bendle Elementary School** Number of Students: 246 Student-Teacher Ratio: 15.87	NA	Public	KG - 2
1.10Mi.	**Bendle Middle School** Number of Students: 219 Student-Teacher Ratio: 13.04	F	Public	6 - 8
1.02Mi.	**Bendle High School** Number of Students: 307 Student-Teacher Ratio: 16.68	D	Public	9 - 12

Flood Report

The Subject Property of **1370 READY AVE, BURTON, MI 48529-2052** 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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