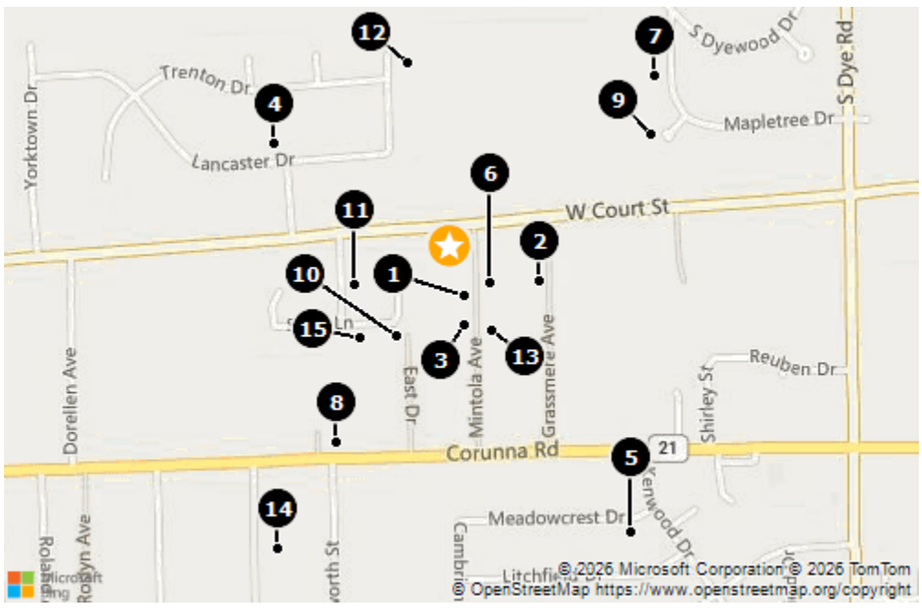
ICE SiteX Report

OrderID: 97987162

SiteX Property Information Report



Subject Property Location

1388 MINTOLA AVE, FLINT, MI 48532-4043

County:	**GENESEE MI**	Census Tract:	260490108.132004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	07-17-555-032	Thomas Bros Pg-Grid:	

Valuation

Value:	**$169,000**	FSD:	21	Common Confidence Score:	31
Value Range:	$133,510 - $204,490	ICE Confidence Score:	79		

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:	$2,052
Total Assessed Value:	$80,600	Total Assessor Market Value:	$161,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 45-46 District: 07 Subdivision: MINTOLA PARK
Abbreviated Description: LOTS 45 & 46 MINTOLA PARK NO 1 (76)
City/Muni/Twp: FLINT TWP

Property Characteristics

Lot Size:	41,556 SF	Bedrooms:	2	Pool:	
Building Area:	1115 SF	Baths:	1	Fireplace:	1
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/27/2022	Loan Amount:	N/A
Document #:	202206270047265 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 45&46 Subdivision: MINOLTA PARK NO 1

Prior Transfer

Recording Date:	11/26/2014	Sales Price:	N/A
Document #:	201411260080841 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/20/2001	Sales Price:	N/A
Document #:	200102200012861 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/09/2001		
Document Type:			

Legal Description:
Subdivision: MINTOLA PARK #1
Abbreviated Description: LOTS 45 & 46 MINTOLA PARK NO 1 (76)
City/Muni/Twp: FLINT TOWNSHIP

ICE SiteX Report

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Prior Transfer

Recording Date:	06/20/1995	Sales Price:	$66,325
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 45-46 District: 07 Subdivision: MINTOLA PARK
Abbreviated Description: LOTS 45 & 46 MINTOLA PARK NO 1 (76)
City/Muni/Twp: FLINT TWP

Area Sales Analysis

Total Area Sales	$2,883,100	Median # of Bedrooms	3
Median Lot Size	16,509 SF	Median # of Baths	1
Median Living Area	1,506 SF	Median Year Built	1966
Price Range - 2 Yrs	$25,500 to $289,900	Age Range	27 years to 81 years
Median Value	$199,900	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1420 MINTOLA AVE** **FLINT, MI 48532-4045**	06/29/2026	$140,000	$172	810	/3/1	1945	22,303 SF	
		APN: 07-17-555-028 Document #: 202606290039907 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40&41 Subdivision: MINTOLA PARK 1 MapRef: MB 13 PG 30 Abbreviated Description: Lot:40&41 Subdivision:MINTOLA PARK 1 Map Ref:MB 13 PG 30Abbreviated Description:SOUTH20FT LOT41 City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
2	.11Mi.	**1416 GRASSMERE AVE** **FLINT, MI 48532-4026**	05/26/2026	$80,000	$49	1619	/3/1	1968	9,235 SF	
		APN: 07-17-300-041 Document #: 202605260034079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S17T07NR06E Abbreviated Description: Sec/Twnship/Range:S17T07NR06E City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
3	.09Mi.	**1442 MINTOLA AVE** **FLINT, MI 48532-4045**	05/05/2026	$175,000	$143	1218	/3/1	1946	16,727 SF	
		APN: 07-17-555-026 Document #: 202605050031339 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: MINTOLA PARL#1 MapRef: LB 13 PG 30 Abbreviated Description: Lot:38 Subdivision:MINTOLA PARL#1 Map Ref:LB 13 PG 30City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
4	.24Mi.	**6090 LANCASTER DR** **FLINT, MI 48532-3215**	04/30/2026	$230,000	$147	1560	/3/1	1966	19,994 SF	
		APN: 07-18-579-019 Document #: 202604300026723 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: WEST COURT ESTATES NO 2 MapRef: LB 40 PG 20&21 Abbreviated Description: Lot:29 Subdivision:WEST COURT ESTATES NO 2 Map Ref:LB 40 PG 20&21City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
5	.41Mi.	**5423 MEADOWCREST DR** **FLINT, MI 48532-4042**	04/08/2026	$199,900	$166	1200	/3/1	1975	13,112 SF	
		APN: 07-20-506-001 Document #: 202604080012473 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 162 Subdivision: WESTCHESTER SUBDIVISION NO 3 MapRef: LB 52 PG 14 Abbreviated Description: Lot:162 Subdivision:WESTCHESTER SUBDIVISION NO 3 Map Ref:LB 52 PG 14City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
6	.08Mi.	**1417 MINTOLA AVE** **FLINT, MI 48532-4046**	03/17/2026	$25,500	$21	1184	/3/1		16,509 SF	
		APN: 07-17-555-004 Document #: 202603170009568 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: MONTOLA PARK NO 1 MapRef: LB 13 PG 30 Abbreviated Description: Lot:6 Subdivision:MONTOLA PARK NO 1 Map Ref:LB 13 PG 30City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
7	.31Mi.	**5397 MAPLETREE DR** **FLINT, MI 48532-3334**	10/10/2025	$222,000	$131	1688	/3/1	1961	20,212 SF	
		APN: 07-17-503-002 Document #: 202510100016825 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: DYE WOOD NO 4 MapRef: MB 37 PG 12 Abbreviated Description: Lot:55 Subdivision:DYE WOOD NO 4 Map Ref:MB 37 PG 12City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
8	.27Mi.	**6060 CORUNNA RD** **FLINT, MI 48532-5303**	09/09/2025	$193,000	$114	1680	//2		18,034 SF	
		APN: 07-18-400-021 Document #: 202509090010902 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S18T07NR06E Abbreviated Description: Sec/Twnship/Range:SE4 S18T07NR06E City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
9	.26Mi.	**5392 MAPLETREE CT** **FLINT, MI 48532-3330**	08/27/2025	$225,000	$121	1848	/3/1	1962	19,471 SF	
		APN: 07-17-553-009 Document #: 202508270008502 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: DYE WOOD NO 3 MapRef: LB 34 PG 6 Abbreviated Description: Subdivision:DYE WOOD NO 3 Map Ref:LB 34 PG 6Abbreviated Description:LOT: PART OF LOT 46 City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
10	.13Mi.	**6021 SIPES LN** **FLINT, MI 48532-5320**	07/14/2025	$289,900	$159	1820	/3/2	1999	12,153 SF	
		APN: 07-18-584-013 Document #: 202507140001542 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: BETHEL PARK WOODS NO 2 MapRef: LB 73 PG 7 Abbreviated Description: Lot:26 Subdivision:BETHEL PARK WOODS NO 2 Map Ref:LB 73 PG 7City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
11	.12Mi.	**1411 VOLLAR DR** **FLINT, MI 48532-5323**	06/24/2025	$283,000	$159	1773	/3/2	1998	13,286 SF	
		APN: 07-18-584-005 Document #: 202506240001121 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 18 Subdivision: BETHE PARK WOODS NO 2 MapRef: LB 73 PG 7-9 Abbreviated Description: Lot:18 Subdivision:BETHE PARK WOODS NO 2 Map Ref:LB 73 PG 7-9City/Muni/Twp:FLINT City/Muni/Twp: FLINT

12	.22Mi.	**6007 LANCASTER DR** **FLINT, MI 48532-3214**	06/11/2025	$232,900	$154	1506	/3/1	1966	20,865 SF

APN: 07-18-580-040 Document #: 202506110000088
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: WEST COURT ESTAES NO 3 MapRef: LB 41 PG 28 Abbreviated Description: Lot:61 Subdivision:WEST COURT ESTAES NO 3 Map Ref:LB 41 PG 28City/Muni/Twp:FLINT City/Muni/Twp: FLINT

13	.12Mi.	**1447 MINTOLA AVE** **FLINT, MI 48532-4046**	05/23/2025	$183,000	$185	984	/3/1	1960	16,509 SF

APN: 07-17-555-009 Document #: 202505230000237
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: MINTOLA PARK MapRef: LB 13 PG 30 Abbreviated Description: Lot:11 Subdivision:MINTOLA PARK Map Ref:LB 13 PG 30City/Muni/Twp:FLINT City/Muni/Twp: FLINT

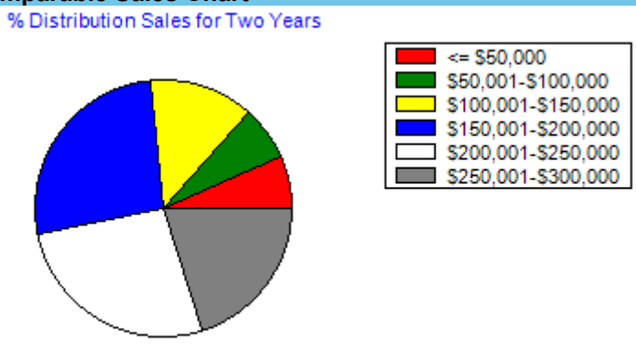
14	.41Mi.	**2053 BERNICE AVE** **FLINT, MI 48532-3912**	05/20/2025	$144,000	$101	1425	/3/1	1954	13,199 SF

APN: 07-19-526-037 Document #: 202505200000119
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 134 Subdivision: MINTOLA PARK NO 2 MapRef: LB 15 PG 60 Abbreviated Description: Lot:134 Subdivision:MINTOLA PARK NO 2 Map Ref:LB 15 PG 60City/Muni/Twp:FLINT City/Muni/Twp: FLINT

15	.16Mi.	**6043 SIPES LN** **FLINT, MI 48532-5320**	05/13/2025	$259,900	$197	1317	/3/2	1997	11,979 SF

APN: 07-18-584-016 Document #: 202505130000210
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: BETHEL PARK WOODS NO 2 MapRef: LB 73 PG 7 Abbreviated Description: Lot:29 Subdivision:BETHEL PARK WOODS NO 2 Map Ref:LB 73 PG 7City/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.	**1388 MINTOLA AVE**	**06/20/1995**	$161,200	$80,600	1,115	/2/1	1940	41,556 SF	
.02Mi.	**1400 MINTOLA AVE**	**06/07/2013**	$160,800	$80,400	1,324	/3/1	1955	20,996 SF	
.03Mi.	**1410 MINTOLA AVE**		$151,000	$75,500	1,184	/2/1	1952	22,303 SF	
.04Mi.	**6005 W COURT ST**	**10/01/1991**	$127,200	$63,600	1,240	/3/1	1984	13,504 SF	
.05Mi.	**1416 MINTOLA AVE**	**07/12/2006**	$146,400	$73,200	1,192	/3/1	1947	22,303 SF	
.05Mi.	**6011 W COURT ST**		$118,400	$59,200	1,140	/3/1	1982	11,979 SF	
.06Mi.	**1420 MINTOLA AVE**	**05/03/2013**	$118,600	$59,300	810	/3/1	1945	22,303 SF	
.06Mi.	**5522 W COURT ST**	**05/15/2024**	$126,800	$63,400	936	//1		32,801 SF	
.06Mi.	**1391 MINTOLA AVE**	**03/08/2024**	$154,800	$77,400	1,120	/3/1	1953	39,030 SF	
.07Mi.	**6012 W COURT ST**	**08/11/2010**	$148,800	$74,400	1,512	/4/2		1 SF	
.07Mi.	**1399 MINTOLA AVE**		$168,600	$84,300	1,368	/4/1	1953	33,018 SF	
.07Mi.	**6021 W COURT ST**	**04/12/2024**	$130,400	$65,200	1,576	/3/1	1981	11,979 SF	
.07Mi.	**5508 W COURT ST**	**06/17/2022**	$267,600	$133,800	1,711	/3/1		2 SF	
.07Mi.	**1411 MINTOLA AVE**		$90,600	$45,300	900	/2/1	1946	16,509 SF	
.08Mi.	**6011 BOOTH CT**	**09/10/2021**	$273,800	$136,900	1,540	/3/2	2002	11,456 SF	
.08Mi.	**1434 MINTOLA AVE**	**09/26/2018**	$85,600	$42,800	846	/3/1	1940	16,727 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	40.7 years old	Households:	7,720
Median Household Income:	$62,249	Households w/Family:	59%
Household Income Per Capita:	$33,075	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

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School District

School District Zone:	Carman-Ainsworth Community School District	Students:	3,500
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.78Mi.	**Dye Elementary School** Number of Students: 559 Student-Teacher Ratio: 15.65	C-	Public	KG - 5
6.50Mi.	**Rankin Elementary School** Number of Students: 237 Student-Teacher Ratio: 13.26	D+	Public	KG - 5
0.55Mi.	**Randels Elementary School** Number of Students: 311 Student-Teacher Ratio: 16.48	C	Public	PK - 5
5.52Mi.	**Carmanainsworth Middle School** Number of Students: 652 Student-Teacher Ratio: 15.83	D+	Public	6 - 8
5.91Mi.	**Gladys Dillon Elementary School** Number of Students: 215 Student-Teacher Ratio: 12.62	C	Public	KG - 3
1.72Mi.	**Carmanainsworth High School** Number of Students: 914 Student-Teacher Ratio: 18.55 Advanced Placement: Yes	C+	Public	8 - 12

Flood Report

The Subject Property of **1388 MINTOLA AVE, FLINT, MI 48532-4043** 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	115%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	78%	LOWER
MURDER	94%	SIMILAR
OVERALL	88%	LOWER

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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