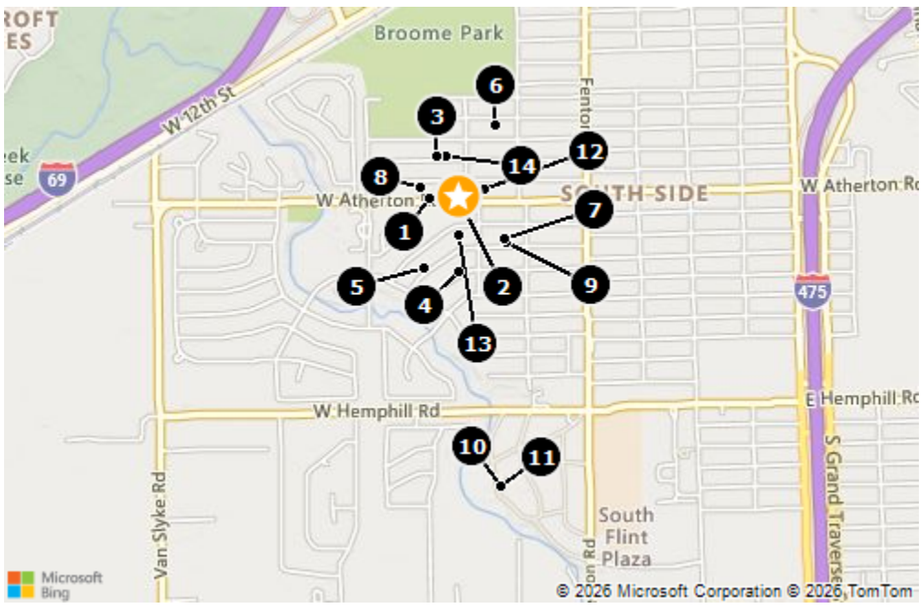
ICE SiteX Report

OrderID: 97702258

SiteX Property Information Report



Subject Property Location

1410 W ATHERTON RD, FLINT, MI 48507-5326

County:	**GENESEE MI**	Census Tract:	260490135.004012
Property Use:	Single Family Residential	Zoning:	TN-2
Parcel Number:	40-24-455-046	Thomas Bros Pg-Grid:	

Valuation

Value:	**$72,000**	FSD:	15	Common Confidence Score:	59
Value Range:	$61,200 - $82,800	ICE Confidence Score:	85		

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:	$1,675
Total Assessed Value:	$32,900	Total Assessor Market Value:	$65,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 423-424 District: 54 Subdivision: LINCOLN PARK SUBDIVISION
Abbreviated Description: LINCOLN PARK SUBDIVISION LOTS 423 AND 424
City/Muni/Twp: FLINT CITY

Property Characteristics

Lot Size:	8,015 SF	Bedrooms:	3	Pool:	
Building Area:	1582 SF	Baths:	2	Fireplace:	1
Year Built:	1934	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/09/2024	Loan Amount:	N/A
Document #:	202409090046885 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 423&424 Subdivision: LINCOLJN PARK SUBDIVISION
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	02/23/2024	Sales Price:	N/A
Document #:	202402230007512 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/29/2021	Sales Price:	$53,000
Document #:	202106290058415 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/23/2021		
Document Type:			

Legal Description:
Lot: 423&424 Subdivision: LINCOLN PARK SUBDIVISION Map Ref: LB 5 G 20
City/Muni/Twp: FLINT

ICE SiteX Report

OrderID: 97702258

Prior Transfer

Recording Date:	06/23/2021	Sales Price:	$53,000
Document #:	202106290058415 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 423-424 District: 54 Subdivision: LINCOLN PARK SUBDIVISION
Abbreviated Description: LINCOLN PARK SUBDIVISION LOTS 423 AND 424
City/Muni/Twp: FLINT CITY

Prior Transfer

Recording Date:	05/30/2019	Sales Price:	$35,000
Document #:	201905300039630 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/08/2019		
Document Type:			

Legal Description:
Lot: 423&424 Subdivision: LINCOLN PARK SUBDIVISION Map Ref: LB 5 PG 20
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	05/08/2019	Sales Price:	$35,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/17/2017	Sales Price:	$39,700
Document #:	201707170049877 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/2017		
Document Type:			

Legal Description:
Lot: 423&424 Subdivision: LINCOLN PARK SUBDIVISION Map Ref: LB5 PG20
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	10/02/2001	Sales Price:	$88,500
Document #:	200110020097004 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/25/2001		
Document Type:			

Legal Description:
Lot: 423&424 Subdivision: LINCOLN PARK SUBDIVISION Map Ref: LB5 PG20
City/Muni/Twp: FLINT

Area Sales Analysis

Total Area Sales	$757,150	Median # of Bedrooms	3
Median Lot Size	5,293 SF	Median # of Baths	1
Median Living Area	933 SF	Median Year Built	1953
Price Range - 2 Yrs	$9,000 to $132,500	Age Range	54 years to 103 years
Median Value	$48,375	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**1514 W ATHERTON RD** **FLINT, MI 48507-5355**	04/23/2026	$35,000	$37	925	/3/1	1972	5,619 SF	
		APN: 40-24-455-051 Document #: 202604230025214 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 415 Subdivision: LINCOLN PARK SUBDIVISION Abbreviated Description: Lot:415 Subdivision:LINCOLN PARK SUBDIVISION City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
2	.02Mi.	**1413 WALDMAN AVE** **FLINT, MI 48507-1550**	03/16/2026	$99,900	$110	903	/3/1	1955	4,008 SF	
		APN: 40-24-455-022 Document #: 202603160009331 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 407 Subdivision: LINCOLN PARK SUBDIVISION MapRef: LB 5 PG 50 Abbreviated Description: Lot:407 Subdivision:LINCOLN PARK SUBDIVISION Map Ref:LB 5 PG 50City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
3	.11Mi.	**1506 PETTIBONE AVE** **FLINT, MI 48507-1590**	03/13/2026	$46,000	$68	674	/2/1	1955	4,008 SF	
		APN: 40-24-453-055 Document #: 202603130007840 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 236 Subdivision: LINCOLN PARK MapRef: LB 5 PG 20 Abbreviated Description: Lot:236 Subdivision:LINCOLN PARK Map Ref:LB 5 PG 20City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
4	.18Mi.	**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								
5	.19Mi.	**1530 MULBERRY LN** **FLINT, MI 48507-5353**	01/29/2026	$50,750	$53	949	/3/1	1953	5,009 SF	
		APN: 40-25-202-033 Document #: 202601290001568 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Block: 2 Subdivision: GREENBROOK MapRef: MB 24 PG 35&36 Abbreviated Description: Lot:30 Block:2 Subdivision:GREENBROOK Map Ref:MB 24 PG 35&36City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
6	.19Mi.	**1225 VERMILYA AVE** **FLINT, MI 48507-1540**	01/16/2026	$15,000	$18	831	/2/1	1928	8,015 SF	
		APN: 40-24-478-010 Document #: 202601160000079 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 121&122 Subdivision: LINCOLN PARK SUBDIVISION MapRef: LB 5 PG 20 Abbreviated Description: Lot:121&122 Subdivision:LINCOLN PARK SUBDIVISION Map Ref:LB 5 PG 20City/Muni/Twp:FLINT City/Muni/Twp: FLINT

7	.15Mi.	**1228 LELAND ST** **FLINT, MI 48507-5316**	01/12/2026	$67,500	$64	1047	/2/1	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

8	.09Mi.	**1523 WALDMAN AVE** **FLINT, MI 48507-1596**	12/23/2025	$125,000	$126	988	/2/1	1953	9,496 SF

APN: 40-24-455-015 Document #: 202512230028205
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 474-476 Subdivision: LINCOLN PARK NO 1 MapRef: MB 13 PG 45 Abbreviated Description: Lot:474-476 Subdivision:LINCOLN PARK NO 1 Map Ref:MB 13 PG 45City/Muni/Twp:FLINT City/Muni/Twp: FLINT

9	.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

10	.11Mi.	**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

11	.1Mi.	**1524 WALDMAN AVE** **FLINT, MI 48507-4802**	08/29/2025	$59,000	$61	960	/2/1	1954	9,017 SF

APN: 40-24-454-045 Document #: 202508290008867
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 478&479 Subdivision: LINCOLN PARK NO 1 MapRef: MB 13 PG 45 Abbreviated Description: Lot:478&479 Subdivision:LINCOLN PARK NO 1 Map Ref:MB 13 PG 45City/Muni/Twp:FLINT City/Muni/Twp: FLINT

12	.06Mi.	**1313 WALDMAN AVE** **FLINT, MI 48507-4804**	08/11/2025	$15,000	$14	1071	/3/1	1952	4,008 SF

APN: 40-24-484-005 Document #: 202508110005331
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 399 Subdivision: LINCOLN PARK SUBDIVISION MapRef: LB 5 PG 20 Abbreviated Description: Lot:399 Subdivision:LINCOLN PARK SUBDIVISION Map Ref:LB 5 PG 20City/Muni/Twp:FLINT City/Muni/Twp: FLINT

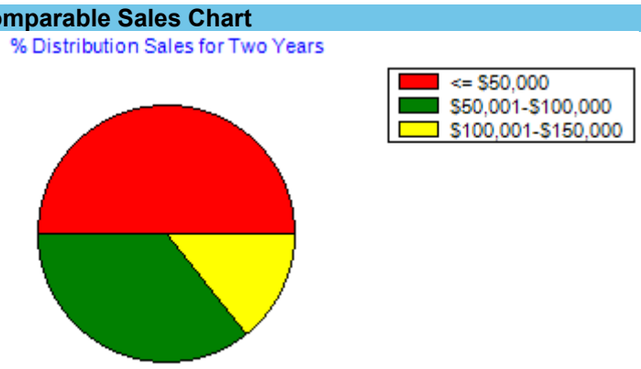
13	.09Mi.	**1421 BERRYWOOD LN** **FLINT, MI 48507-5346**	03/28/2025	$132,500	$146	905	/3/1	1954	5,576 SF

APN: 40-25-202-022 Document #: 202503280012801
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: GREENBROOK MapRef: MB 24 PG 35 Abbreviated Description: Lot:5 Block:2 Subdivision:GREENBROOK Map Ref:MB 24 PG 35City/Muni/Twp:FLINT City/Muni/Twp: FLINT

14	.1Mi.	**1422 PETTIBONE AVE** **FLINT, MI 48507-1534**	01/15/2025	$15,000	$9	1650	/5/2	1930	4,008 SF

APN: 40-24-453-058 Document #: 202501150002502
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 239 Subdivision: LINCOLN PARK SUBDIVISION MapRef: LB 5 PG 20 Abbreviated Description: Lot:239 Subdivision:LINCOLN PARK SUBDIVISION Map Ref:LB 5 PG 20City/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.

ICE SiteX Report

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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.	**1410 W ATHERTON RD**	**06/23/2021**	$65,800	$32,900	1,582	/3/2	1934	8,015 SF	
.01Mi.	**1414 W ATHERTON RD**	**06/01/1970**	$34,000	$17,000	940	/3/1	1955	5,097 SF	
.02Mi.	**1409 WALDMAN AVE**	**08/27/1997**	$39,600	$19,800	768	/2/1	1928	8,015 SF	
.02Mi.	**1413 WALDMAN AVE**	**01/21/2015**	$35,600	$17,800	903	/3/1	1955	4,008 SF	
.02Mi.	**1401 WALDMAN AVE**	**09/27/2024**	$35,400	$17,700	822	/2/1	1966	4,008 SF	
.02Mi.	**1418 W ATHERTON RD**		$39,200	$19,600	971	/3/1	1955	6,882 SF	
.03Mi.	**1417 WALDMAN AVE**	**06/12/2014**	$34,800	$17,400	1,080	/3/1	1955	4,008 SF	
.03Mi.	**1330 W ATHERTON RD**	**01/14/2016**	$38,200	$19,100	868	/3/1	1960	4,008 SF	
.03Mi.	**1426 W ATHERTON RD**	**09/26/2019**	$24,000	$12,000	676	/2/1	1955	4,008 SF	
.03Mi.	**1409 W ATHERTON RD**		$64,600	$32,300	1,068	/3/1	1953	5,576 SF	
.03Mi.	**1405 W ATHERTON RD**	**11/08/2002**	$88,600	$44,300	1,206	/3/1	1953	5,184 SF	
.04Mi.	**1329 WALDMAN AVE**	**12/30/2009**	$29,200	$14,600	738	/2/1	1955	4,008 SF	
.04Mi.	**1425 WALDMAN AVE**	**04/26/2022**	$44,600	$22,300	789	/2/1	1927	8,015 SF	
.04Mi.	**1413 W ATHERTON RD**	**07/29/2020**	$72,600	$36,300	904	/3/1	1955	5,968 SF	
.04Mi.	**1326 W ATHERTON RD**	**12/20/2017**			640	/2/1	1926	4,008 SF	
.04Mi.	**1401 W ATHERTON RD**	**09/13/2024**	$69,400	$34,700	949	/3/1	1954	5,009 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%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.85Mi.	**Holmes STEM Middle School Academy** Number of Students: 256 Student-Teacher Ratio: 25.6	D	Public	6 - 8
0.36Mi.	**Neithercut Elementary School** Number of Students: 151 Student-Teacher Ratio: 23.23	D+	Public	KG - 6
0.66Mi.	**Southwestern Classical Academy** Number of Students: 464 Student-Teacher Ratio: 16.11 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **1410 W ATHERTON RD, FLINT, MI 48507-5326** 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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ICE SiteX Report

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