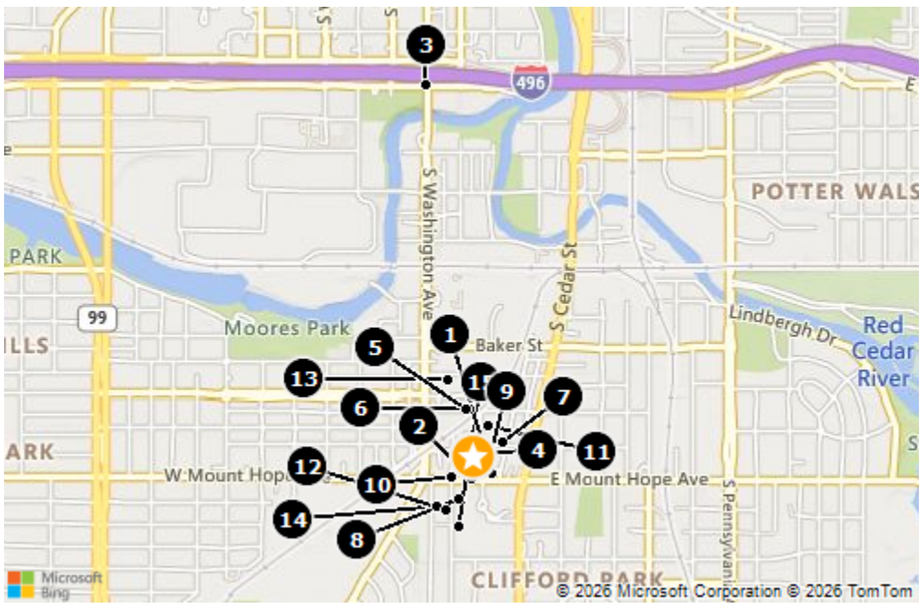
ICE SiteX Report

OrderID: 98394898

SiteX Property Information Report



Subject Property Location

1806 MAPLEWOOD AVE, LANSING, MI 48910-9106

County:	**INGHAM MI**	Census Tract:	260650020.003018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	33-01-01-21-457-043	Thomas Bros Pg-Grid:	

Valuation

Value:	**$101,000**	FSD:	36	Common Confidence Score:	19
Value Range:	$64,640 - $137,360	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$5,400	Market Land Value:	$10,800	Tax Year:	2025
Assd Improvement:	$50,700	Market Improvment Value:	$101,400	Total Taxable Value:	$1,912
Total Assessed Value:	$56,100	Total Assessor Market Value:	$112,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 118 District: 01-01 Subdivision: REO PARK ADD Legal Unit: 118 Map Ref: P -3390 -0175
Abbreviated Description: LOT 118 REO PARK ADD
City/Muni/Twp: LANSING CITY

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:		Pool:	
Building Area:	1232 SF	Baths:	1	Fireplace:	
Year Built:	1912	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/10/2007	Loan Amount:	N/A
Document #:	2007-043969 BK-PG 3283-0625	Loan Type:	Unknown
TD Due Date:	03/01/2027	Type Finance:	

Legal Description:
Lot: 118 Subdivision: REO PARK ADDITION
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	02/28/1997	Sales Price:	$39,750
Document #:	BK-PG 2440 -756	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 118 District: 01-01 Subdivision: REO PARK ADD Legal Unit: 118 Map Ref: P -3390 -0175
Abbreviated Description: LOT 118 REO PARK ADD
City/Muni/Twp: LANSING CITY

Area Sales Analysis

Total Area Sales	$1,781,901	Median # of Bedrooms	
Median Lot Size	4,356 SF	Median # of Baths	1
Median Living Area	1,246 SF	Median Year Built	1916
Price Range - 2 Yrs	$17,000 to $210,000	Age Range	76 years to 116 years
Median Value	$116,000	Median Age	110 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**311 E MOUNT HOPE AVE** **LANSING, MI 48910-9134**	09/15/2026	$116,000	$77	1489	//1	1916	4,356 SF	
		APN: 33-01-01-21-461-010 Document #: 2026-024913 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: REO PARK ADDITION MapRef: LB 4 PG 13 Abbreviated Description: Lot:27 Subdivision:REO PARK ADDITION Map Ref:LB 4 PG 13City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
2	.04Mi.	**219 E MOUNT HOPE AVE** **LANSING, MI 48910-9157**	07/02/2026	$160,000	$90	1760	/5/1	1916	4,356 SF	
		APN: 33-01-01-21-457-022 Document #: 2026-018172 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: REO PARK ADDITION MapRef: LB 4 PG 13 Abbreviated Description: Lot:21 Subdivision:REO PARK ADDITION Map Ref:LB 4 PG 13City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
3	.15Mi.	**722 S WASHINGTON AVE** **LANSING, MI 48933-**	05/15/2026	$150,000	$69	2161	//2	1914	4,792 SF	
		APN: 33-01-01-21-381-121 Document #: 2026-013897 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Block: 17 Subdivision: PARK PLACE MapRef: LB 1 PG 59 Abbreviated Description: Lot:4&5 Block:17 Subdivision:PARK PLACE Map Ref:LB 1 PG 59Abbreviated Description:SOUTH22FTE104FT LOT4&N22FTE104FT LOT5 City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
4	.03Mi.	**1807 TEEL AVE** **LANSING, MI 48910-9117**	05/11/2026	$116,000	$93	1246	//1	1916	4,356 SF	
		APN: 33-01-01-21-457-061 Document #: 2026-013455 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 138 Subdivision: REO PARK ADDITION MapRef: LB 4 PG 13 Abbreviated Description: Lot:138 Subdivision:REO PARK ADDITION Map Ref:LB 4 PG 13City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
5	.11Mi.	**145 ISBELL ST** **LANSING, MI 48910-1516**	05/01/2026	$75,000	$56	1320	//1	1910	2,178 SF	
		APN: 33-01-01-21-453-064 Document #: 2026-012664 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: ORCHARD HOME ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Subdivision:ORCHARD HOME ADDITION Map Ref:LB 3 PG 30Abbreviated Description:SOUTH2 LOT13 City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
6	.11Mi.	**147 ISBELL ST** **LANSING, MI 48910-1516**	05/01/2026	$75,000	$66	1120	//1	1910	2,178 SF	
		APN: 33-01-01-21-453-070 Document #: 2026-012665 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: ORCHARD HOME ADDITION MapRef: LB 3 PG 30 Abbreviated Description: Subdivision:ORCHARD HOME ADDITION Map Ref:LB 3 PG 30Abbreviated Description:SOUTH2 LOT13 City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
7	.08Mi.	**1728 HERBERT ST** **LANSING, MI 48910-1515**	04/09/2026	$17,000	$17	950	//1	1910	3,920 SF	
		APN: 33-01-01-21-460-007 Document #: 2026-010302 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 83 Subdivision: REO PARK ADDITION MapRef: LB 4 PG 13 Abbreviated Description: Lot:83 Subdivision:REO PARK ADDITION Map Ref:LB 4 PG 13City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
8	.11Mi.	**1917 TEEL AVE** **LANSING, MI 48910-3117**	03/25/2026	$162,000	$125	1290	//1	1926	5,227 SF	
		APN: 33-01-01-28-202-032 Document #: 2026-007939 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: ASSESSORS PLAT NO 46 MapRef: LB 12 PG 7 Abbreviated Description: Lot:2 Subdivision:ASSESSORS PLAT NO 46 Map Ref:LB 12 PG 7City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
9	.04Mi.	**1817 MAPLEWOOD AVE** **LANSING, MI 48910-9105**	03/11/2026	$50,001	$36	1376	//1	1923	4,356 SF	
		APN: 33-01-01-21-461-052 Document #: 2026-005585 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Subdivision: REO PARK ADDITION MapRef: LB 4 PG 13 Abbreviated Description: Lot:112 Subdivision:REO PARK ADDITION Map Ref:LB 4 PG 13City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
10	.13Mi.	**1900 TEEL AVE** **LANSING, MI 48910-3118**	01/30/2026	$178,000			//		5,663 SF	
		APN: 33-01-01-28-202-062 Document #: 2026-002306 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: CHITTENDENS SUBDIVISION Abbreviated Description: Lot:65 Subdivision:CHITTENDENS SUBDIVISION City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
11	.08Mi.	**1709 MAPLEWOOD AVE** **LANSING, MI 48910-1522**	12/22/2025	$75,000	$72	1040	//1	1918	2,614 SF	
		APN: 33-01-01-21-460-061 Document #: 2025-032763 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 97-99 Subdivision: REO PARK ADDITION MapRef: LB 4 PG 13 Abbreviated Description: Lot:97-99 Subdivision:REO PARK ADDITION Map Ref:LB 4 PG 13City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
12	.14Mi.	**1928 TEEL AVE** **LANSING, MI 48910-3118**	11/24/2025	$185,000	$155	1188	//1	1929	4,792 SF	
		APN: 33-01-01-28-201-121 Document #: 2025-030366 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CHITTENDENS SUBDIVISION MapRef: LB 6 PG 45 Abbreviated Description: Lot:15 Subdivision:CHITTENDENS SUBDIVISION Map Ref:LB 6 PG 45City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
13	.18Mi.	**122 GARDEN ST** **LANSING, MI 48910-1504**	11/19/2025	$52,000	$42	1232	/4/1	1910	7,841 SF	
		APN: 33-01-01-21-451-008 Document #: 2025-030005 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6&7 Block: 2 Subdivision: HALLS THIRD ADDITION MapRef: LB 4 PG 4 Abbreviated Description: Lot:6&7 Block:2 Subdivision:HALLS THIRD ADDITION Map Ref:LB 4 PG 4City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
14	.15Mi.	**1925 FOREST AVE** **LANSING, MI 48910-3101**	10/28/2025	$160,900	$201	798	//1	1950	4,792 SF	

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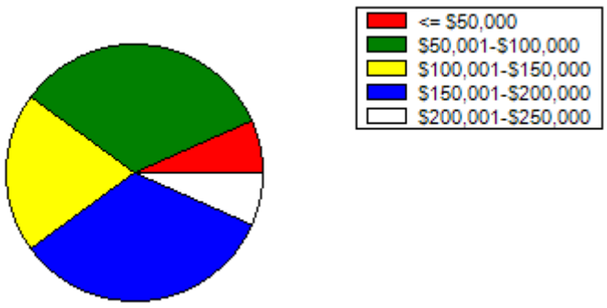
APN: 33-01-01-28-201-041 Document #: 2025-027782
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6&7 Subdivision: SUBDIVISION OF LOT 39 CHITTENDENS SUBDIVISION MapRef: LB 6 PG 45 Abbreviated Description: Lot:6&7 Subdivision:SUBDIVISION OF LOT 39 CHITTENDENS SUBDIVISION Map Ref:LB 6 PG 45City/Muni/Twp:LANSING City/Muni/Twp: LANSING

15	.17Mi.	**2017 TEEL AVE** **LANSING, MI 48910-3119**	10/01/2025	$210,000	$168	1250	//1	1929	4,356 SF	

APN: 33-01-01-28-202-111 Document #: 2025-025411
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: CHITTENDENS SUBDIVISION MapRef: LB 5 PG 7 Abbreviated Description: Lot:60 Subdivision:CHITTENDENS SUBDIVISION Map Ref:LB 5 PG 7City/Muni/Twp:LANSING City/Muni/Twp: LANSING

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1806 MAPLEWOOD AVE**	**02/28/1997**	$112,200	$56,100	1,232	//1	1912	4,792 SF	
.01Mi.	**1804 MAPLEWOOD AVE**	**06/06/2019**	$120,000	$60,000	1,474	/3/1	1916	4,792 SF	
.01Mi.	**1808 MAPLEWOOD AVE**	**02/07/2014**	$99,400	$49,700	1,184	//1	1900	4,792 SF	
.01Mi.	**1800 MAPLEWOOD AVE**	**01/27/2017**	$75,600	$37,800	638	/3/1	1915	4,356 SF	
.01Mi.	**1812 MAPLEWOOD AVE**	**01/20/2014**	$99,000	$49,500	1,188	//2	1916	4,792 SF	
.02Mi.	**1816 MAPLEWOOD AVE**	**02/04/2021**	$114,200	$57,100	1,332	//2	1916	4,792 SF	
.02Mi.	**210 NORMAN ST**	**08/14/1998**	$72,000	$36,000	764	//1	1914	2,614 SF	
.02Mi.	**1818 MAPLEWOOD AVE**	**06/21/2017**	$100,400	$50,200	1,188	//1	1916	4,356 SF	
.03Mi.	**1728 MAPLEWOOD AVE**	**10/28/2024**	$124,200	$62,100	1,298	//2	1916	4,792 SF	
.03Mi.	**1807 TEEL AVE**	**04/16/2003**	$112,200	$56,100	1,246	//1	1916	4,356 SF	
.03Mi.	**1811 TEEL AVE**	**03/29/2018**	$102,800	$51,400	1,056	//1	1926	4,792 SF	
.03Mi.	**1815 TEEL AVE**	**03/14/2022**	$113,800	$56,900	1,056	//1	1927	9,148 SF	
.03Mi.	**1803 TEEL AVE**	**04/14/2022**	$78,000	$39,000	925	//1	1912	3,049 SF	
.03Mi.	**1726 MAPLEWOOD AVE**	**01/10/2025**	$102,400	$51,200	1,040	//1	1916	4,792 SF	
.04Mi.	**1801 TEEL AVE**	**04/18/2019**	$84,200	$42,100	1,080	//1	1910	3,049 SF	
.04Mi.	**1809 MAPLEWOOD AVE**	**10/28/2024**	$86,000	$43,000	792	//1	1916	4,356 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	35.5 years old	Households:	15,448
Median Household Income:	$54,158	Households w/Family:	44%
Household Income Per Capita:	$30,340	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Lansing Public School District	Students:	9,951
Number of Schools:	26	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.49Mi.	**Pattengill School** Number of Students: 706 Student-Teacher Ratio: 18.33	C-	Public	PK - 8
1.65Mi.	**Cavanaugh School** Number of Students: 245 Student-Teacher Ratio: 14.18	B	Public	PK - 3

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2.06Mi. **Lewton School** Number of Students: 272 Student-Teacher Ratio: 14.61		C-	Public	PK - 8
4.00Mi. **Sheridan Road** Number of Students: 356 Student-Teacher Ratio: 19.24		D+	Public	5 - 8
3.14Mi. **Mt Hope School** Number of Students: 323 Student-Teacher Ratio: 16.31		D	Public	4 - 8
2.26Mi. **Eastern High School** Number of Students: 798 Student-Teacher Ratio: 19.89 Advanced Placement: Yes		C+	Public	9 - 12
0.82Mi. **Lyons School** Number of Students: 242 Student-Teacher Ratio: 14.99		C	Public	PK - 4

Flood Report

The Subject Property of **1806 MAPLEWOOD AVE, LANSING, MI 48910-9106** 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	142%	NOTABLY HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	114%	HIGHER
OVERALL	119%	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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Data deemed reliable, but not guaranteed.
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