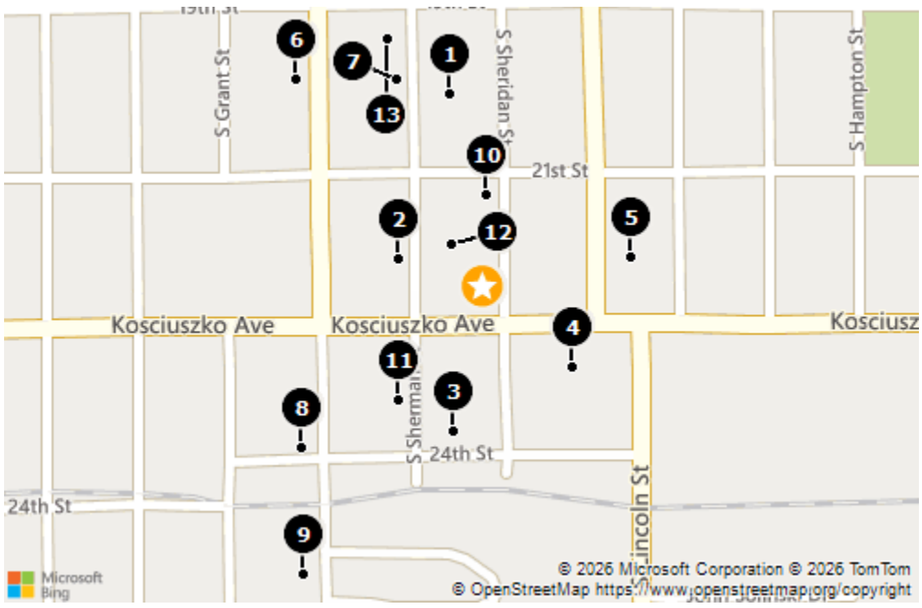
ICE SiteX Report

OrderID: 98677973

SiteX Property Information Report



Subject Property Location

1813 KOSCIUSZKO AVE, BAY CITY, MI 48708-7422

County:	**BAY MI**	Census Tract:	260172806.002026
Property Use:	Single Family Residential	Zoning:	R-1 SINGLE FAML
Parcel Number:	160-028-487-016-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$184,000**	FSD:	31	Common Confidence Score:	26
Value Range:	$126,960 - $241,040	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	160
Assd Land Value:		Market Land Value:		Tax Year:	2026
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$95,500	Total Assessor Market Value:	$191,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6-7 Block: 20 District: 160 Subdivision: H M BRADLEYS ADD
Abbreviated Description: LOTS 6 & 7 BLK 20 H M BRADLEYS ADD. (COMB W/-012 FOR 2006)
City/Muni/Twp: BAY CITY

Property Characteristics

Lot Size:	11,021 SF	Bedrooms:	6	Pool:	
Building Area:	2424 SF	Baths:	2	Fireplace:	
Year Built:	1901	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	3	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2026	Sales Price:	$179,900
Document #:	202612807 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/28/2026	Sales Price:	$179,900
Document #:	202607280 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/07/2024	Sales Price:	N/A
Document #:	202411595 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/27/2024	Loan Amount:	N/A
Document #:	202411288 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2054	Type Finance:	

ICE SiteX Report

OrderID: 98677973

Legal Description:
Lot: 6&7 Block: 20 Subdivision: H M BRADLEYS ADDITION
City/Muni/Twp: BAY

Prior Transfer

Recording Date:	11/10/2021	Sales Price:	N/A
Document #:	202119032 BK-PG 2952-956	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/27/2021	Loan Amount:	N/A
Document #:	202118135 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 6&7 Block: 20 Subdivision: HM BRADLEYS ADDITION
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date:	03/19/2015	Sales Price:	$63,723
Document #:	BK-PG 2952-956	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/09/2013	Sales Price:	$64,900
Document #:	BK-PG 2952-954	Type of Sale:	Full Amount on Deed
Contract Date:	03/22/2013		
Document Type:			

Legal Description:
Lot: 6&7 Block: 20 Subdivision: H M BRADLEYS ADDITION Map Ref: LB2 PG10
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date:	11/16/2012	Sales Price:	N/A
Document #:	BK-PG 2919-123	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/31/2012		
Document Type:			

Legal Description:
Lot: 6&7 Block: 20 Subdivision: H M BRADLEYS ADDITION Map Ref: LB2 PG10

Prior Transfer

Recording Date:	10/30/2012	Sales Price:	$175,632
Document #:	BK-PG 2914-651	Type of Sale:	Full Amount on Deed
Contract Date:	10/19/2012		
Document Type:			

Legal Description:
Lot: 6&7 Block: 20 Subdivision: H M BRADLEYS ADDITION Map Ref: LB2 PG10

Mortgage Record

Recording Date:	11/21/2005	Loan Amount:	N/A
Document #:	BK-PG 2389-611	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:
Lot: 6&7 Block: 20 Subdivision: H M BRADLEYS ADDITION
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date:	06/11/2004	Sales Price:	$165,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 2221-235	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/04/2004		
Document Type:			

Legal Description:
Lot: 7&6 Block: 20 Subdivision: H M BRADLEYS ADDITION Map Ref: LB2 PG10
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date:	05/27/2004	Sales Price:	$165,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6-7 Block: 20 District: 160 Subdivision: H M BRADLEYS ADD
Abbreviated Description: LOTS 6 & 7 BLK 20 H M BRADLEYS ADD. (COMB W/-012 FOR 2006)
City/Muni/Twp: BAY CITY

Area Sales Analysis

Total Area Sales	$1,549,800	Median # of Bedrooms	3
Median Lot Size	5,489 SF	Median # of Baths	1
Median Living Area	1,040 SF	Median Year Built	1920
Price Range - 2 Yrs	$35,000 to $165,000	Age Range	78 years to 134 years
Median Value	$122,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**817 S SHERMAN ST**	09/18/2026	$146,000	$149	978	/2/1	1901	5,489 SF	

ICE SiteX Report

OrderID: 98677973

BAY CITY, MI 48708-7430
APN: 160-028-483-017-00 Document #: 202612257
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: 15 Subdivision: H M BRADLEYS ADDITION TO BAY CITY MapRef: LB 2 PG 10 Abbreviated Description: Lot:14 Block:15 Subdivision:H M BRADLEYS ADDITION TO BAY CITY Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

2	.06Mi.	**1008 S SHERMAN ST**	09/04/2026	$120,000	$165	725	/3/1	1935	5,009 SF

BAY CITY, MI 48708-7433
APN: 160-028-486-011-00 Document #: 202611635
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 21 Subdivision: H M BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:5 Block:21 Subdivision:H M BRADLEYS ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

3	.09Mi.	**1117 S SHERMAN ST**	06/23/2026	$119,900	$133	900	/2/1	1901	5,489 SF

BAY CITY, MI 48708-8030
APN: 160-033-228-007-00 Document #: 202608421
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: THE TALMANS ADDITION MapRef: LB 3 PG 6 Abbreviated Description: Lot:6 Block:3 Subdivision:THE TALMANS ADDITION Map Ref:LB 3 PG 6City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

4	.07Mi.	**1908 KOSCIUSZKO AVE**	04/14/2026	$35,000	$56	624	/2/1	1930	8,364 SF

BAY CITY, MI 48708-7425
APN: 160-033-229-004-00 Document #: 202605279
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: THE TALMAN ADDITION MapRef: LB 3 PG 6 Abbreviated Description: Lot:4 Block:4 Subdivision:THE TALMAN ADDITION Map Ref:LB 3 PG 6City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

5	.08Mi.	**1017 S LINCOLN ST**	03/17/2026	$87,900	$93	936	/3/1	1937	5,140 SF

BAY CITY, MI 48708-7416
APN: 160-028-489-005-00 Document #: 202602932
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 18 Subdivision: H M BRADLEYS FIRST ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:5 Block:18 Subdivision:H M BRADLEYS FIRST ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

6	.17Mi.	**810 S FARRAGUT ST**	12/30/2025	$83,000	$69	1194	/3/1	1901	6,011 SF

BAY CITY, MI 48708-7303
APN: 160-028-481-012-00 Document #: 202516051
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 13 Subdivision: HM BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:4 Block:13 Subdivision:HM BRADLEYS ADDITION Map Ref:LB 2 PG 10

7	.13Mi.	**814 S SHERMAN ST**	12/30/2025	$147,000	$121	1206	/3/1	1901	5,009 SF

BAY CITY, MI 48708-7431
APN: 160-028-482-012-00 Document #: 202516038
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 14 Subdivision: H M BRADLEYS ADD Abbreviated Description: Lot:4 Block:14 Subdivision:H M BRADLEYS ADD City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

8	.15Mi.	**1014 S FARRAGUT ST**	11/14/2025	$161,000	$86	1862	/4/2	1920	4,530 SF

BAY CITY, MI 48708-8010
APN: 160-033-226-014-00 Document #: 202514311
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: THE TALMAN ADDITION MapRef: LB 3 PG 6 Abbreviated Description: Lot:8 Block:1 Subdivision:THE TALMAN ADDITION Map Ref:LB 3 PG 6City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

9	.2Mi.	**1206 S FARRAGUT ST**	11/12/2025	$131,000	$148	884	/2/1	1948	5,489 SF

BAY CITY, MI 48708-8014
APN: 160-033-234-009-00 Document #: 202514151
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: THE DARDAS ADDITION MapRef: LB 3 PG 52 Abbreviated Description: Lot:9 Block:1 Subdivision:THE DARDAS ADDITION Map Ref:LB 3 PG 52City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

10	.05Mi.	**900 S SHERIDAN ST**	11/05/2025	$133,000	$115	1151	//2	1892	5,489 SF

BAY CITY, MI 48708-7429
APN: 160-028-487-007-00 Document #: 202513918
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 20 Subdivision: H M BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:1 Block:20 Subdivision:H M BRADLEYS ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

11	.09Mi.	**1112 S SHERMAN ST**	10/21/2025	$165,000	$116	1416	/3/2	1912	5,489 SF

BAY CITY, MI 48708-8036
APN: 160-033-227-011-00 Document #: 202513235
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 2 Subdivision: THE TALMAN ADDITION MapRef: LB 3 PG 6 Abbreviated Description: Lot:11 Block:2 Subdivision:THE TALMAN ADDITION Map Ref:LB 3 PG 6City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

12	.04Mi.	**1009 S SHERMAN ST**	10/06/2025	$122,000	$117	1040	/2/1	1920	5,489 SF

BAY CITY, MI 48708-7432
APN: 160-028-487-004-00 Document #: 202512601
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 20 Subdivision: H M BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:13 Block:20 Subdivision:H M BRADLEYS ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

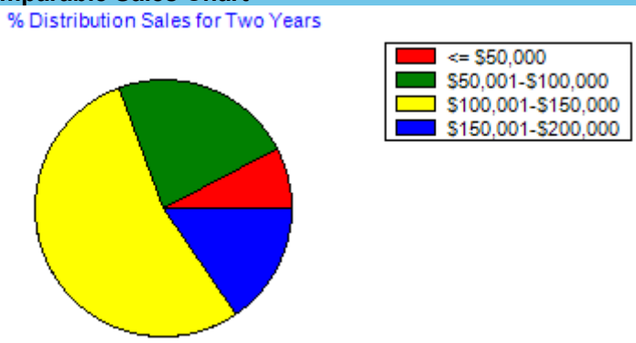
13	.16Mi.	**1410 19TH ST**	07/17/2025	$99,000	$62	1580	/4/1	1925	5,009 SF

BAY CITY, MI 48708-7450
APN: 160-028-482-009-00 Document #: 202508886
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 14 Subdivision: H M BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:2 Block:14 Subdivision:H M BRADLEYS ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

ICE SiteX Report

OrderID: 98677973

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.	**1813 KOSCIUSZKO AVE**	**05/27/2004**	$191,000	$95,500	2,424	/6/2	1901	11,021 SF	
.01Mi.	**1809 KOSCIUSZKO AVE**		$87,800	$43,900	1,015	/3/1	1935	5,489 SF	
.02Mi.	**916 S SHERIDAN ST**	**04/22/2025**	$79,100	$39,550	625	/3/2	1910	5,489 SF	
.02Mi.	**1805 KOSCIUSZKO AVE**	**02/15/2018**	$96,500	$48,250	1,365	/3/1	1927	5,489 SF	
.02Mi.	**1015 S SHERMAN ST**		$75,600	$37,800	700	/2/1	1901	5,489 SF	
.03Mi.	**1901 KOSCIUSZKO AVE**	**07/20/2009**	$104,600	$52,300	1,460	/3/2	1901	5,489 SF	
.03Mi.	**912 S SHERIDAN ST**		$120,200	$60,100	1,554	/3/1	1901	5,489 SF	
.03Mi.	**1013 S SHERMAN ST**	**10/15/2008**	$80,400	$40,200	641	//1	1872	5,489 SF	
.03Mi.	**1801 KOSCIUSZKO AVE**	**07/05/2023**	$112,700	$56,350	1,926	/4/2	1920	5,489 SF	
.03Mi.	**917 S SHERIDAN ST**	**07/12/2024**	$110,700	$55,350	1,750	/4/2	1901	5,489 SF	
.03Mi.	**915 S SHERIDAN ST**	**08/08/2005**	$68,900	$34,450	1,049	/4/1	1901	5,489 SF	
.04Mi.	**1009 S SHERMAN ST**	**10/03/2025**	$117,500	$58,750	1,040	/2/1	1920	5,489 SF	
.04Mi.	**910 S SHERIDAN ST**		$115,800	$57,900	1,726	/4/2	1901	5,489 SF	
.04Mi.	**913 S SHERIDAN ST**	**06/14/2012**	$108,100	$54,050	1,512	/3/1	1901	5,489 SF	
.04Mi.	**1005 S SHERMAN ST**	**11/13/2023**	$82,700	$41,350	1,010	/4/1	1930	5,489 SF	
.05Mi.	**908 S SHERIDAN ST**	**09/18/2020**	$69,800	$34,900	735	/2/1	1901	5,489 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	42.5 years old	Households:	11,105
Median Household Income:	$49,536	Households w/Family:	54%
Household Income Per Capita:	$28,171	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Bay City School District	Students:	6,030
Number of Schools:	13	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.59Mi.	**Bay City Central High School** Number of Students: 921 Student-Teacher Ratio: 17.02 Advanced Placement: Yes	C+	Public	9 - 12
1.03Mi.	**Washington Elementary School** Number of Students: 362 Student-Teacher Ratio: 12.07	D-	Public	KG - 5
2.44Mi.	**Handy Middle School** Number of Students: 598 Student-Teacher Ratio: 13.66	D+	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **1813 KOSCIUSZKO AVE, BAY CITY, MI 48708-7422** 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	122%	HIGHER
MOTOR VEHICLE THEFT	148%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	128%	HIGHER
OVERALL	126%	HIGHER

Disaster Alerts

No alerts noted

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