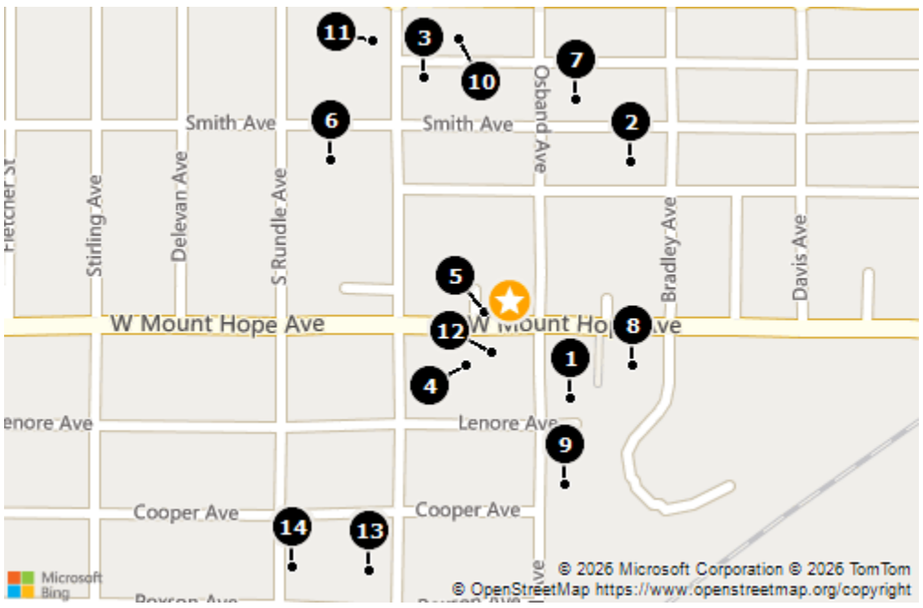
ICE SiteX Report

OrderID: 98719990

SiteX Property Information Report



Subject Property Location

1844 OSBAND AVE, LANSING, MI 48910-9006

County:	**INGHAM MI**	Census Tract:	260650070.003024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	33-01-01-21-360-161	Thomas Bros Pg-Grid:	

Valuation

Value:	**$115,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$108,100 - $121,900	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$6,200	Market Land Value:	$12,400	Tax Year:	2025
Assd Improvement:	$46,600	Market Improvment Value:	$93,200	Total Taxable Value:	$3,230
Total Assessed Value:	$52,800	Total Assessor Market Value:	$105,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12-13 Block: 23 District: 01 Subdivision: PARK PLACE Legal Unit: 12,13 Map Ref: P -3140 -0679

Abbreviated Description:	N 22 FT OF E 112.75 FT LOT 12 & S 22 FT OF E 112.75 FT LOT 13 BLOCK 23 PARK PLACE
City/Muni/Twp:	LANSING CITY

Property Characteristics

Lot Size:	4,966 SF	Bedrooms:		Pool:	
Building Area:	945 SF	Baths:	1	Fireplace:	
Year Built:	1919	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/03/2026	Sales Price:	N/A
Document #:	2026-023950 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/13/2023	Sales Price:	$8,253
Document #:	2023-044702 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/27/2023	Sales Price:	$64,713
Document #:	2023-043351 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/18/2023	Sales Price:	$110,000
Document #:	2023-040612 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/12/2023		
Document Type:			

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Legal Description:
Lot: 12&13 Block: 23 Subdivision: PARK PLACE Map Ref: LB 1 PG 59
Abbreviated Description: EAST 112 3/4 FT OF N 22 FT OF LOT 12 & E 112 3/4 FT OF S 22 FT OF LOT 13
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	10/12/2023	Sales Price:	$110,000
Document #:	BK-PG 2023 -40612	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12-13 Block: 23 District: 01 Subdivision: PARK PLACE Legal Unit: 12,13 Map Ref: P -3140 -0679
Abbreviated Description: N 22 FT OF E 112.75 FT LOT 12 & S 22 FT OF E 112.75 FT LOT 13 BLOCK 23 PARK PLACE
City/Muni/Twp: LANSING CITY

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	N/A
Document #:	2021-030863 BK-PG 3159-493	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/09/2021	Loan Amount:	N/A
Document #:	2021-016361 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 12&13 Block: 23 Subdivision: PARK PLACE
Abbreviated Description: EAST112 FT N22 FT OF LOT 12 & E112 FT S22 FT OF LOT 13
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	08/14/2017	Sales Price:	$10,000
Document #:	2017-030186 BK-PG 3270-0014	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/14/2016	Loan Amount:	N/A
Document #:	2016-014360 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Lot: 12&13 Block: 23 Subdivision: PARK PLACE
Abbreviated Description: N22 FT LOT 12 S22 FT LOT 13
City/Muni/Twp: LANSING

Mortgage Record

Recording Date:	06/12/2007	Loan Amount:	N/A
Document #:	2007-026599 BK-PG 3270-0014	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 12&13 Block: 23 Subdivision: PARK PLACE
Abbreviated Description: EAST112 3/4 FT N22 FT LOT12 & E112 3/4 FT S22 FT LOT13
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	05/11/2006	Sales Price:	N/A
Document #:	2006-024517 BK-PG 3159-493	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2005	Sales Price:	N/A
Document #:	2005-022813 BK-PG 3125-664	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/06/2005	Loan Amount:	N/A
Document #:	2005-017891 BK-PG 3159-0493	Loan Type:	FHA
TD Due Date:	03/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 12&13 Block: 23 Subdivision: PARK PLACE
Abbreviated Description: E112 3/4 FT N22 FT LOT12 & E112 3/4 S22 FT LOT13
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	08/17/2004	Sales Price:	$88,000
Document #:	2004-052717 BK-PG 3125-0663	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/2004		
Document Type:			

Legal Description:
Lot: 12&13 Block: 23 Subdivision: PARK PLACE Map Ref: LB1 PG59
Abbreviated Description: E112 3/4 FT N22 FT LOT12 & E112 3/4 FT S22 FT LOT13
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	07/30/2004	Sales Price:	$88,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98719990

Legal Description:

Area Sales Analysis

Total Area Sales	$1,460,800	Median # of Bedrooms	
Median Lot Size	5,119 SF	Median # of Baths	1
Median Living Area	866 SF	Median Year Built	1919
Price Range - 2 Yrs	$2,500 to $205,000	Age Range	74 years to 121 years
Median Value	$121,200	Median Age	107 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**1917 OSBAND AVE** **LANSING, MI 48910-9014**	10/20/2026	$144,900	$170	850	//1	1926	9,714 SF	
		APN: 33-01-01-28-103-011 Document #: 2026-027951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21&22 Subdivision: ROCKFORD SUBDIVISION Abbreviated Description: Lot:21&22 Subdivision:ROCKFORD SUBDIVISION City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
2	.11Mi.	**507 SMITH AVE** **LANSING, MI 48910-9037**	09/10/2026	$35,000	$35	985	//1	1907	4,617 SF	
		APN: 33-01-01-21-361-211 Document #: 2026-024509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 22 Subdivision: PARK PLACE Abbreviated Description: Lot:2 Block:22 Subdivision:PARK PLACE City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
3	.15Mi.	**1715 BEAL AVE** **LANSING, MI 48910-1311**	09/01/2026	$175,000	$154	1136	//2	1911	4,095 SF	
		APN: 33-01-01-21-356-021 Document #: 2026-023743 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 12 Subdivision: PARK PLACE MapRef: LB 1 PG 59 Abbreviated Description: Block:12 Subdivision:PARK PLACE Map Ref:LB 1 PG 59Abbreviated Description:PORTION LOT6 City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
4	.04Mi.	**619 W MOUNT HOPE AVE** **LANSING, MI 48910-9060**	08/11/2026	$2,500	$2	840	//1	1919	5,140 SF	
		APN: 33-01-01-28-102-181 Document #: 2026-021740 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: DUPLEX PARK ADDITION Abbreviated Description: Lot:6 Subdivision:DUPLEX PARK ADDITION City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
5	.02Mi.	**612 W MOUNT HOPE AVE** **LANSING, MI 48910-9061**	06/03/2026	$51,000	$72	699	//1	1949	4,008 SF	
		APN: 33-01-01-21-360-141 Document #: 2026-015441 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12&13 Block: 23 Subdivision: PARK PLACE MapRef: LB 1 PG 59 Abbreviated Description: Lot:12&13 Block:23 Subdivision:PARK PLACE Map Ref:LB 1 PG 59City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
6	.14Mi.	**717 SMITH AVE** **LANSING, MI 48910-1353**	04/27/2026	$170,000	$146	1160	//1	1952	5,358 SF	
		APN: 33-01-01-20-489-001 Document #: 2026-012174 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: FLORAL SUBDIVISION MapRef: LB 6 PG 28 Abbreviated Description: Lot:12 Subdivision:FLORAL SUBDIVISION Map Ref:LB 6 PG 28City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
7	.13Mi.	**1723 OSBAND AVE** **LANSING, MI 48910-1440**	02/23/2026	$145,000	$164	882	//2	1905	5,401 SF	
		APN: 33-01-01-21-357-041 Document #: 2026-004043 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6&7 Block: 13 Subdivision: PARK PLACE MapRef: LB 1 PG 59 Abbreviated Description: Lot:6&7 Block:13 Subdivision:PARK PLACE Map Ref:LB 1 PG 59City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
8	.08Mi.	**511 W MOUNT HOPE AVE** **LANSING, MI 48910-9058**	01/08/2026	$70,000	$116	600	//1	1918	5,097 SF	
		APN: 33-01-01-28-103-161 Document #: 2026-000591 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: ROCKFORD SUBDIVISION MapRef: LB 6 PG 44 Abbreviated Description: Lot:7 Subdivision:ROCKFORD SUBDIVISION Map Ref:LB 6 PG 44City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
9	.11Mi.	**2011 OSBAND AVE** **LANSING, MI 48910-2724**	12/26/2025	$55,000	$82	668	//1	1926	4,617 SF	
		APN: 33-01-01-28-103-061 Document #: 2025-033077 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S28T04NR02W Abbreviated Description: Sec/Twnship/Range:S28T04NR02W City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
10	.16Mi.	**619 W BARNES AVE** **LANSING, MI 48910-1420**	12/03/2025	$205,000	$147	1391	//1	1910	6,882 SF	
		APN: 33-01-01-21-356-191 Document #: 2025-031031 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 12 Subdivision: PARK PLACE MapRef: LB 1 PG 59 Abbreviated Description: Block:12 Subdivision:PARK PLACE Map Ref:LB 1 PG 59Abbreviated Description:EAST44FT LOT4 City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
11	.17Mi.	**1708 BEAL AVE** **LANSING, MI 48910-1312**	11/25/2025	$127,900	$103	1238	//1	1920	3,223 SF	
		APN: 33-01-01-21-355-041 Document #: 2025-030487 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 11 Subdivision: PARK PLACE MapRef: LB 1 PG 59 Abbreviated Description: Lot:2 Block:11 Subdivision:PARK PLACE Map Ref:LB 1 PG 59City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
12	.04Mi.	**613 W MOUNT HOPE AVE** **LANSING, MI 48910-9060**	11/19/2025	$133,000	$143	927	//1	1919	5,140 SF	
		APN: 33-01-01-28-102-161 Document #: 2025-029948 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 4 Subdivision: DUPLEX PARK ADDITION MapRef: LB 6 PG 29 Abbreviated Description: Lot:4 Subdivision:DUPLEX PARK ADDITION Map Ref:LB 6 PG 29City/Muni/Twp:LANSING City/Muni/Twp: LANSING

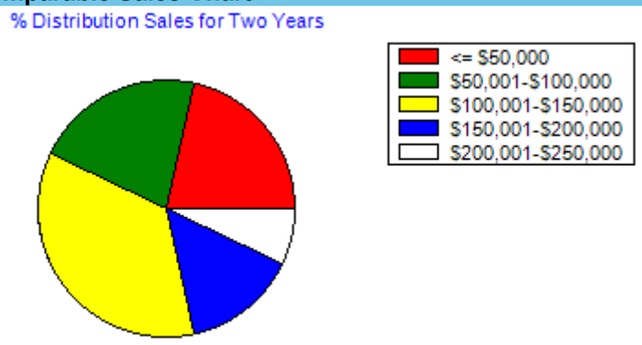
13	.18Mi.	**2110 BEAL AVE LANSING, MI 48910-2704**	08/04/2025	$114,500	$163	700	//1	1919	4,661 SF

APN: 33-01-01-28-106-091 Document #: 2025-020254
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: DUPLEX PARK ADDITION MapRef: LB 6 PG 29 Abbreviated Description: Lot:60 Subdivision:DUPLEX PARK ADDITION Map Ref:LB 6 PG 29City/Muni/Twp:LANSING City/Muni/Twp: LANSING

14	.2Mi.	**2113 S RUNDLE AVE LANSING, MI 48910-2740**	07/23/2025	$32,000	$42	748	//1	1929	5,445 SF

APN: 33-01-01-28-106-021 Document #: 2025-019278
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 30 Subdivision: ELMHURST SUBDIVISION MapRef: LB 6 PG 13 Abbreviated Description: Lot:18 Block:30 Subdivision:ELMHURST SUBDIVISION Map Ref:LB 6 PG 13City/Muni/Twp:LANSING City/Muni/Twp: LANSING

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.	**1844 OSBAND AVE**	**10/12/2023**	$105,600	$52,800	945	//1	1919	4,966 SF	
.01Mi.	**604 W MOUNT HOPE AVE**	**12/30/2025**	$79,200	$39,600	706	//1	1946	5,271 SF	
.01Mi.	**1840 OSBAND AVE**	**08/14/2015**	$131,800	$65,900	1,688	//2	1918	6,882 SF	
.02Mi.	**612 W MOUNT HOPE AVE**	**07/13/2023**	$73,000	$36,500	699	//1	1949	4,008 SF	
.02Mi.	**1836 OSBAND AVE**	**03/17/2026**	$133,600	$66,800	1,449	//1	1926	6,882 SF	
.03Mi.	**1832 OSBAND AVE**	**12/07/2017**	$95,000	$47,500	1,056	//1	1910	6,882 SF	
.03Mi.	**616 W MOUNT HOPE AVE**	**05/03/2022**	$108,600	$54,300	1,203	//1	1928	4,443 SF	
.03Mi.	**1824 OSBAND AVE**	**12/07/2017**	$87,000	$43,500	978	//1	1906	6,882 SF	
.04Mi.	**605 W MOUNT HOPE AVE**	**08/20/2003**	$107,600	$53,800	1,040	//1	1930	3,572 SF	
.04Mi.	**624 W MOUNT HOPE AVE**	**09/19/2011**	$91,200	$45,600	1,056	//1	1920	4,443 SF	
.04Mi.	**1849 OSBAND AVE**	**03/20/2009**	$76,600	$38,300	899	6/3/1	1914	3,833 SF	
.04Mi.	**528 W MOUNT HOPE AVE**	**06/08/2021**	$94,600	$47,300	1,080	7/2/1	1915	3,877 SF	
.04Mi.	**609 W MOUNT HOPE AVE**	**07/27/2021**	$84,600	$42,300	680	//1	1920	5,140 SF	
.04Mi.	**613 W MOUNT HOPE AVE**	**11/07/2025**	$96,800	$48,400	927	//1	1919	5,140 SF	
.04Mi.	**1841 BEAL AVE**	**08/08/2019**	$116,000	$58,000	1,286	/4/2	1924	9,060 SF	
.04Mi.	**1822 OSBAND AVE**	**05/31/2019**	$87,000	$43,500	804	/3/1	1952	6,882 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:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Jw Sexton High School**	F	Public	9 - 12

Number of Students: 586
Student-Teacher Ratio: 18.05
Advanced Placement: Yes

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2.85Mi. **Pattengill School** Number of Students: 706 Student-Teacher Ratio: 18.33		D+	Public	PK - 8
1.61Mi. **Cavanaugh School** Number of Students: 245 Student-Teacher Ratio: 14.18		C	Public	PK - 3
1.54Mi. **Lewton School** Number of Students: 272 Student-Teacher Ratio: 14.61		D	Public	PK - 8
4.09Mi. **Sheridan Road** Number of Students: 356 Student-Teacher Ratio: 19.24		F	Public	5 - 8
2.12Mi. **Forrest G Averill School** Number of Students: 232 Student-Teacher Ratio: 12.21		F	Public	PK - 4
2.65Mi. **Mt Hope School** Number of Students: 323 Student-Teacher Ratio: 16.31		F	Public	4 - 8

Flood Report

The Subject Property of **1844 OSBAND AVE, LANSING, MI 48910-9006** 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

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