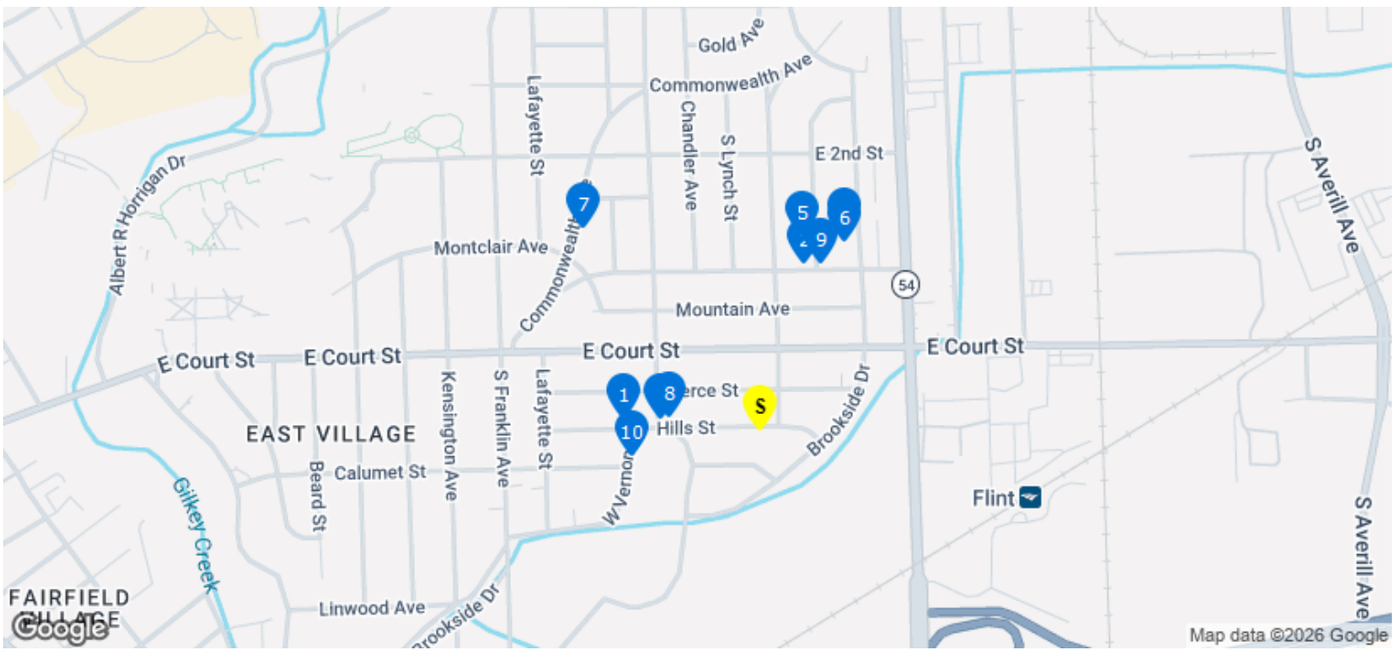
ICE SiteX Report

OrderID: 98745859

SiteX Property Information Report



Subject Property Location

2317 HILLS ST, FLINT, MI 48503-6410

County:	**GENESEE MI**	Census Tract:	0030.00
Property Use:	Single Family Residential	Zoning:	TN-2
Parcel Number:	41-17-228-027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$120,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$100,800 - $139,200	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,469
Total Assessed Value:	$50,000	Total Assessor Market Value:	$100,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 148 District: 54

Abbreviated Description:	BROOKSIDE LOT 148
City/Muni/Twp:	FLINT CITY

Property Characteristics

Lot Size:	5,009 SF	Bedrooms:	3	Pool:	
Building Area:	956 SF	Baths:	1	Fireplace:	1
Year Built:	1940	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/23/2024	Sales Price:	N/A
Document #:	202410230054348 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/23/2024		
Document Type:	Deed		

Legal Description:
Subdivision: BROOKSIDE

Mortgage Record

Recording Date:	07/31/2015	Loan Amount:	N/A
Document #:	201507310062223 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/10/2015		
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Subdivision: BROOKSIDE Map Ref: LB16 PG29&30
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	07/31/2015	Sales Price:	$33,500
Document #:	201507310062222 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/10/2015		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98745859

Legal Description:
Subdivision: BROOKSIDE Map Ref: LB16 PG29&30
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	02/24/2014	Sales Price:	N/A
Document #:	201402240007896 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/17/2013		
Document Type:	Deed		

Legal Description:
Subdivision: BROOKSIDE Map Ref: LB16 PG29&30
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	04/16/2013	Sales Price:	$76,044
Document #:	201304160050401 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	04/03/2013		
Document Type:	Deed		

Legal Description:
Subdivision: BROOKSIDE Map Ref: LB16 PG29&30
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	02/13/2007	Sales Price:	N/A
Document #:	200702130010191 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/18/2007	Loan Amount:	N/A
Document #:	200701180004207 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	01/09/2007		
TD Due Date:	02/01/2037	Type Finance:	ADJ

Legal Description:
Subdivision: BROOKSIDE SUBDIVISION Map Ref: 0
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	12/22/2006	Sales Price:	N/A
Document #:	2006012220109677 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/28/2005	Loan Amount:	N/A
Document #:	200507280074877 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/11/2005		
TD Due Date:	08/01/2035	Type Finance:	

Legal Description:
Subdivision: BROOKSIDE Map Ref: 0
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	07/01/2002	Sales Price:	$85,150
Document #:	200207010077331 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/06/2002		
Document Type:	Deed		

Legal Description:
Subdivision: BROOKSIDE Map Ref: LB16 PG29&30
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	09/15/1999	Sales Price:	N/A
Document #:	199909150079489 BK-PG 4269-0270	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/14/1999		
Document Type:	Deed		

Legal Description:
Subdivision: BROOKSIDE
Abbreviated Description: BROOKSIDE LOT 148.
City/Muni/Twp: FLINT

Area Sales Analysis

Total Area Sales	$1,193,200	Median # of Bedrooms	3
Median Lot Size	5,532 SF	Median # of Baths	1
Median Living Area	1,226 SF	Median Year Built	1948
Price Range - 2 Yrs	$78,500 to $143,000	Age Range	71 years to 92 years
Median Value	$130,000	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2408 CALUMET ST FLINT, MI 48503-2811**	08/25/2026	$79,900	$96	836	/2/1	1938	5,358 SF	

APN: 41-17-231-008 Document #: 202608250049317
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 221 Subdivision: BROOKSIDE MapRef: LB 16 PG 29 Abbreviated Description: Lot:221 Subdivision:BROOKSIDE Map Ref:LB 16 PG 29City/Muni/Twp:FLINT City/Muni/Twp: FLINT

ICE SiteX Report

OrderID: 98745859

2	.17Mi.	**2102 PIERCE ST** **FLINT, MI 48503-6402**	08/21/2026	$135,000	$108	1248	/3/1	1934	5,009 SF

APN: 41-17-203-009 Document #: 202608210048846
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: BROOKSIDE MapRef: LB 16 PG 29&30 Abbreviated Description: Lot:105 Subdivision:BROOKSIDE Map Ref:LB 16 PG 29&30City/Muni/Twp:FLINT City/Muni/Twp: FLINT

3	.19Mi.	**2208 WINDEMERE AVE** **FLINT, MI 48503-2258**	09/09/2026	$104,000	$122	852	/2/1	1941	5,009 SF

APN: 41-08-481-002 Document #: 202609090051859
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1055 Subdivision: WOODLAWN PARK NO 3 MapRef: LB 9 PG 9&10 Abbreviated Description: Lot:1055 Subdivision:WOODLAWN PARK NO 3 Map Ref:LB 9 PG 9&10City/Muni/Twp:FLINT City/Muni/Twp: FLINT

4	.23Mi.	**2020 CALUMET ST** **FLINT, MI 48503-2809**	08/19/2026	$150,000	$100	1500	/2/1	1937	8,015 SF

APN: 41-17-206-004 Document #: 202608190048482
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 246 Subdivision: BROOKSIDE SUBDIVISION MapRef: LB 16 PG 29-30 Abbreviated Description: Lot:246 Subdivision:BROOKSIDE SUBDIVISION Map Ref:LB 16 PG 29-30City/Muni/Twp:FLINT City/Muni/Twp: FLINT

5	.24Mi.	**2005 PIERCE ST** **FLINT, MI 48503-2830**	07/29/2026	$92,000	$90	1023	/2/1	1939	5,184 SF

APN: 41-17-202-017 Document #: 202607290044948
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: BROOKSIDE MapRef: LB 16 PG 29&30 Abbreviated Description: Lot:96 Subdivision:BROOKSIDE Map Ref:LB 16 PG 29&30City/Muni/Twp:FLINT City/Muni/Twp: FLINT

6	.24Mi.	**605 S LYNCH ST** **FLINT, MI 48503-2204**	07/09/2026	$107,000	$92	1164	/3/1	1946	5,489 SF

APN: 41-08-477-012 Document #: 202607090041156
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1120 Subdivision: WOODLAWN PARK NO 3 MapRef: LB 9 PG 9 Abbreviated Description: Lot:1120 Subdivision:WOODLAWN PARK NO 3 Map Ref:LB 9 PG 9City/Muni/Twp:FLINT City/Muni/Twp: FLINT

7	.25Mi.	**2002 MOUNTAIN AVE** **FLINT, MI 48503-2244**	09/04/2026	$80,000	$54	1473	/3/1	1929	8,799 SF

APN: 41-08-459-011 Document #: 202609040051454
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 981 Subdivision: WOODLAWN PARK NO 2 MapRef: LB 7 PG 30 Abbreviated Description: Lot:981 Subdivision:WOODLAWN PARK NO 2 Map Ref:LB 7 PG 30City/Muni/Twp:FLINT City/Muni/Twp: FLINT

8	.27Mi.	**1064 LAFAYETTE ST** **FLINT, MI 48503-2855**	09/11/2026	$147,000	$102	1446	/3/1	1941	6,229 SF

APN: 41-17-201-014 Document #: 202609110052144
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: BROOKSIDE MapRef: LB 16 PG 29 Abbreviated Description: Lot:7 Subdivision:BROOKSIDE Map Ref:LB 16 PG 29City/Muni/Twp:FLINT City/Muni/Twp: FLINT

9	.27Mi.	**803 COMMONWEALTH AVE** **FLINT, MI 48503-2207**	06/30/2026	$109,900	$87	1264	/3/2	1950	6,926 SF

APN: 41-08-459-007 Document #: 202606300040053
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 954 Subdivision: WOODLAWN PARK NO 2 MapRef: LB 7 PG 30 Abbreviated Description: Lot:954 Subdivision:WOODLAWN PARK NO 2 Map Ref:LB 7 PG 30City/Muni/Twp:FLINT City/Muni/Twp: FLINT

10	.38Mi.	**434 CHALMERS ST** **FLINT, MI 48503-2264**	08/06/2026	$117,000	$78	1503	/3/2	1950	11,456 SF

APN: 41-08-432-021 Document #: 202608060046062
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1413&1414 Subdivision: WOODLAWN PARK NO 3 MapRef: MB 9 PG 9&10 Abbreviated Description: Lot:1413&1414 Subdivision:WOODLAWN PARK NO 3 Map Ref:MB 9 PG 9&10

11	.38Mi.	**602 LAFAYETTE ST** **FLINT, MI 48503-5332**	04/22/2026	$103,500	$76	1354	/3/1	1948	5,489 SF

APN: 41-08-380-015 Document #: 202604220024850
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 904 Subdivision: WOODLAWN PARK NO 2 MapRef: MB 7 PG 30 Abbreviated Description: Lot:904 Subdivision:WOODLAWN PARK NO 2 Map Ref:MB 7 PG 30City/Muni/Twp:FLINT City/Muni/Twp: FLINT

12	.38Mi.	**420 S LYNCH ST** **FLINT, MI 48503-2143**	04/21/2026	$69,900	$65	1080	/2/1	1949	9,017 SF

APN: 41-08-430-009 Document #: 202604210024598
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1460&1461 Subdivision: WOODLAWN PARK NO 3 MapRef: LB 9 PG 9&10 Abbreviated Description: Lot:1460&1461 Subdivision:WOODLAWN PARK NO 3 Map Ref:LB 9 PG 9&10City/Muni/Twp:FLINT City/Muni/Twp: FLINT

13	.39Mi.	**426 S VERNON AVE** **FLINT, MI 48503-2152**	08/31/2026	$130,000	$129	1010	/3/2	1951	5,793 SF

APN: 41-08-409-005 Document #: 202608310050236
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 844 Subdivision: WOODLAWN PARK SUBDIVISION NO 2 MapRef: LB 7 PG 30-31 Abbreviated Description: Lot:844 Subdivision:WOODLAWN PARK SUBDIVISION NO 2 Map Ref:LB 7 PG 30-31City/Muni/Twp:FLINT City/Muni/Twp: FLINT

14	.39Mi.	**1018 KENSINGTON AVE** **FLINT, MI 48503-5381**	08/04/2026	$250,000	$120	2083	/4/2	1931	6,011 SF

APN: 41-17-128-029 Document #: 202608040045613
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 280 Subdivision: WOODLAWN PARK MapRef: LB 4 PG 26 Abbreviated Description: Lot:280 Subdivision:WOODLAWN PARK Map Ref:LB 4 PG 26City/Muni/Twp:FLINT City/Muni/Twp: FLINT

15	.4Mi.	**516 LAFAYETTE ST** **FLINT, MI 48503-5332**	07/31/2026	$65,000	$37	1764	/2/1	1957	5,489 SF

APN: 41-08-380-011 Document #: 202607310045376
Document Type: Deed Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98745859

Legal: Lot: 907 Block: 2 Subdivision: WOODLAWN PARK Abbreviated Description: Lot:907 Block:2 Subdivision:WOODLAWN PARK City/Muni/Twp:FLINT City/Muni/Twp: FLINT

16	.41Mi.	**1510 S FRANKLIN AVE** **FLINT, MI 48503-2877**	09/25/2026	$79,000	$45	1774	/4/1	1964	7,492 SF

APN: 41-17-180-017 Document #: 202609250054684
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 411 Subdivision: WOODLAWN PARK MapRef: LB 4 PG 26 Abbreviated Description: Lot:411 Subdivision:WOODLAWN PARK Map Ref:LB 4 PG 26City/Muni/Twp:FLINT City/Muni/Twp: FLINT

17	.41Mi.	**1817 MONTCLAIR AVE** **FLINT, MI 48503-5350**	06/23/2026	$165,000	$105	1578	/3/1	1937	5,532 SF

APN: 41-08-379-021 Document #: 202606230038790
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 696 Subdivision: WOODLAND PARK NO 2 MapRef: LB 7 PG 30 Abbreviated Description: Lot:696 Subdivision:WOODLAND PARK NO 2 Map Ref:LB 7 PG 30City/Muni/Twp:FLINT City/Muni/Twp: FLINT

18	.43Mi.	**2931 E COURT ST** **FLINT, MI 48506-4016**	05/29/2026	$130,000	$32	4040	//	1969	15,420 SF

APN: 41-09-303-022 Document #: 202605290034999
Document Type: Warranty Deed Price Code:
Land Use: Commercial (General)
Legal: Lot: 74 Subdivision: DORT HIGHWAY INDUSTRIAL SITES NO 2 Abbreviated Description: Subdivision:DORT HIGHWAY INDUSTRIAL SITES NO 2 Abbreviated Description:LOT: PART OF LOT 74 City/Muni/Twp:FLINT City/Muni/Twp: FLINT

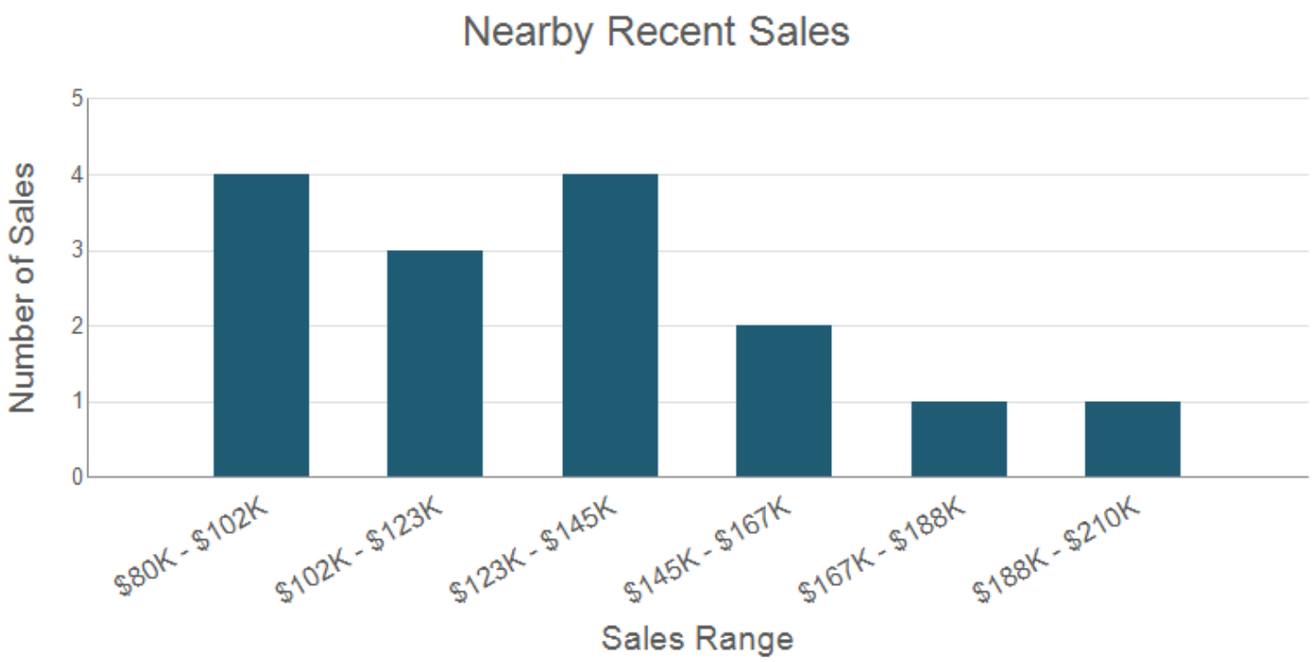
19	.44Mi.	**209 COMMONWEALTH AVE** **FLINT, MI 48503-2155**	04/22/2026	$48,500	$41	1196	/3/1	1951	5,532 SF

APN: 41-08-432-004 Document #: 202604220024864
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1428 Subdivision: WOODLAWN PARK NO 3 MapRef: MB 9 PG 9&10 Abbreviated Description: Lot:1428 Subdivision:WOODLAWN PARK NO 3 Map Ref:MB 9 PG 9&10City/Muni/Twp:FLINT City/Muni/Twp: FLINT

20	.45Mi.	**1305 BLANCHARD AVE** **FLINT, MI 48503-5365**	06/26/2026	$190,000	$97	1960	/3/1	1930	6,011 SF

APN: 41-17-133-011 Document #: 202606260039534
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 471 Subdivision: WOODLAWN PARK NO 1 MapRef: LB 7 PG 28 Abbreviated Description: Lot:471 Subdivision:WOODLAWN PARK NO 1 Map Ref:LB 7 PG 28City/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

OrderID: 98745859

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.	**2317 HILLS ST**	**07/10/2015**	$100,000	$50,000	956	/3/1	1940	5,009 SF	
.01Mi.	**2313 HILLS ST**	**02/17/2023**	$100,600	$50,300	1,010	/2/1	1938	5,009 SF	
.01Mi.	**2401 HILLS ST**	**05/29/2008**	$97,400	$48,700	962	/2/1	1938	5,009 SF	
.02Mi.	**2318 PIERCE ST**	**10/24/2016**	$103,200	$51,600	1,085	/3/1	1957	5,009 SF	
.02Mi.	**2309 HILLS ST**	**11/06/2018**	$78,000	$39,000	758	/2/1	1944	4,487 SF	
.02Mi.	**2405 HILLS ST**	**03/13/2020**	$114,800	$57,400	1,135	/3/1	1940	5,009 SF	
.02Mi.	**2402 PIERCE ST**	**07/01/1986**	$117,200	$58,600	1,157	/3/2	1931	5,009 SF	
.02Mi.	**2314 PIERCE ST**	**05/21/2020**	$97,800	$48,900	993	/2/1	1939	5,009 SF	
.03Mi.	**2310 PIERCE ST**	**12/11/2015**	$97,400	$48,700	1,155	/3/1	1930	4,487 SF	
.03Mi.	**2406 PIERCE ST**	**05/28/2015**	$94,000	$47,000	1,018	/3/1	1955	5,009 SF	
.03Mi.	**2305 HILLS ST**	**10/03/2017**	$86,600	$43,300	923	/2/1	1940	4,487 SF	
.03Mi.	**2409 HILLS ST**	**03/23/2020**	$100,600	$50,300	937	/2/1	1942	5,009 SF	
.03Mi.	**2402 HILLS ST**	**03/31/2020**	$129,600	$64,800	1,126	/3/1	1940	7,144 SF	
.03Mi.	**2314 HILLS ST**	**05/17/2023**	$142,000	$71,000	1,577	/3/1	1931	4,748 SF	
.03Mi.	**2306 PIERCE ST**	**08/01/1985**	$85,000	$42,500	994	/2/1	1939	4,487 SF	
.03Mi.	**2410 PIERCE ST**	**01/07/2005**	$88,400	$44,200	1,253	/3/1	1945	5,009 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	39.0 years old	Households:	8,823
Median Household Income:	$43,877	Households w/Family:	51%
Household Income Per Capita:	$25,692	Households w/Family Married:	22%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.14Mi.	**Pierce Elementary School** Number of Students: NA Student-Teacher Ratio: 0	B-	Public	KG - 6
5.09Mi.	**Holmes STEM Middle School Academy** Number of Students: 256 Student-Teacher Ratio: 25.6	F	Public	6 - 8
2.44Mi.	**Southwestern Classical Academy** Number of Students: 464 Student-Teacher Ratio: 16.11 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **2317 HILLS ST, FLINT, MI 48503-6410** 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	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	143%	NOTABLY HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	135%	NOTABLY HIGHER
OVERALL	156%	NOTABLY 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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ICE SiteX Report

OrderID: 98745859

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Data deemed reliable, but not guaranteed.

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