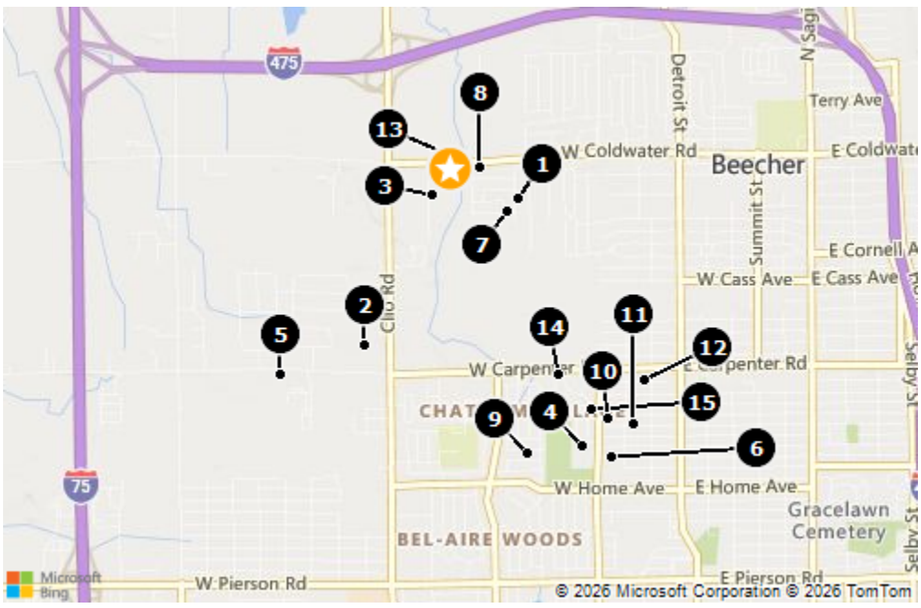
ICE SiteX Report

OrderID: 97987377

SiteX Property Information Report



Subject Property Location

2369 W COLDWATER RD, FLINT, MI 48505-4810

County:	**GENESEE MI**	Census Tract:	260490103.041010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-23-100-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$89,000**	FSD:	14	Common Confidence Score:	53
Value Range:	$76,540 - $101,460	ICE Confidence Score:	86		

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:	$2,110
Total Assessed Value:	$40,900	Total Assessor Market Value:	$81,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 23 District: 14 Sec/Twnship/Range: SEC 23 TWN 08N RNG 06E
Abbreviated Description: E 195 FT OF W 330 FT OF N 219 FT OF W 1/2 OF E 1/2 OF NW 1/4 SEC 23 T8N R6E
City/Muni/Twp: MT MORRIS TWP

Property Characteristics

Lot Size:	Bedrooms:	Pool:
Building Area:	Baths:	Fireplace:
Year Built:	Partial Baths:	Type Const:
Number of Buildings:	Number of Rooms:	Ext Walls:
Number of Units:	Garage Type:	Heating:
Number of Stories:	Number of Cars:	A/C:
Style:	Basement:	Roof Cover:
	Foundation:	Elevator:

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/02/2026	Sales Price:	$60,022
Document #:	202607020040324 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/03/2025	Sales Price:	$70,000
Document #:	202501030000308 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/13/2024		
Document Type:			

Legal Description:
Sec/Twnship/Range: W2NW4 S23T08NR06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:	12/13/2024	Sales Price:	$70,000
Document #:	202501030000308 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 23 District: 14 Sec/Twnship/Range: SEC 23 TWN 08N RNG 06E
Abbreviated Description: E 195 FT OF W 330 FT OF N 219 FT OF W 1/2 OF E 1/2 OF NW 1/4 SEC 23 T8N R6E
City/Muni/Twp: MT MORRIS TWP

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Prior Transfer

Recording Date:	10/11/2017	Sales Price:	N/A
Document #:	201710110065344 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/24/2010	Loan Amount:	N/A
Document #:	201002240010815 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:

Sec/Twnship/Range: S23T08NR06E
City/Muni/Twp: BURTON

Mortgage Record

Recording Date:	01/24/2008	Loan Amount:	N/A
Document #:	200801240004701 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/18/2018	Type Finance:	

Legal Description:

Abbreviated Description: EAST195 FT W330 FT N219 FT W2 E2 NW4 SEC23 TWP08N RNG06E

Prior Transfer

Recording Date:	12/17/2007	Sales Price:	$12,500
Document #:	200712170090657 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/23/2007		
Document Type:			

Legal Description:

Abbreviated Description: EAST195 FT W330 FT N219 FT W2 E2 NW4 SEC23 TWP08N RNG06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:	11/21/2006	Sales Price:	$56,742
Document #:	200611210100623 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/08/2006		
Document Type:			

Legal Description:

Abbreviated Description: EAST195 FT W330 FT N219 FT W2 E2 NW4 SEC23 TWP08N RNG06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:	09/27/2006	Sales Price:	$95,000
Document #:	200609270085293 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2005	Sales Price:	$95,000
Document #:	200509200091961 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/09/2005		
Document Type:			

Legal Description:

Abbreviated Description: EAST195 FT W330 FT N219 F W2 E2 NW4 SEC23 TWP08N RNG06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:	09/07/2004	Sales Price:	$40,000
Document #:	200409070093088 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/26/2004		
Document Type:			

Legal Description:

Abbreviated Description: EAST195 FT W330 FT N219 FT W2 E2 NW4 SEC23 TWP08N RNG06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:	01/07/2004	Sales Price:	N/A
Document #:	200401070002088 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/07/2003		
Document Type:			

Legal Description:

Abbreviated Description: EAST195 FT W330 FT N219 FT W2 E2 NW4 SEC23 TWP08N RNG06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:	10/08/2002	Sales Price:	$63,793
Document #:	200210080112119 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/02/2002		
Document Type:			

Legal Description:

Abbreviated Description: EAST195 FT W330 FT N219 FT W2 E2 NW4 SEC23 TWP08N RNG06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:	07/06/1999	Sales Price:	$53,954
Document #:	199907060057786 BK-PG 4203-0976	Type of Sale:	Full Amount on Deed
Contract Date:	06/29/1999		
Document Type:			

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Legal Description:
Sec/Twnship/Range: SEC 23 TWN 8N RNG 6E
Abbreviated Description: E 195 FT OF W 330 FT OF N 219 FT OF W 1/2 OF E 1/2 OF NW 1/4 SEC 23 T8N R6E
City/Muni/Twp: MT MORRIS TOWNSHIP

Area Sales Analysis

Total Area Sales	$956,484	Median # of Bedrooms	3
Median Lot Size	5,532 SF	Median # of Baths	1
Median Living Area	869 SF	Median Year Built	1958
Price Range - 2 Yrs	$20,000 to $136,884	Age Range	63 years to 71 years
Median Value	$51,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**5444 MENDEL BERGER DR** **FLINT, MI 48505-1059**	06/16/2026	$42,500			//		SF	
		APN: 14-23-503-021 Document #: 202606160037403 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 141 Subdivision: MENDEL BERGER SUBDIVISION NO 3 MapRef: LB 37 PG 46 Abbreviated Description: Lot:141 Subdivision:MENDEL BERGER SUBDIVISION NO 3 Map Ref:LB 37 PG 46City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
2	.93Mi.	**5069 CLIO RD** **FLINT, MI 48504-**	06/16/2026	$50,000			//		130,681 SF	
		APN: 14-22-400-012 Document #: 202606160037535 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS								
3	.14Mi.	**5454 KELLAR AVE** **FLINT, MI 48505-1049**	06/12/2026	$79,500			//		SF	
		APN: 14-23-504-013 Document #: 202606120037071 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: PAUL TERRACE SUBDIVISION MapRef: LB 27 PG 51 Abbreviated Description: Lot:13 Subdivision:PAUL TERRACE SUBDIVISION Map Ref:LB 27 PG 51City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS								
4	1.45Mi.	**813 CHATHAM DR** **FLINT, MI 48505-1948**	06/11/2026	$33,700	$35	942	/3/1	1958	6,229 SF	
		APN: 46-26-276-007 Document #: 202606110036702 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 141 Subdivision: CRANBROOK HEIGHTS SUBDIVISION NO 1 MapRef: LB 32 PG 34 Abbreviated Description: Lot:141 Subdivision:CRANBROOK HEIGHTS SUBDIVISION NO 1 Map Ref:LB 32 PG 34City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
5	1.28Mi.	**3271 W CARPENTER RD** **FLINT, MI 48504-1247**	06/02/2026	$115,000			//		87,120 SF	
		APN: 14-27-100-002 Document #: 202606020035519 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S27T08NR06E Abbreviated Description: Sec/Twnship/Range:NW4 S27T08NR06E City/Muni/Twp:MT MORRIS TOWNSHIP City/Muni/Twp: MT MORRIS TOWNSHIP								
6	1.55Mi.	**626 W AUSTIN AVE** **FLINT, MI 48505-2622**	06/02/2026	$34,000	$39	869	/4/1	1955	5,445 SF	
		APN: 46-25-155-019 Document #: 202606020035510 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 186 Subdivision: HARTRIDGE MapRef: LB 13 PG 34-35 Abbreviated Description: Lot:186 Subdivision:HARTRIDGE Map Ref:LB 13 PG 34-35City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
7	.34Mi.	**2236 ROSENFIELD DR** **FLINT, MI 48505-1071**	05/30/2026	$75,000			//		SF	
		APN: 14-23-503-064 Document #: 202605300035107 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 131&132 Subdivision: MENDEL BERGER SUBDIVISION NO 3 MapRef: MB 37 PG 46-47 Abbreviated Description: Lot:131&132 Subdivision:MENDEL BERGER SUBDIVISION NO 3 Map Ref:MB 37 PG 46-47City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS								
8	.14Mi.	**2303 W COLDWATER RD** **FLINT, MI 48505-4808**	05/22/2026	$63,000			//		SF	
		APN: 14-23-501-024 Document #: 202605220033913 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: MENDEL BERGER SUBDIVISION MapRef: LB 35 PG 3 Abbreviated Description: Lot:24 Subdivision:MENDEL BERGER SUBDIVISION Map Ref:LB 35 PG 3City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS								
9	1.39Mi.	**1323 CHATHAM DR** **FLINT, MI 48505-2585**	05/22/2026	$51,000	$37	1374	/3/1	1963	7,013 SF	
		APN: 46-26-252-028 Document #: 202605220033899 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 109&110 Subdivision: CHATHAM VILLAGE NO 1 MapRef: LB 37 PG 35 Abbreviated Description: Lot:109&110 Subdivision:CHATHAM VILLAGE NO 1 Map Ref:LB 37 PG 35Abbreviated Description:LOT: WEST 69 FT OF LOT 109: E 1 FT OF LOT 110 City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
10	1.4Mi.	**633 W HOLBROOK AVE** **FLINT, MI 48505-2057**	05/18/2026	$136,884	$144	948	/3/1	1958	5,532 SF	
		APN: 46-25-109-004 Document #: 202605180033114 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Subdivision: HARTRIDGE MapRef: LB 13 PG 34 Abbreviated Description: Lot:105 Subdivision:HARTRIDGE Map Ref:LB 13 PG 34								
11	1.48Mi.	**518 W FOSS AVE** **FLINT, MI 48505-2087**	05/18/2026	$20,000	$21	942	/3/1	1961	5,881 SF	
		APN: 46-25-110-018 Document #: 202605180033151 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 138&139 Subdivision: IRVINGTON MapRef: LB 8 PG 25 Abbreviated Description: Lot:138&139 Subdivision:IRVINGTON Map Ref:LB 8 PG 25Abbreviated Description:LOT: EAST 26 FT OF LOT 138 & W 27 FT OF LOT 139 City/Muni/Twp:FIINT City/Muni/Twp: FIINT								
12	1.35Mi.	**422 W BUNDY AVE** **FLINT, MI 48505-2041**	05/13/2026	$26,400	$27	955	/3/1	1958	7,492 SF	
		APN: 46-25-102-020 Document #: 202605130032754 Document Type: Price Code: D Land Use: Single Family Residential								

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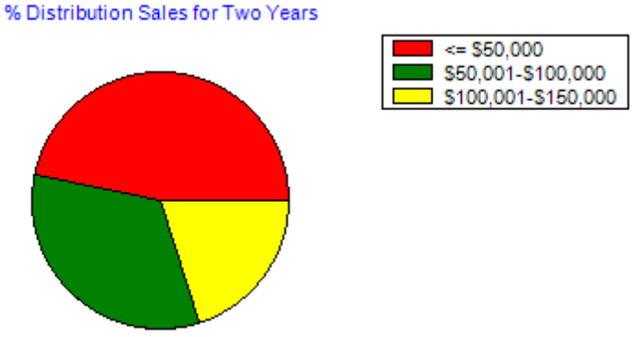
Legal: Lot: 25&26 Subdivision: IRVINGTON PLAT Abbreviated Description: Lot:25&26 Subdivision:IRVINGTON PLAT Abbreviated Description:LOT: WLY 20 FT OF LOT 26 City/Muni/Twp:FLINT City/Muni/Twp: FLINT

13 .1Mi. **2328 W COLDWATER RD** 05/11/2026 $118,000 // SF
FLINT, MI 48505-4809
APN: 14-14-551-011 Document #: 202605110032013
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: SUPERVISORS PLAT OF BALLARD ACRES MapRef: LB 21 PG 14 Abbreviated Description: Lot:11 Subdivision:SUPERVISORS PLAT OF BALLARD ACRES Map Ref:LB 21 PG 14City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS

14 1.09Mi. **1015 W CARPENTER RD** 05/06/2026 $39,500 $20 1884 /4/2 1959 6,621 SF
FLINT, MI 48505-1039
APN: 46-26-227-001 Document #: 202605060031565
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: CRANBROOK HEIGHTS NO 1 MapRef: LB 32 PG 34 Abbreviated Description: Lot:110 Subdivision:CRANBROOK HEIGHTS NO 1 Map Ref:LB 32 PG 34City/Muni/Twp:FLINT City/Muni/Twp: FLINT

15 1.32Mi. **6710 CRANWOOD DR** 05/05/2026 $72,000 $71 1012 /3/1 1956 5,140 SF
FLINT, MI 48505-1963
APN: 46-26-231-016 Document #: 202605050031163
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: CRANBROOK HEIGHTS MapRef: MB 27 PG 34 Abbreviated Description: Lot:44 Subdivision:CRANBROOK HEIGHTS Map Ref:MB 27 PG 34City/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.

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.	**2369 W COLDWATER RD**	**12/13/2024**	$81,800	$40,900					
.03Mi.	**2391 W COLDWATER RD**		$132,400	$66,200				29,621 SF	
.08Mi.	**5504 KELLAR AVE**	**09/16/2020**	$51,400	$25,700					
.09Mi.	**5508 KELLAR AVE**	**04/26/2022**	$59,400	$29,700					
.09Mi.	**5514 KELLAR AVE**	**02/18/2011**	$72,400	$36,200					
.09Mi.	**2346 W COLDWATER RD**		$58,200	$29,100					
.09Mi.	**5517 CLUBOK DR**	**01/22/2021**	$40,000	$20,000					
.09Mi.	**5523 CLUBOK DR**	**11/15/2016**	$43,400	$21,700					
.09Mi.	**5511 CLUBOK DR**		$61,400	$30,700					
.09Mi.	**5505 CLUBOK DR**	**04/21/2016**	$68,400	$34,200					
.09Mi.	**2328 W COLDWATER RD**		$117,400	$58,700					
.1Mi.	**5499 CLUBOK DR**	**12/27/2014**	$62,200	$31,100					
.1Mi.	**2386 W COLDWATER RD**	**06/01/2017**	$162,200	$81,100					
.1Mi.	**5476 KELLAR AVE**		$61,600	$30,800					
.1Mi.	**5493 CLUBOK DR**	**11/14/2011**	$52,000	$26,000					
.11Mi.	**5487 CLUBOK DR**		$47,400	$23,700					

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	37.4 years old	Households:	7,530
Median Household Income:	$34,373	Households w/Family:	55%
Household Income Per Capita:	$18,631	Households w/Family Married:	14%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Westwood Heights Schools	Students:	1,188
Number of Schools:	5	Rating:	D+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.32Mi.	**Hamady Middle School** Number of Students: 154 Student-Teacher Ratio: 13.75	D-	Public	7 - 8
2.41Mi.	**McMonagle Elementary School** Number of Students: 304 Student-Teacher Ratio: 17.08	C-	Public	KG - 6
1.33Mi.	**Hamady High School** Number of Students: 397 Student-Teacher Ratio: 16.34	C-	Public	9 - 12

Flood Report

The Subject Property of **2369 W COLDWATER RD, FLINT, MI 48505-4810** 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	135%	NOTABLY HIGHER
BURGLARY	175%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	146%	NOTABLY HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	166%	NOTABLY HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	138%	NOTABLY HIGHER
OVERALL	169%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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