ICE SiteX Report

OrderID: 96477702

SiteX Property Information Report



Subject Property Location

268 CRYSTAL LAKE DR, PONTIAC, MI 48341-2409

County:	**OAKLAND MI**	Census Tract:	261251427.005014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	64-14-32-480-032	Thomas Bros Pg-Grid:	

Valuation

Value:	**$127,000**	FSD:	33
Value Range:	$85,090 - $168,910	Confidence Score:	67

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:	$1,237
Total Assessed Value:	$33,840	Total Assessor Market Value:	$67,680	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 265 District: 64 Subdivision: CRYSTAL LAKE SUB Sec/Twnship/Range: SEC 32 TWN 03N RNG 10E
Abbreviated Description: T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 265
City/Muni/Twp: PONTIAC CITY

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	5	Pool:	
Building Area:	1218 SF	Baths:	1	Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Asbestos
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Colonial	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/27/2025	Sales Price:	N/A
Document #:	63684 BK-PG 57676-624	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/26/2022	Sales Price:	$117,000
Document #:	372685 BK-PG 57717-115	Type of Sale:	Full Amount on Deed
Contract Date:	03/31/2022		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CHRYSTAL LAKE SUBDIVISION Map Ref: LB 16 PG 17
City/Muni/Twp: PONTIAC

Prior Transfer

Recording Date:	09/18/2019	Sales Price:	$45,000
Document #:	152580 BK-PG 53265-00044	Type of Sale:	Full Amount on Deed
Contract Date:	09/13/2019		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB 16 PG 17
City/Muni/Twp: PONTIAC

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Prior Transfer

Recording Date:	09/18/2019	Sales Price:	$20,000
			Multiple Parcels Involved in this transaction
Document #:	152579 BK-PG 53265-00043	Type of Sale:	Full Amount on Deed
Contract Date:	02/11/2019		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB 16 PG 17
City/Muni/Twp: PONTIAC

Prior Transfer

Recording Date:	02/25/2015	Sales Price:	$20,000
Document #:	36907 BK-PG 47904-00789	Type of Sale:	Full Amount on Deed
Contract Date:	02/11/2015		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUB Sec/Twnship/Range: S32T03NR10E
City/Muni/Twp: PONTIAC

Prior Transfer

Recording Date:	10/26/2012	Sales Price:	N/A
Document #:	235530 BK-PG 44872-581	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/26/2012		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUB

Prior Transfer

Recording Date:	01/07/2011	Sales Price:	$11,900
Document #:	004632 BK-PG 42718-525	Type of Sale:	Full Amount on Deed
Contract Date:	12/14/2010		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB16 PG17
City/Muni/Twp: PONTIAC

Prior Transfer

Recording Date:	01/07/2011	Sales Price:	N/A
Document #:	004630 BK-PG 42718-510	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/13/2010		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB16 PG17

Prior Transfer

Recording Date:	12/01/2010	Sales Price:	$11,900
Document #:	213401 BK-PG 42595-362	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2010		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB16 PG17
City/Muni/Twp: PONTIAC

Prior Transfer

Recording Date:	08/27/2010	Sales Price:	N/A
Document #:	153974 BK-PG 42322-439	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/13/2010		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB16 PG17

Prior Transfer

Recording Date:	04/02/2009	Sales Price:	N/A
Document #:	054094 BK-PG 41029-806	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/02/2009		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB16 PG17

Prior Transfer

Recording Date:	06/02/2006	Sales Price:	N/A
Document #:	141840 BK-PG 37648-482	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/02/2006		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB16 PG17
City/Muni/Twp: PONTIAC

Prior Transfer

Recording Date:	03/24/2006	Sales Price:	N/A
Document #:	75887 BK-PG 37300-00439	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/08/2005		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB16 PL17
City/Muni/Twp: PONTIAC

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Prior Transfer

Recording Date:	03/24/2006	Sales Price:	$80,000
Document #:	75883 BK-PG 37300-00421	Type of Sale:	Full Amount on Deed
Contract Date:	03/20/2005		
Document Type:			

Legal Description:
Lot: 265 Subdivision: CRYSTAL LAKE SUBDIVISION Map Ref: LB16 PL17
City/Muni/Twp: PONTIAC

Prior Transfer

Recording Date:	05/01/1996	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/30/1996		
Document Type:			

Legal Description:
Abbreviated Description: T3N, R10E, SEC 32 CRYSTAL LA KPONTIAC SCHOOL DISTRICT

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 265 District: 64 Subdivision: CRYSTAL LAKE SUB Sec/Twnship/Range: SEC 32 TWN 03N RNG 10E
Abbreviated Description: T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 265
City/Muni/Twp: PONTIAC CITY

Area Sales Analysis

Total Area Sales	$1,505,902	Median # of Bedrooms	3
Median Lot Size	4,792 SF	Median # of Baths	1
Median Living Area	908 SF	Median Year Built	1950
Price Range - 2 Yrs	$52,502 to $155,000	Age Range	67 years to 106 years
Median Value	$108,950	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**313 W WILSON AVE** **PONTIAC, MI 48341-2472**	01/09/2026	$53,500	$75	706	4/2/1	1920	4,792 SF	
		APN: 64-14-32-476-005 Document #: 20260004531 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: CRYSTAL LAKE SUBDIVISION MapRef: LB 16 PG 17 Abbreviated Description: Lot:45 Subdivision:CRYSTAL LAKE SUBDIVISION Map Ref:LB 16 PG 17City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC								
2	.07Mi.	**288 HUGHES AVE** **PONTIAC, MI 48341-2448**	01/05/2026	$108,000	$126	851	3/2/1	1920	9,583 SF	
		APN: 64-14-32-478-030 Document #: 20260000941 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 190&191 Subdivision: CRYSTAL LAKE SUBDIVISION MapRef: LB 16 PG 17 Abbreviated Description: Lot:190&191 Subdivision:CRYSTAL LAKE SUBDIVISION Map Ref:LB 16 PG 17City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC								
3	.21Mi.	**608 NEVADA AVE** **PONTIAC, MI 48341-2555**	12/09/2025	$130,000	$125	1039	6/1/1	1950	4,051 SF	
		APN: 64-19-05-203-021 Document #: 20250154174 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 122&123 Subdivision: WILSON PARK SUBDIVISION MapRef: LB 20 PG 29 Abbreviated Description: Lot:122&123 Subdivision:WILSON PARK SUBDIVISION Map Ref:LB 20 PG 29City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC								
4	.17Mi.	**534 NEVADA AVE** **PONTIAC, MI 48341-2553**	11/19/2025	$152,000	$155	978	4/3/1	1959	4,182 SF	
		APN: 64-19-05-203-038 Document #: 20250145457 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 140 Subdivision: WILSON PARK MapRef: LB 20 PG 29 Abbreviated Description: Lot:140 Subdivision:WILSON PARK Map Ref:LB 20 PG 29City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC								
5	.07Mi.	**303 CRYSTAL LAKE DR** **PONTIAC, MI 48341-2411**	10/06/2025	$68,500	$111	612	4/2/1	1920	4,792 SF	
		APN: 64-14-32-482-002 Document #: 125920 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 288 Subdivision: CRYSTAL LAKE SUBDIVISION MapRef: LB 16 PG 17 Abbreviated Description: Lot:288 Subdivision:CRYSTAL LAKE SUBDIVISION Map Ref:LB 16 PG 17City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC								
6	.14Mi.	**249 W WILSON AVE** **PONTIAC, MI 48341-2473**	09/02/2025	$101,000	$56	1800	8/6/2	1920	4,792 SF	
		APN: 64-14-32-476-021 Document #: 108707 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: CRYSTAL LAKE SUBDIVISION MapRef: LB 16 PG 17 Abbreviated Description: Lot:61 Subdivision:CRYSTAL LAKE SUBDIVISION Map Ref:LB 16 PG 17City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC								
7	.16Mi.	**604 MONTANA AVE** **PONTIAC, MI 48341-2539**	08/05/2025	$109,900	$155	709	3/2/1	1950	4,182 SF	
		APN: 64-19-05-202-019 Document #: 96368 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Subdivision: WILSON PARK SUBDIVISION MapRef: LB 20 PG 29 Abbreviated Description: Lot:44 Subdivision:WILSON PARK SUBDIVISION Map Ref:LB 20 PG 29City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC								
8	.1Mi.	**353 SOUTH BLVD W** **PONTIAC, MI 48341-2464**	07/01/2025	$90,000	$128	703	4/2/1	1950	4,661 SF	
		APN: 64-19-05-202-011 Document #: 78476 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: WILSON PARK Abbreviated Description: Lot:28 Subdivision:WILSON PARK City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC								
9	.12Mi.	**381 SOUTH BLVD W** **PONTIAC, MI 48341-2464**	05/14/2025	$95,000	$76	1240	5/3/1	1955	4,661 SF	

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APN: 64-19-05-202-007 Document #: 58915
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: WILSON PARK SUBDIVISION MapRef: LB 20 PG 29 Abbreviated Description: Lot:35 Subdivision:WILSON PARK SUBDIVISION Map Ref:LB 20 PG 29City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC

10	.06Mi.	**270 HUGHES AVE** **PONTIAC, MI 48341-2448**	04/01/2025	$147,000	$167	877	4/3/1	1952	4,792 SF

APN: 64-14-32-478-034 Document #: 34561
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 185 Subdivision: CRYSTAL LAKE SUBDIVISION MapRef: LB 16 PG 17 Abbreviated Description: Lot:185 Subdivision:CRYSTAL LAKE SUBDIVISION Map Ref:LB 16 PG 17City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC

11	.06Mi.	**276 HUGHES AVE** **PONTIAC, MI 48341-2448**	03/31/2025	$52,502	$44	1184	5/3/1	1920	9,583 SF

APN: 64-14-32-478-032 Document #: 33756
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 187&188 Subdivision: CRYSTALL LAKE SUBDIVISION MapRef: LB 16 PG 17 Abbreviated Description: Lot:187&188 Subdivision:CRYSTALL LAKE SUBDIVISION Map Ref:LB 16 PG 17City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC

12	.17Mi.	**550 NEVADA AVE** **PONTIAC, MI 48341-2553**	03/21/2025	$133,500	$211	632	4/3/1	1951	4,182 SF

APN: 64-19-05-203-035 Document #: 30743
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 137 Subdivision: WILSON PARK SUBDIVISION MapRef: LB 20 PG 29 Abbreviated Description: Lot:137 Subdivision:WILSON PARK SUBDIVISION Map Ref:LB 20 PG 29City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC

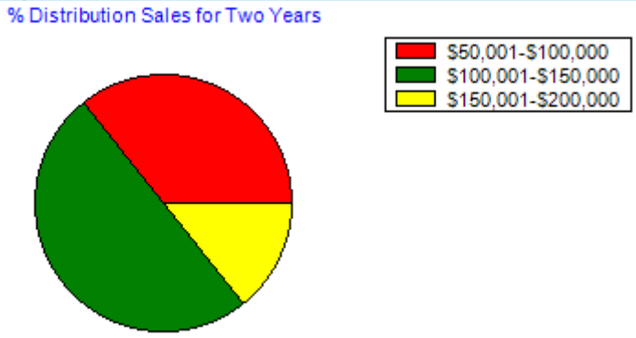
13	.15Mi.	**205 HARRISON ST** **PONTIAC, MI 48341-2439**	02/21/2025	$110,000	$117	938	5/3/1	1920	4,792 SF

APN: 64-14-32-479-009 Document #: 19368
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 151 Subdivision: CRYSTAL LAKE SUBDIVISION MapRef: LB 16 PG 17 Abbreviated Description: Lot:151 Subdivision:CRYSTAL LAKE SUBDIVISION Map Ref:LB 16 PG 17City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC

14	.11Mi.	**213 CRYSTAL LAKE DR** **PONTIAC, MI 48341-2408**	02/14/2025	$155,000	$145	1066	7/5/1	1951	4,792 SF

APN: 64-14-32-483-008 Document #: 17579
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 309 Subdivision: CRYSTAL LAKE SUBDIVISION MapRef: LB 16 PG 17 Abbreviated Description: Lot:309 Subdivision:CRYSTAL LAKE SUBDIVISION Map Ref:LB 16 PG 17City/Muni/Twp:PONTIAC City/Muni/Twp: PONTIAC

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.	**268 CRYSTAL LAKE DR**		$67,680	$33,840	1,218	8/5/1	1956	4,792 SF	
.01Mi.	**272 CRYSTAL LAKE DR**		$57,960	$28,980	888	4/2/1	1967	4,792 SF	
.01Mi.	**264 CRYSTAL LAKE DR**		$41,240	$20,620	755	5/3/1	1954	4,792 SF	
.02Mi.	**260 CRYSTAL LAKE DR**		$50,500	$25,250	866	4/3/1	1950	4,792 SF	
.02Mi.	**278 CRYSTAL LAKE DR**		$88,000	$44,000	1,205	5/3/2	1964	9,583 SF	
.02Mi.	**256 CRYSTAL LAKE DR**		$57,020	$28,510	975	5/3/1	1958	4,792 SF	
.02Mi.	**273 HUGHES AVE**		$39,460	$19,730	1,305	5/3/1	1971	4,792 SF	
.02Mi.	**273 HUGHES AVE**		$82,740	$41,370	1,318	5/3/1	1971	9,583 SF	
.02Mi.	**265 HUGHES AVE**		$53,360	$26,680	870	6/3/1	1960	4,792 SF	
.03Mi.	**261 HUGHES AVE**		$66,600	$33,300	1,044	5/3/1	1961	4,792 SF	
.03Mi.	**281 HUGHES AVE**		$45,680	$22,840	864	4/3/1	1951	4,792 SF	
.03Mi.	**269 CRYSTAL LAKE DR**		$47,380	$23,690	791	4/3/1	1920	4,792 SF	
.03Mi.	**265 CRYSTAL LAKE DR**		$46,460	$23,230	791	4/3/1	1920	4,792 SF	
.03Mi.	**252 CRYSTAL LAKE DR**		$71,780	$35,890	1,284	5/3/1	1927	9,583 SF	
.04Mi.	**261 CRYSTAL LAKE DR**		$67,860	$33,930	1,288	6/4/2	1920	4,792 SF	
.04Mi.	**253 HUGHES AVE**		$77,860	$38,930	1,026	5/3/2	1971	4,792 SF	

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Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	37.1 years old	Households:	7,029
Median Household Income:	$48,817	Households w/Family:	48%
Household Income Per Capita:	$26,903	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Pontiac City School District	Students:	3,754
Number of Schools:	10	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.49Mi.	**Pontiac High School** Number of Students: 963 Student-Teacher Ratio: 18.58 Advanced Placement: Yes	C-	Public	9 - 12
3.38Mi.	**Pontiac Middle School** Number of Students: 801 Student-Teacher Ratio: 19.15	D-	Public	6 - 8
2.55Mi.	**Whitman Elementary School** Number of Students: 554 Student-Teacher Ratio: 13.24	D+	Public	KG - 5

Flood Report

The Subject Property of **268 CRYSTAL LAKE DR, PONTIAC, MI 48341-2409** 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	140%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	135%	NOTABLY HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	147%	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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