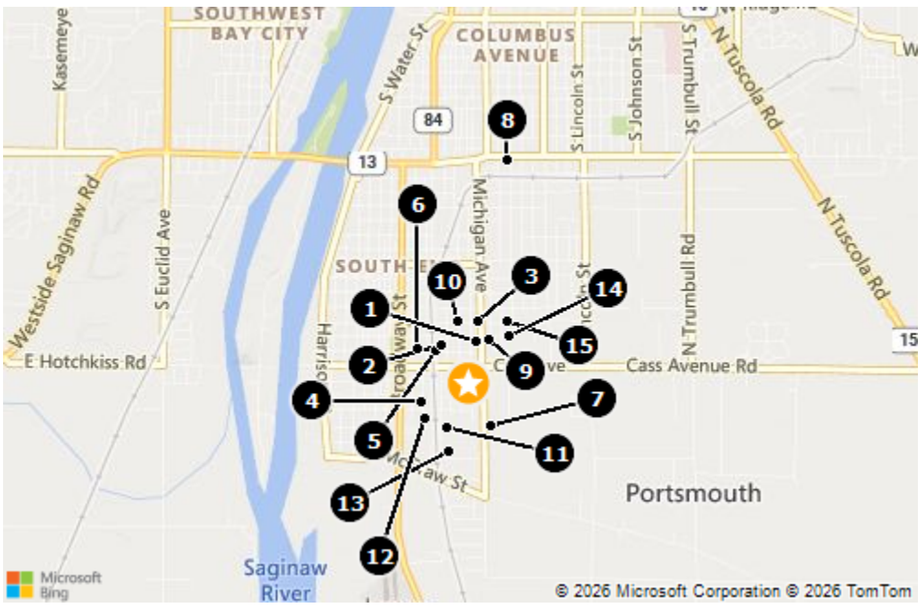
ICE SiteX Report

OrderID: 98328782

SiteX Property Information Report



Subject Property Location

2700 S JEFFERSON ST, BAY CITY, MI 48708-3700

County:	**BAY MI**	Census Tract:	260172809.001034
Property Use:	Single Family Residential	Zoning:	R-1 SINGLE FAML
Parcel Number:	160-004-133-021-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$149,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$135,590 - $162,410	ICE Confidence Score:	91		

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:	$2,628
Total Assessed Value:	$73,550	Total Assessor Market Value:	$147,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 90 District: 160
Abbreviated Description: LOT 90 & S 1/2 VAC 36TH ST ADJ THRT DINSMORES 1ST ADD
City/Muni/Twp: BAY CITY

Property Characteristics

Lot Size:	8,015 SF	Bedrooms:	3	Pool:	
Building Area:	1296 SF	Baths:	2	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/03/2024	Loan Amount:	N/A
Document #:	202404271 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 90 Subdivision: DINSMORES FRIST ADDITION
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date:	12/18/2023	Sales Price:	N/A
Document #:	202313741 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/09/2022	Sales Price:	N/A
Document #:	202216628 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/15/2022	Sales Price:	$123,600
Document #:	202215730 BK-PG -	Type of Sale:	Full Amount on Deed

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Contract Date: 11/11/2022
Document Type:
Legal Description:
Lot: 90 Subdivision: DINSMORE FIRST ADDITION Map Ref: LB 4 PG 25
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date: 11/11/2022
Document #: BK-PG -
Document Type:
Sales Price: $123,600
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 90 District: 160
Abbreviated Description: LOT 90 & S 1/2 VAC 36TH ST ADJ THRT DINSMORES 1ST ADD
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date: 07/17/2018
Document #: 201809846 BK-PG -
Contract Date: 06/26/2018
Document Type:
Sales Price: $85,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 90 Subdivision: NORTH DINSMORES FIRST ADDITION Map Ref: LB4 PG25
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date: 12/11/2017
Document #: BK-PG 2887-958
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 11/17/2017
Document #: 3250-491 BK-PG 3250-491
Contract Date: 11/17/2017
Document Type:
Sales Price: $40,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 90 Section: 108 Subdivision: DINSMORES 1ST ADDITION Map Ref: LB4 PG25
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date: 05/13/2013
Document #: BK-PG 2961-060
Contract Date: 05/10/2013
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 90 Subdivision: DINSMORES FIRST ADDITION
City/Muni/Twp: BAY CITY

Mortgage Record

Recording Date: 07/09/2012
Document #: BK-PG 2887-958
TD Due Date: 07/15/2017
Loan Amount: N/A
Loan Type: Balloon
Type Finance:
Legal Description:
Block: 90 Subdivision: DINSMORES FIRST ADDITION
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date: 07/06/2012
Document #: BK-PG 2625-624
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 01/12/2009
Document #: BK-PG 2378-567
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 08/04/2008
Document #: BK-PG 2625-624
TD Due Date: 07/15/2014
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 90 Subdivision: DINSMORES FIRST ADDITION TO THE CITY OF BAY CITY
City/Muni/Twp: BAY CITY

Mortgage Record

Recording Date: 10/19/2005
Document #: BK-PG 2378-567
TD Due Date: 10/15/2010
Loan Amount: N/A
Loan Type: Fannie Mae / Freddie Mac
Type Finance:
Legal Description:
Lot: 90 Subdivision: DINSMORES FIRST ADDITION
Abbreviated Description: S2 LOT90
City/Muni/Twp: BAY CITY

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Area Sales Analysis

Total Area Sales	$1,884,400	Median # of Bedrooms	3
Median Lot Size	5,184 SF	Median # of Baths	1
Median Living Area	1,074 SF	Median Year Built	1930
Price Range - 2 Yrs	$49,900 to $188,000	Age Range	1 years to 156 years
Median Value	$136,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**2401 S JEFFERSON ST** **BAY CITY, MI 48708-8750**	07/07/2026	$155,000	$107	1442	/3/1	1910	5,009 SF	
		APN: 160-033-389-001-00 Document #: 202608962 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 8 Subdivision: MARY ANN MILLERS ADDITION MapRef: LB 4 PG 27 Abbreviated Description: Lot:12 Block:8 Subdivision:MARY ANN MILLERS ADDITION Map Ref:LB 4 PG 27City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
2	.23Mi.	**2409 GARFIELD AVE** **BAY CITY, MI 48708-8641**	06/22/2026	$85,000	$82	1032	/2/1	1920	5,009 SF	
		APN: 160-033-386-003-00 Document #: 202608373 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: JOHNSON AND LEWIS 2ND ADDITION TO BAY CITY Abbreviated Description: Lot:10 Block:2 Subdivision:JOHNSON AND LEWIS 2ND ADDITION TO BAY CITY City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
3	.3Mi.	**1307 33RD ST** **BAY CITY, MI 48708-8730**	06/11/2026	$118,450	$109	1084	/3/1	1900	5,140 SF	
		APN: 160-033-379-010-00 Document #: 202607889 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 1 Subdivision: MARY ANN MILLERS ADDITION MapRef: LB 4 PG 27 Abbreviated Description: Lot:3&4 Block:1 Subdivision:MARY ANN MILLERS ADDITION Map Ref:LB 4 PG 27City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
4	.25Mi.	**308 HIGH ST** **BAY CITY, MI 48708-8612**	05/22/2026	$188,000	$163	1152	/3/1	2025	7,492 SF	
		APN: 160-004-112-007-00 Document #: 202607030 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2&3 Block: 13 Subdivision: EDWARD INGRAHAMS ADDITION Abbreviated Description: Lot:2&3 Block:13 Subdivision:EDWARD INGRAHAMS ADDITION Abbreviated Description:LOT; SOUTH 2 OF LOT 2 City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
5	.22Mi.	**2420 GARFIELD AVE** **BAY CITY, MI 48708-8642**	05/07/2026	$110,000	$107	1022	/2/1	1870	5,009 SF	
		APN: 160-033-385-006-00 Document #: 202606308 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: LEWIS SECOND ADDITION MapRef: LB 2 PG 25 Abbreviated Description: Lot:6 Block:3 Subdivision:LEWIS SECOND ADDITION Map Ref:LB 2 PG 25								
6	.3Mi.	**1423 STANTON ST** **BAY CITY, MI 48708-8659**	05/05/2026	$113,650	$109	1040	/3/1	1911	7,492 SF	
		APN: 160-033-367-005-00 Document #: 202606232 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 146 Subdivision: DAGLISHS DIVISION OF PORTSMOUTH MapRef: LB 1 PG 40 Abbreviated Description: Lot:5&6 Block:146 Subdivision:DAGLISHS DIVISION OF PORTSMOUTH Map Ref:LB 1 PG 40Abbreviated Description:LOT: WEST 100 FT OF LOT 6 & W 100 FT OF S 2 OF LOT 5 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
7	.22Mi.	**1913 MICHIGAN AVE** **BAY CITY, MI 48708-4918**	03/30/2026	$165,000	$100	1638	//1	1930	10,454 SF	
		APN: 130-004-200-120-00 Document #: 202603528 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Sec/Twnship/Range: S04T13NR05E Abbreviated Description: Lot:2 Sec/Twnship/Range:S04T13NR05E City/Muni/Twp:PORTSMOUTH City/Muni/Twp: PORTSMOUTH								
8	.37Mi.	**1312 HINE ST** **BAY CITY, MI 48708-4909**	03/11/2026	$136,000	$126	1074	/3/1	1968	5,009 SF	
		APN: 160-004-183-009-00 Document #: 202602712 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: J Y MCKINNEY ADDITION MapRef: LB 4 PG 2 Abbreviated Description: Subdivision:J Y MCKINNEY ADDITION Map Ref:LB 4 PG 2Abbreviated Description:LOT: WEST 50 FT OF E 271.6 FT OF LOT 17 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
9	.22Mi.	**1401 MICHIGAN AVE** **BAY CITY, MI 48708-8770**	02/26/2026	$49,900	$23	2137	/3/1	1930	10,759 SF	
		APN: 160-033-457-001-00 Document #: 202602132 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8&9 Block: 2 Subdivision: JOHNSON & LEWIS FIRST ADDITION MapRef: LB 2 PG 13 Abbreviated Description: Lot:8&9 Block:2 Subdivision:JOHNSON & LEWIS FIRST ADDITION Map Ref:LB 2 PG 13City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
10	.3Mi.	**1115 33RD ST** **BAY CITY, MI 48708-8626**	01/21/2026	$76,900	$83	918	/3/1	1928	5,184 SF	
		APN: 160-033-377-011-00 Document #: 202600687 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 3 Subdivision: ASSESSORS PLAT OF MARY ANN MILLERS ADDITION MapRef: LB 4 PG 27 Abbreviated Description: Subdivision:ASSESSORS PLAT OF MARY ANN MILLERS ADDITION Map Ref:LB 4 PG 27Abbreviated Description:LOT: WEST 2 OF E 100 FT OF LOT 3&4 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
11	.23Mi.	**2915 GARFIELD AVE** **BAY CITY, MI 48708-8429**	12/09/2025	$145,000	$128	1126	/3/1	1957	5,140 SF	
		APN: 160-004-177-006-00 Document #: 202515240 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NW4 S04T13NR05E Abbreviated Description: Sec/Twnship/Range:SE4NW4 S04T13NR05E City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
12	.25Mi.	**403 HIGH ST** **BAY CITY, MI 48708-8403**	12/08/2025	$137,500	$141	972	/2/1	1969	24,394 SF	
		APN: 160-004-115-003-00 Document #: 202515209 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 1 Block: 1 Subdivision: H D BRADDOCKS ADDITION MapRef: LB 1 PG 21 Abbreviated Description: Lot:1 Block:1 Subdivision:H D BRADDOCKS ADDITION Map Ref:LB 1 PG 21City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

13	.33Mi.	**1207 HINE ST** **BAY CITY, MI 48708-8436**	12/02/2025	$139,000	$134	1031	/3/1	1939	20,386 SF

APN: 160-004-181-022-00 Document #: 202514932
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: J Y MCKINNEY ADDITION MapRef: LB 4 PG 2 Abbreviated Description: Subdivision:J Y MCKINNEY ADDITION Map Ref:LB 4 PG 2Abbreviated Description:LOT: WEST 2 OF LOT 7 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

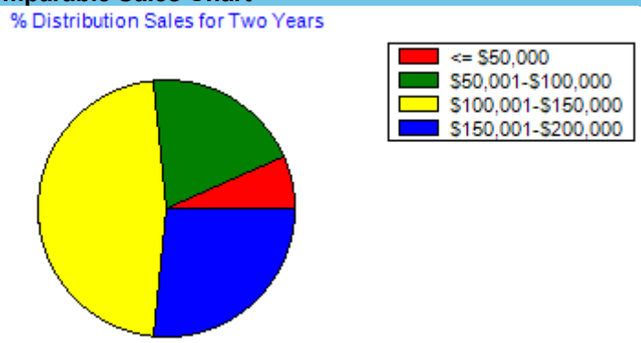
14	.29Mi.	**2223 S MONROE ST** **BAY CITY, MI 48708-8776**	11/05/2025	$165,000	$143	1152	/3/2	2014	7,057 SF

APN: 160-033-458-005-00 Document #: 202513923
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 6 Subdivision: JOHNSON & LEWIS FIRST ADDITION MapRef: LB 2 PG 13 Abbreviated Description: Lot:6 Block:6 Subdivision:JOHNSON & LEWIS FIRST ADDITION Map Ref:LB 2 PG 13City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

15	.34Mi.	**2121 S MONROE ST** **BAY CITY, MI 48708-8774**	10/16/2025	$100,000	$117	848	/2/1	1872	3,528 SF

APN: 160-033-453-004-00 Document #: 202513027
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 5 Subdivision: JOHNSONS AND LEWIS FIRST ADDITION MapRef: LB 2 PG 13 Abbreviated Description: Block:5 Subdivision:JOHNSONS AND LEWIS FIRST ADDITION Map Ref:LB 2 PG 13Abbreviated Description:LOT: WEST 1/2 OF LOT 4 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY

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.	**2700 S JEFFERSON ST**	**11/11/2022**	$147,100	$73,550	1,296	/3/2	1947	8,015 SF	
.01Mi.	**2702 S JEFFERSON ST**	**06/01/2011**	$120,400	$60,200	1,157	/2/1	1957	5,009 SF	
.01Mi.	**2610 S JEFFERSON ST**	**10/09/2024**	$150,600	$75,300	1,107	/3/1	1955	6,490 SF	
.02Mi.	**2701 FITZHUGH ST**	**03/20/2018**	$109,700	$54,850	1,200	/3/1	1952	10,498 SF	
.02Mi.	**2704 S JEFFERSON ST**	**06/23/2017**	$101,400	$50,700	1,120	/3/1	1958	5,009 SF	
.02Mi.	**2611 FITZHUGH ST**	**09/19/2022**	$128,000	$64,000	1,135	/4/1	1954	8,015 SF	
.03Mi.	**2608 S JEFFERSON ST**	**09/28/2012**	$111,600	$55,800	1,168	/3/2	1957	6,490 SF	
.03Mi.	**2703 FITZHUGH ST**	**10/15/2008**	$113,500	$56,750	1,403	/3/1	1954	7,492 SF	
.03Mi.	**2701 S JEFFERSON ST**	**06/23/2023**	$131,900	$65,950	1,120	/3/1	1960	6,316 SF	
.03Mi.	**2706 S JEFFERSON ST**		$111,700	$55,850	1,040	/2/1	1960	5,009 SF	
.03Mi.	**2613 S JEFFERSON ST**		$113,000	$56,500	1,080	/3/1	1954	6,360 SF	
.03Mi.	**2703 S JEFFERSON ST**		$107,900	$53,950	1,120	/2/1	1961	6,316 SF	
.03Mi.	**2609 FITZHUGH ST**		$91,800	$45,900	874	/2/1	1930	5,009 SF	
.04Mi.	**2611 S JEFFERSON ST**	**03/05/2021**	$119,200	$59,600	1,190	/3/1	1958	6,229 SF	
.04Mi.	**2707 FITZHUGH ST**	**10/03/2008**	$46,400	$23,200	480	/2/1	1940	5,009 SF	
.04Mi.	**2604 S JEFFERSON ST**	**12/17/2021**	$103,000	$51,500	1,340	/3/1	1955	8,015 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:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.77Mi.	**Bay City Central High School** Number of Students: 921 Student-Teacher Ratio: 17.02 Advanced Placement: Yes	B-	Public	9 - 12
0.51Mi.	**Macgregor Elementary School** Number of Students: 290 Student-Teacher Ratio: 11.37	C+	Public	KG - 5
3.14Mi.	**Handy Middle School** Number of Students: 598 Student-Teacher Ratio: 13.66	C-	Public	6 - 8

Flood Report

The Subject Property of **2700 S JEFFERSON ST, BAY CITY, MI 48708-3700** 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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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