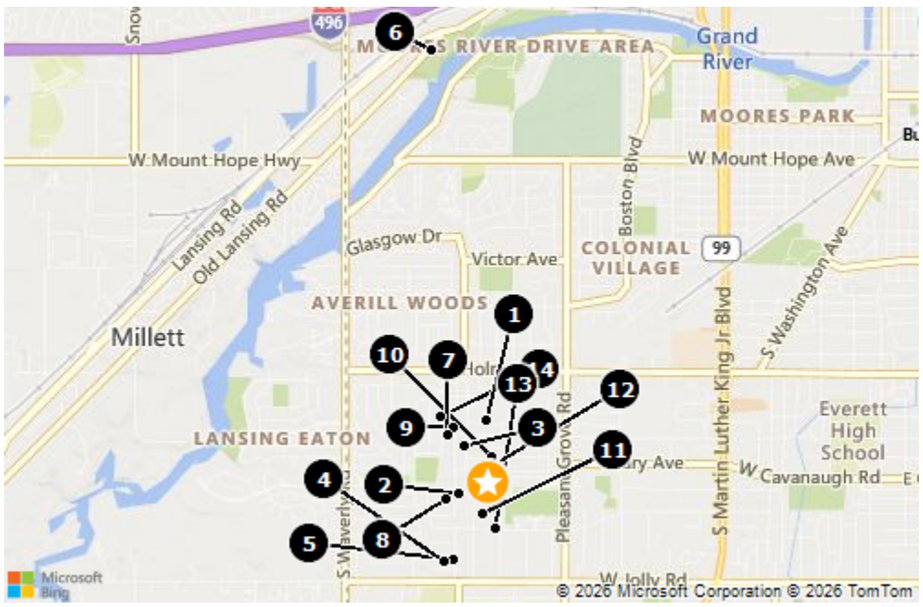
ICE SiteX Report

OrderID: 98351605

SiteX Property Information Report



Subject Property Location

2900 RISDALE AVE, LANSING, MI 48911-2911

County:	**INGHAM MI**	Census Tract:	260650036.023004
Property Use:	Single Family Residential	Zoning:	A-1 RES
Parcel Number:	33-01-01-31-402-051	Thomas Bros Pg-Grid:	

Valuation

Value:	**$166,000**	FSD:	15	Common Confidence Score:	44
Value Range:	$141,100 - $190,900	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$11,700	Market Land Value:	$23,400	Tax Year:	2025
Assd Improvement:	$69,400	Market Improvment Value:	$138,800	Total Taxable Value:	$3,467
Total Assessed Value:	$81,100	Total Assessor Market Value:	$162,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 18-19 District: 01-01 Subdivision: ECO FARMS Map Ref: P -0752 -0058
Abbreviated Description: E 65 FT LOTS 18 & 19 ECO FARMS
City/Muni/Twp: LANSING CITY

Property Characteristics

Lot Size:	16,117 SF	Bedrooms:	3	Pool:	
Building Area:	1140 SF	Baths:	2	Fireplace:	
Year Built:	1941	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/20/2026	Sales Price:	$98,697
Document #:	2026-022754 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/26/2025	Loan Amount:	N/A
Document #:	2025-004116 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Lot: 18&19 Subdivision: ECO FARMS
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	11/09/2022	Sales Price:	$123,000
Document #:	2022-039742 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/31/2022		
Document Type:			

Legal Description:
Lot: 18&19 Subdivision: ECO FARMS Map Ref: LB 9 PG 24
Abbreviated Description: EAST 65 FT OF LOT 18&19
City/Muni/Twp: LANSING

ICE SiteX Report

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Prior Transfer

Recording Date:	10/31/2022	Sales Price:	$123,000
Document #:	BK-PG 2022 -39742	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18-19 District: 01-01 Subdivision: ECO FARMS Map Ref: P -0752 -0058
Abbreviated Description: E 65 FT LOTS 18 & 19 ECO FARMS
City/Muni/Twp: LANSING CITY

Prior Transfer

Recording Date:	06/30/2010	Sales Price:	N/A
Document #:	2010-026274 BK-PG 3077-18	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/13/2003	Loan Amount:	N/A
Document #:	2003-099770 BK-PG 3077-0018	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 18&19 Subdivision: ECO FARMS
Abbreviated Description: EAST65 FT LOTS18&19
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	10/16/2003	Sales Price:	N/A
Document #:	2003-091822 BK-PG 3070-1075	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/09/2003		
Document Type:			

Legal Description:
Lot: 18&19 Subdivision: ECO FARMS Sec/Twnship/Range: PART SE4 S31T04NR02W
Abbreviated Description: EAST65 FT LOTS18&19
City/Muni/Twp: LANSING

Mortgage Record

Recording Date:	09/06/2001	Loan Amount:	N/A
Document #:	2001-046737 BK-PG 2915-0236	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 18&19 Subdivision: PLAT OF ECO FARMS
Abbreviated Description: EAST65 FT LOTS18&19
City/Muni/Twp: LANSING

Mortgage Record

Recording Date:	05/11/2001	Loan Amount:	N/A
Document #:	2001-022360 BK-PG 2896-0252	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 18&19 Subdivision: PLAT OF ECO FARM
Abbreviated Description: EAST65 FT LOTS18&19
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	04/09/2001	Sales Price:	N/A
Document #:	2001-015641 BK-PG 2890-1247	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/29/2001		
Document Type:			

Legal Description:
Lot: 18&19 Subdivision: PLAT OF ECO FARMS Sec/Twnship/Range: PART SE4 S31T04NR02W
Abbreviated Description: EAST65 FT LOTS18&19
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	03/31/1999	Sales Price:	$760
Document #:	990014629 BK-PG 2740-0289	Type of Sale:	Full Amount on Deed
Contract Date:	03/04/1999		
Document Type:			

Legal Description:
Lot: 18&19 Subdivision: ECO FARMS
Abbreviated Description: EAST65 FT LOTS18&19
City/Muni/Twp: LANSING

Area Sales Analysis

Total Area Sales	$1,748,239	Median # of Bedrooms	
Median Lot Size	8,276 SF	Median # of Baths	1
Median Living Area	1,062 SF	Median Year Built	1960
Price Range - 2 Yrs	$53,000 to $188,500	Age Range	61 years to 79 years
Median Value	$124,500	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**2910 GIBSON ST LANSING, MI 48911-2336**	09/09/2026	$188,500	$178	1058	//1	1965	7,405 SF	

APN: 33-01-01-31-206-181 Document #: 2026-024342
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

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Legal: Lot: 10 Subdivision: BLUEBERRY RIDGE SUBDIVISION MapRef: LB 24 PG 6 Abbreviated Description: Lot:10 Subdivision:BLUEBERRY RIDGE SUBDIVISION Map Ref:LB 24 PG 6City/Muni/Twp:LANSING City/Muni/Twp: LANSING

2	.15Mi.	**3109 RISDALE AVE** **LANSING, MI 48911-2660**	09/03/2026	$164,999	$118	1388	//1	1960	8,712 SF

APN: 33-01-01-31-328-011 Document #: 2026-024034
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 286 Subdivision: CHURCHILL DOWNS NO 1 SUBDIVISION MapRef: LB 22 PG 32 Abbreviated Description: Lot:286 Subdivision:CHURCHILL DOWNS NO 1 SUBDIVISION Map Ref:LB 22 PG 32City/Muni/Twp:LANSING City/Muni/Twp: LANSING

3	.21Mi.	**3920 S DEERFIELD AVE** **LANSING, MI 48911-2321**	08/12/2026	$120,000	$129	925	/3/1	1958	8,276 SF

APN: 33-01-01-31-251-211 Document #: 2026-021907
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 185 Subdivision: PLEASANT SUBDIVISION NO 2 MapRef: LB 21 PG 40 Abbreviated Description: Lot:185 Subdivision:PLEASANT SUBDIVISION NO 2 Map Ref:LB 21 PG 40City/Muni/Twp:LANSING City/Muni/Twp: LANSING

4	.42Mi.	**3209 LUCIE ST** **LANSING, MI 48911-2819**	08/12/2026	$155,000	$125	1240	//1	1964	8,276 SF

APN: 33-01-01-31-379-141 Document #: 2026-021902
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 625 Subdivision: CHURCHILL DOWNS NO 3 MapRef: LB 23 PG 31 Abbreviated Description: Lot:625 Subdivision:CHURCHILL DOWNS NO 3 Map Ref:LB 23 PG 31City/Muni/Twp:LANSING City/Muni/Twp: LANSING

5	.4Mi.	**3121 LUCIE ST** **LANSING, MI 48911-2819**	07/29/2026	$135,000	$94	1429	//1	1963	8,712 SF

APN: 33-01-01-31-379-111 Document #: 2026-020762
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 207 Subdivision: CHURCHILL DOWNS NO 1 MapRef: LB 22 PG 32 Sec/Twnship/Range: SW2 S31T04NR02W Abbreviated Description: Lot:207 Subdivision:CHURCHILL DOWNS NO 1 Map Ref:LB 22 PG 32Sec/Twnship/Range:SW2 S31T04NR02W City/Muni/Twp:LANSING City/Muni/Twp: LANSING

6	.31Mi.	**3224 REO RD** **LANSING, MI 48911-2863**	07/28/2026	$175,000	$181	963	//1	1960	8,712 SF

APN: 33-01-01-31-328-431 Document #: 2026-020549
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 244 Subdivision: CHURCHILL DOWNS NO 1 MapRef: LB 22 PG 32 Abbreviated Description: Lot:244 Subdivision:CHURCHILL DOWNS NO 1 Map Ref:LB 22 PG 32City/Muni/Twp:LANSING City/Muni/Twp: LANSING

7	.3Mi.	**3831 STRATFORD AVE** **LANSING, MI 48911-2253**	07/24/2026	$80,000	$72	1107	//1	1962	8,276 SF

APN: 33-01-01-31-131-171 Document #: 2026-020286
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 549 Subdivision: CHURCHILL DOWNS NO 2 MapRef: LB 23 PG 17 Abbreviated Description: Lot:549 Subdivision:CHURCHILL DOWNS NO 2 Map Ref:LB 23 PG 17City/Muni/Twp:LANSING City/Muni/Twp: LANSING

8	.21Mi.	**3206 JERREE ST** **LANSING, MI 48911-2625**	07/21/2026	$57,740	$54	1065	//1	1960	8,712 SF

APN: 33-01-01-31-328-191 Document #: 2026-019852
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 268 Subdivision: CHURCHILL DOWNS NO 1 MapRef: LB 22 PG 32-33 Abbreviated Description: Lot:268 Subdivision:CHURCHILL DOWNS NO 1 Map Ref:LB 22 PG 32-33City/Muni/Twp:LANSING City/Muni/Twp: LANSING

9	.31Mi.	**3812 WAINWRIGHT AVE** **LANSING, MI 48911-2243**	07/17/2026	$129,000	$136	948	//1	1962	8,276 SF

APN: 33-01-01-31-131-351 Document #: 2026-019566
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 581 Subdivision: CHURCHILL DOWNS NO 2 MapRef: LB 23 PG 17 Abbreviated Description: Lot:581 Subdivision:CHURCHILL DOWNS NO 2 Map Ref:LB 23 PG 17City/Muni/Twp:LANSING City/Muni/Twp: LANSING

10	.13Mi.	**2822 GREENBELT DR** **LANSING, MI 48911-2385**	06/26/2026	$120,000	$142	845	//1	1956	7,405 SF

APN: 33-01-01-31-253-101 Document #: 2026-017670
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 162 Subdivision: PLEASANT SUBDIVISION NO 1 MapRef: LB 19 PG 26 Abbreviated Description: Lot:162 Subdivision:PLEASANT SUBDIVISION NO 1 Map Ref:LB 19 PG 26City/Muni/Twp:LANSING City/Muni/Twp: LANSING

11	.15Mi.	**4519 BALLARD RD** **LANSING, MI 48911-2963**	06/17/2026	$53,000	$33	1591	//1	1947	25,265 SF

APN: 33-01-01-31-405-121 Document #: 2026-016847
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22&23 Subdivision: ECO FARMS MapRef: LB 9 PG 24 Abbreviated Description: Lot:22&23 Subdivision:ECO FARMS Map Ref:LB 9 PG 24City/Muni/Twp:LANSING City/Muni/Twp: LANSING

12	.1Mi.	**2813 GREENBELT DR** **LANSING, MI 48911-2364**	06/03/2026	$120,000	$134	894	/3/1	1956	7,405 SF

APN: 33-01-01-31-254-241 Document #: 2026-015438
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 141 Subdivision: PLEASANT SUBDIVISION NO 1 MapRef: LB 19 PG 26 Abbreviated Description: Lot:141 Subdivision:PLEASANT SUBDIVISION NO 1 Map Ref:LB 19 PG 26City/Muni/Twp:LANSING City/Muni/Twp: LANSING

13	.21Mi.	**2820 REO RD** **LANSING, MI 48911-2951**	05/05/2026	$144,000	$159	904	//1	1948	17,860 SF

APN: 33-01-01-31-405-191 Document #: 2026-012920
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: ECO FARMS MapRef: LB 9 PG 24 Abbreviated Description: Lot:45 Subdivision:ECO FARMS Map Ref:LB 9 PG 24City/Muni/Twp:LANSING City/Muni/Twp: LANSING

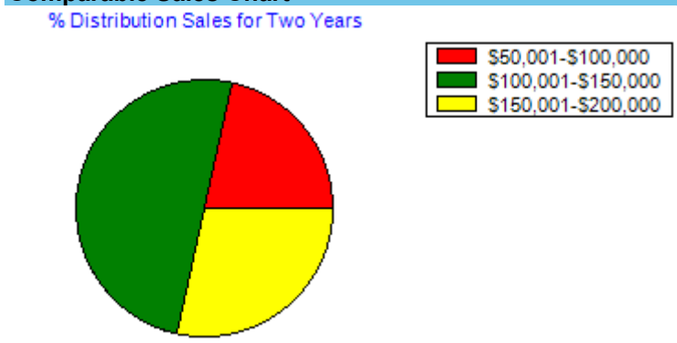
14	.39Mi.	**3720 STRATFORD AVE** **LANSING, MI 48911-2233**	04/27/2026	$106,000	$78	1352	//1	1962	8,276 SF

APN: 33-01-01-31-130-331 Document #: 2026-012158
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 526 Subdivision: CHURCHILL DOWNS NO 2 SUBDIVISION MapRef: LB 23 PG 17 Abbreviated Description: Lot:526 Subdivision:CHURCHILL DOWNS NO 2 SUBDIVISION Map Ref:LB 23 PG 17City/Muni/Twp:LANSING City/Muni/Twp: LANSING

ICE SiteX Report

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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.	**2900 RISDALE AVE**	**10/31/2022**	$162,200	$81,100	1,140	/3/2	1941	16,117 SF	
.01Mi.	**2908 RISDALE AVE**	**08/02/2019**	$76,200	$38,100	560	//1	1946	14,810 SF	
.02Mi.	**2838 RISDALE AVE**	**08/16/2024**	$193,800	$96,900	1,664	//2	2002	9,583 SF	
.02Mi.	**2912 RISDALE AVE**	**06/05/2023**	$120,600	$60,300	852	//1	1957	14,810 SF	
.03Mi.	**2822 RISDALE AVE**	**07/26/2011**	$193,800	$96,900	1,664	//2	2002	9,583 SF	
.03Mi.	**2918 RISDALE AVE**	**10/10/2008**	$161,200	$80,600	1,400	/4/1	1956	14,810 SF	
.03Mi.	**2905 FIELDING DR**	**08/12/2024**	$83,200	$41,600	894	//1	1956	6,970 SF	
.04Mi.	**4306 INGHAM ST**	**05/07/1996**	$126,200	$63,100	971	//1	1948	22,216 SF	
.04Mi.	**2827 FIELDING DR**	**02/26/2024**	$94,400	$47,200	894	//1	1955	6,970 SF	
.04Mi.	**2911 FIELDING DR**	**05/01/2024**	$90,600	$45,300	894	//1	1956	6,970 SF	
.04Mi.	**2821 FIELDING DR**	**11/02/2007**	$95,200	$47,600	894	//1	1955	6,970 SF	
.04Mi.	**2917 FIELDING DR**	**02/01/2009**	$82,200	$41,100	894	//1	1956	6,970 SF	
.05Mi.	**2922 RISDALE AVE**	**04/06/2021**	$117,200	$58,600	1,236	//1	1955	14,810 SF	
.05Mi.	**2835 RISDALE AVE**	**09/18/2024**	$180,000	$90,000	1,070	/3/2	1980	7,841 SF	
.05Mi.	**2815 FIELDING DR**	**03/17/2017**	$91,400	$45,700	894	//1	1955	6,970 SF	
.05Mi.	**2923 FIELDING DR**	**09/26/2022**	$82,600	$41,300	894	//1	1956	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	35.7 years old	Households:	16,568
Median Household Income:	$59,152	Households w/Family:	56%
Household Income Per Capita:	$28,521	Households w/Family Married:	36%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Lansing Public School District	Students:	9,951
Number of Schools:	26	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.99Mi.	**Sheridan Road** Number of Students: 356 Student-Teacher Ratio: 19.24	D+	Public	5 - 8
1.00Mi.	**Mt Hope School** Number of Students: 323 Student-Teacher Ratio: 16.31	D	Public	4 - 8
3.06Mi.	**Jw Sexton High School** Number of Students: 586 Student-Teacher Ratio: 18.05 Advanced Placement: Yes	D+	Public	9 - 12
1.75Mi.	**Cavanaugh School** Number of Students: 245 Student-Teacher Ratio: 14.18	B	Public	PK - 3
1.49Mi.	**Lewton School** Number of Students: 272 Student-Teacher Ratio: 14.61	C-	Public	PK - 8
1.61Mi.	**Attwood School**	D	Public	KG - 8

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Number of Students: 426
Student-Teacher Ratio: 18.3

Flood Report

The Subject Property of **2900 RISDALE AVE, LANSING, MI 48911-2911** 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	125%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	106%	SIMILAR

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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