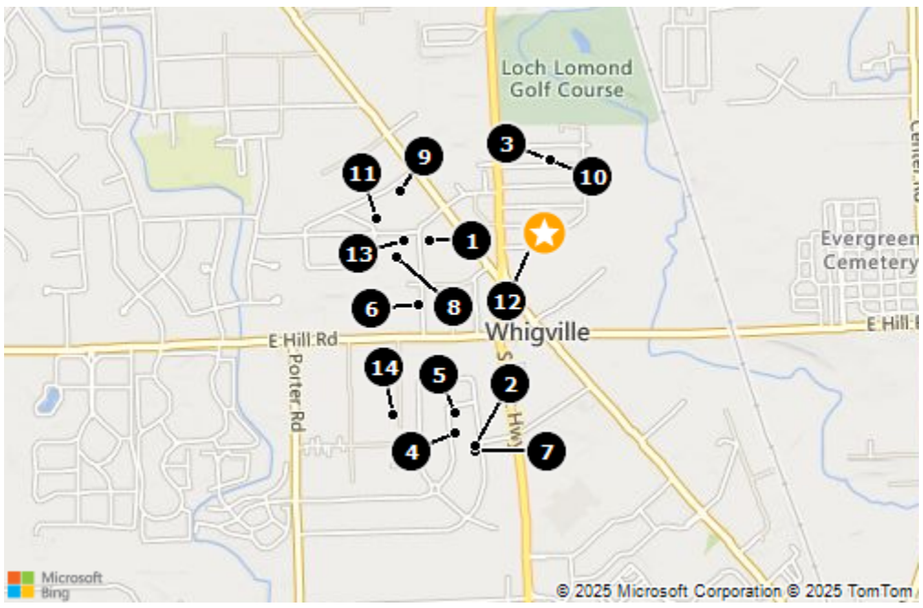
ICE SiteX Report

OrderID: 94557318

SiteX Property Information Report



Subject Property Location

3052 BAKER HTS, GRAND BLANC, MI 48507-4503

County:	**GENESEE MI**	Census Tract:	260490112.124003
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	12-04-552-156	Thomas Bros Pg-Grid:	

Valuation

Value:	**$100,000**	FSD:	12
Value Range:	$88,000 - $112,000	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,353
Total Assessed Value:	$33,500	Total Assessor Market Value:	$67,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 255 Section: 4 District: 12 Subdivision: ERVISORS PLAT Sec/Twnship/Range: SEC 04 TWN 06N RNG 07E
Abbreviated Description: N-3066. LOT 255 SUPERVISORS PLAT NO 5 SEC 4 T6N R7E
City/Muni/Twp: GRAND BLANC TWP

Property Characteristics

Lot Size:	4,487 SF	Bedrooms:	2	Pool:	
Building Area:	705 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/19/2025	Sales Price:	N/A
Document #:	202504190028557 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/17/2024	Sales Price:	$94,900
Document #:	202410170053352 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/11/2024		
Document Type:	Warranty Deed		

Legal Description:
Lot: 255 Subdivision: SUPERVISORS PLAT NO 5 Map Ref: MB 17 PG 5

Prior Transfer

Recording Date:	08/25/2014	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	201408250062666 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/18/2014		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 255 Subdivision: SUPERVISORS PLAT #5 Sec/Twnship/Range: S04T06NR07E
City/Muni/Twp: GRAND BLANC

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Prior Transfer

Recording Date:	10/16/2013	Sales Price:	$6,500
Document #:	201310160109399 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/09/2013		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 255 Subdivision: SUPERVISORS PLAT #5
City/Muni/Twp: GRAND BLANC

Prior Transfer

Recording Date:	10/09/2013	Sales Price:	$6,500
Document #:	201310160109399 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 255 Section: 4 District: 12 Subdivision: ERVISORS PLAT Sec/Twnship/Range: SEC 04 TWN 06N RNG 07E
Abbreviated Description: N-3066. LOT 255 SUPERVISORS PLAT NO 5 SEC 4 T6N R7E
City/Muni/Twp: GRAND BLANC TWP

Prior Transfer

Recording Date:	12/21/2012	Sales Price:	N/A
Document #:	201212210095992 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/20/2012		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 255 Subdivision: SUPERVISORS PLAT #5 Sec/Twnship/Range: S04T06NR07E
City/Muni/Twp: GRAND BLANC

Mortgage Record

Recording Date:	03/28/2005	Loan Amount:	N/A
Document #:	200503280033996 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/18/2025	Type Finance:	

Legal Description:
Lot: 255 Subdivision: SUPERVISORS PLAT NO 5

Prior Transfer

Recording Date:	11/03/2000	Sales Price:	$63,500
Document #:	200011030203616 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/27/2000		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: SUPERVISORS PLAT #5
Abbreviated Description: LOT 255 SUPERVISORS PLAT NO 5
City/Muni/Twp: GRAND BLANC TOWNSHIP

Area Sales Analysis

Total Area Sales	$2,422,200	Median # of Bedrooms	3
Median Lot Size	12,023 SF	Median # of Baths	1
Median Living Area	977 SF	Median Year Built	1955
Price Range - 2 Yrs	$73,000 to $234,900	Age Range	59 years to 105 years
Median Value	$193,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**5407 SILVERTON DR** **GRAND BLANC, MI 48439-4341**	04/23/2025	$234,900	$166	1413	5/3/2	1965	18,469 SF	
		APN: 12-05-576-010 Document #: 202504230028990 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: DIXIE GARDENS MapRef: LB 11 PG 4 Abbreviated Description: Lot:7 Subdivision:DIXIE GARDENS Map Ref:LB 11 PG 4City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC								
2	.53Mi.	**6130 SPRINGDALE BLVD** **GRAND BLANC, MI 48439-8523**	11/20/2024	$215,000	$157	1368	7/4/1	1953	11,979 SF	
		APN: 12-08-528-057 Document #: 202411200058412 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: NATIONAL ESTATES NO 1 MapRef: LB 24 PG 58 Abbreviated Description: Lot:77 Subdivision:NATIONAL ESTATES NO 1 Map Ref:LB 24 PG 58City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC								
3	.17Mi.	**3065 SLOAN HTS** **GRAND BLANC, MI 48507-4540**	11/18/2024	$73,000	$75	963	5/2/1	1954	9,017 SF	
		APN: 12-04-552-055 Document #: 202411180058150 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 123&124 Subdivision: SUPERVISORS PLAT NO 5 MapRef: LB 17 PG 5 Abbreviated Description: Lot:123&124 Subdivision:SUPERVISORS PLAT NO 5 Map Ref:LB 17 PG 5City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC								
4	.51Mi.	**6109 WOODSDALE DR** **GRAND BLANC, MI 48439-8527**	08/23/2024	$219,000	$146	1494	8/4/2	1955	11,543 SF	
		APN: 12-08-529-038 Document #: 202408230044937 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 115 Subdivision: NATIONAL ESTATES NO 2 MapRef: LB 26 PG 68 Abbreviated Description: Lot:115 Subdivision:NATIONAL ESTATES NO 2 Map Ref:LB 26 PG 68City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC								
5	.48Mi.	**6069 WOODSDALE DR** **GRAND BLANC, MI 48439-8527**	08/08/2024	$136,000	$166	816	5/3/1	1955	13,068 SF	
		APN: 12-08-529-041 Document #: 202408080042988 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 118 Subdivision: NATIONAL ESTATES NO 2 MapRef: LB 26 PG 68 Abbreviated Description: Lot:118 Subdivision:NATIONAL ESTATES NO 2 Map Ref:LB 26 PG 68City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC								
6	.36Mi.	**5484 SILVERTON DR** **GRAND BLANC, MI 48439-4342**	07/15/2024	$113,800	$155	733	5/3/1	1920	19,820 SF	

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APN: 12-05-576-031 Document #: 202407150039409
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: DIXIE GARDENS MapRef: LB 11 PG 4 Abbreviated Description: Subdivision:DIXIE GARDENS Map Ref:LB 11 PG 4Abbreviated Description:SOUTH 1/2 OF LOT 19 City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

7	.55Mi.	**6138 SPRINGDALE BLVD** **GRAND BLANC, MI 48439-8523**	06/13/2024	$210,000	$170	1232	5/2/1	1956	12,066 SF

APN: 12-08-530-001 Document #: 202406130035339
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: NATIONAL ESTATES NO 3 MapRef: LB 28 PG 69 Abbreviated Description: Lot:119 Subdivision:NATIONAL ESTATES NO 3 Map Ref:LB 28 PG 69City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

8	.35Mi.	**5428 SILVERTON DR** **GRAND BLANC, MI 48439-4342**	06/11/2024	$153,000	$164	932	4/2/1	1956	34,804 SF

APN: 12-05-576-037 Document #: 202406110035064
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: DIXIE GARDENS MapRef: LB 11 PG 4 Abbreviated Description: Subdivision:DIXIE GARDENS Map Ref:LB 11 PG 4Abbreviated Description:WEST 100 FT OF LOT 23 City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

9	.35Mi.	**2420 WILDWOOD CIRCLE DR** **GRAND BLANC, MI 48439-4354**	06/05/2024	$185,000	$166	1108	5/3/1	1951	10,019 SF

APN: 12-05-579-018 Document #: 202406050033784
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: WILDWOOD SUBDIVISION MapRef: LB 20 PG 4 Abbreviated Description: Lot:18 Subdivision:WILDWOOD SUBDIVISION Map Ref:LB 20 PG 4City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

10	.17Mi.	**3059 SLOAN HTS** **GRAND BLANC, MI 48507-4540**	05/22/2024	$94,000	$150	624	4/2/1	1958	4,487 SF

APN: 12-04-552-056 Document #: 202405220032225
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 125 Subdivision: SUPERVISORS PLAT NO 5 MapRef: MB 17 PG 5 Abbreviated Description: Lot:125 Subdivision:SUPERVISORS PLAT NO 5 Map Ref:MB 17 PG 5City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

11	.4Mi.	**5377 SINGER ST** **GRAND BLANC, MI 48439-4377**	05/16/2024	$207,500	$209	990	6/3/1	1964	10,454 SF

APN: 12-05-579-028 Document #: 202405160031334
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: WILDWOOD SUBDIVISION MapRef: LB 20 PG 4 Abbreviated Description: Lot:28 Subdivision:WILDWOOD SUBDIVISION Map Ref:LB 20 PG 4City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

12	.02Mi.	**3044 BAKER HTS** **GRAND BLANC, MI 48507-4503**	05/15/2024	$175,000	$204	856	4/2/1	1940	9,017 SF

APN: 12-04-552-201 Document #: 202405150031156
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 253&261 Subdivision: SUPERVISORS PLAT NO 5 MapRef: LB 17 PG 5 Abbreviated Description: Lot:253&261 Subdivision:SUPERVISORS PLAT NO 5 Map Ref:LB 17 PG 5City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

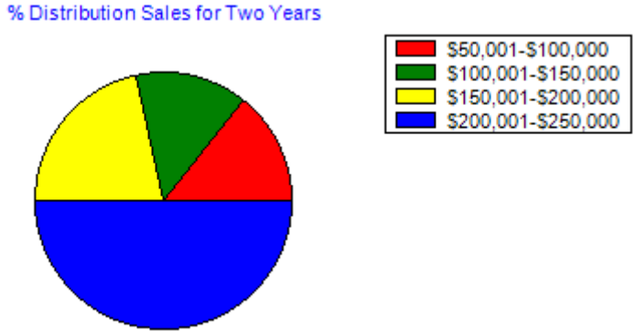
13	.34Mi.	**2406 ROLLINS ST** **GRAND BLANC, MI 48439-4340**	05/08/2024	$201,000	$240	836	5/2/1	1924	24,306 SF

APN: 12-05-576-039 Document #: 202405080030325
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: DIXIE GARDENS MapRef: LB 11 PG 4 Abbreviated Description: Lot:25 Subdivision:DIXIE GARDENS Map Ref:LB 11 PG 4City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

14	.57Mi.	**6094 LINCOLN BLVD** **GRAND BLANC, MI 48439-5050**	03/01/2024	$205,000	$197	1040	6/3/1	1966	20,299 SF

APN: 12-08-526-013 Document #: 202403010008821
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14&15 Subdivision: GROVELAWN MapRef: LB 15 PG 30 Abbreviated Description: Lot:14&15 Subdivision:GROVELAWN Map Ref:LB 15 PG 30Abbreviated Description:SOUTH 34 FT OF LOT 14 & N 36 FT OF LOT 15 City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

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

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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.	**3052 BAKER HTS**	**10/09/2013**	$67,000	$33,500	705	5/2/1	1940	4,487 SF	
.01Mi.	**3058 BAKER HTS**	**12/14/2020**	$177,800	$88,900	1,590	7/4/2	2000	9,017 SF	
.02Mi.	**3055 FISHER HTS**	**05/31/2022**	$105,400	$52,700	1,008	5/2/1	1976	9,496 SF	
.02Mi.	**3044 BAKER HTS**	**09/06/2023**	$107,200	$53,600	856	4/2/1	1940	9,017 SF	
.02Mi.	**3049 FISHER HTS**	**07/20/2023**	$96,200	$48,100	976	5/3/1	1952	4,487 SF	
.03Mi.	**3049 BAKER HTS**	**06/03/2021**	$148,800	$74,400	1,512	6/3/1	1942	4,487 SF	
.03Mi.	**3034 BAKER HTS**	**02/28/2017**	$108,400	$54,200	1,170	7/2/1	1940	9,017 SF	
.03Mi.	**3074 BAKER HTS**	**05/22/2002**	$182,800	$91,400	1,296	5/3/2	2002	10,019 SF	
.03Mi.	**3063 BAKER HTS**	**11/03/2023**	$108,400	$54,200	1,107	7/3/1	1940	4,487 SF	
.04Mi.	**3034 BAKER HTS**	**11/15/2013**	$29,200	$14,600		//1		9,017 SF	
.04Mi.	**3069 BAKER HTS**	**10/21/2022**	$79,000	$39,500	768	4/2/1	1944	4,487 SF	
.04Mi.	**3041 BAKER HTS**	**10/23/2008**	$115,000	$57,500	1,560	6/3/1	1940	9,017 SF	
.04Mi.	**3046 STRONG HTS**	**08/06/2014**	$147,000	$73,500	1,662	5/2/1	1938	13,504 SF	
.05Mi.	**3056 STRONG HTS**	**04/02/1998**	$86,200	$43,100	1,077	5/3/1	1940	4,487 SF	
.05Mi.	**3077 BAKER HTS**	**09/28/2000**	$56,200	$28,100	720	4/2/1	1940	4,487 SF	
.05Mi.	**3066 STRONG HTS**	**10/16/2015**	$92,600	$46,300	1,045	5/2/1		8,494 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	39.7 years old	Households:	12,518
Median Household Income:	$46,153	Households w/Family:	62%
Household Income Per Capita:	$24,595	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Grand Blanc Community Schools	Students:	7,987
Number of Schools:	13	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.59Mi.	**Grand Blanc Middle School West** Number of Students: 720 Student-Teacher Ratio: 15.77	C	Public	6 - 8
2.10Mi.	**Perry Innovation Center** Number of Students: 157 Student-Teacher Ratio: 16.49	B	Public	2 - 8
2.36Mi.	**Grand Blanc Community High School** Number of Students: 2,051 Student-Teacher Ratio: 20.03 Advanced Placement: Yes	B-	Public	8 - 12
0.78Mi.	**McGrath Elementary School** Number of Students: 305 Student-Teacher Ratio: 16.22	D	Public	2 - 5
2.09Mi.	**Perry Learning Center** Number of Students: 1,970 Student-Teacher Ratio: 31.89	F	Public	PK - 12
0.92Mi.	**Anderson Elementary School** Number of Students: 178 Student-Teacher Ratio: 11.06	NA	Public	PK - 1

Flood Report

The Subject Property of **3052 BAKER HTS, GRAND BLANC, MI 48507-4503** 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	143%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	90%	LOWER
MURDER	111%	HIGHER
OVERALL	115%	HIGHER

ICE SiteX Report

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Disaster Alerts

No alerts noted

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