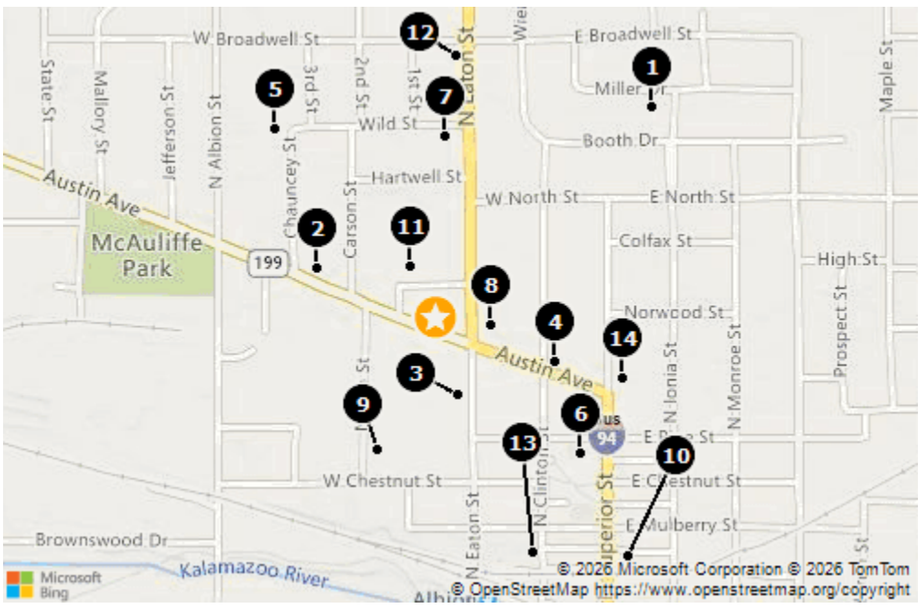
ICE SiteX Report

OrderID: 98738573

SiteX Property Information Report



Subject Property Location

312 AUSTIN AVE, ALBION, MI 49224-1207

County:	**CALHOUN MI**	Census Tract:	260250036.003025
Property Use:	Single Family Residential	Zoning:	MU
Parcel Number:	51-005-704-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$106,000**	FSD:	30	Common Confidence Score:	24
Value Range:	$74,200 - $137,800	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	13010
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,104
Total Assessed Value:	$44,200	Total Assessor Market Value:	$88,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 District: 51
Abbreviated Description: ALBION CITY, ASSESSORS PLAT OF HARTWELL ADDITION LOT 4
City/Muni/Twp: ALBION CITY

Property Characteristics

Lot Size:	5,793 SF	Bedrooms:	3	Pool:	
Building Area:	1160 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/14/2026	Loan Amount:	N/A
Document #:	BK-PG 4993-310	Loan Type:	
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:
Lot: 4 Subdivision: HARTWELL ADDITION
City/Muni/Twp: ALBION

Mortgage Record

Recording Date:	11/12/2024	Loan Amount:	N/A
Document #:	BK-PG 4866-976	Loan Type:	FHA
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:
Lot: 4 Subdivision: ASSESSORS PLAT OF HARTWELL ADDITION
City/Muni/Twp: ALBION

Prior Transfer

Recording Date:	10/07/2022	Sales Price:	$100,000
Document #:	BK-PG 4697-571	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2022		
Document Type:			

Legal Description:
Lot: 4 Subdivision: HARTWELL ADDITION Map Ref: LB 8 PG 43
City/Muni/Twp: ALBION

ICE SiteX Report

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Prior Transfer

Recording Date:	10/03/2022	Sales Price:	$100,000
Document #:	BK-PG 4697 -571	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 District: 51
Abbreviated Description: ALBION CITY, ASSESSORS PLAT OF HARTWELL ADDITION LOT 4
City/Muni/Twp: ALBION CITY

Prior Transfer

Recording Date:	10/09/2015	Sales Price:	$9,000
Document #:	BK-PG 4000-0866	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2015		
Document Type:			

Legal Description:
City/Muni/Twp: ALBION

Prior Transfer

Recording Date:	09/28/2015	Sales Price:	$9,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/29/2011	Sales Price:	N/A
Document #:	BK-PG 3662-0599	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/23/2011		
Document Type:			

Legal Description:
Lot: 4 Subdivision: ASSESSORS PLAT OF HARTWELL ADDITION Map Ref: LB8 PG43
City/Muni/Twp: ALBION

Area Sales Analysis

Total Area Sales	$1,112,700	Median # of Bedrooms	3
Median Lot Size	8,908 SF	Median # of Baths	1
Median Living Area	1,512 SF	Median Year Built	1900
Price Range - 2 Yrs	$11,000 to $240,000	Age Range	73 years to 166 years
Median Value	$63,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**216 MILLER DR** **ALBION, MI 49224-1139**	07/08/2026	$87,000	$71	1224	/2/1	1953	9,365 SF	
		APN: 51-014-047-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: WIENERS ASSESSORS PLAT MapRef: LB 11 PG 24&25 Abbreviated Description: Lot:47 Subdivision:WIENERS ASSESSORS PLAT Map Ref:LB 11 PG 24&25City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
2	.16Mi.	**512 AUSTIN AVE** **ALBION, MI 49224-1003**	06/03/2026	$95,000	$70	1344	/4/1	1920	6,316 SF	
		APN: 51-011-602-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SHERIDAN PARK ADDITION MapRef: LB 4 PG 20 Abbreviated Description: Lot:2 Subdivision:SHERIDAN PARK ADDITION Map Ref:LB 4 PG 20City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
3	.1Mi.	**717 N EATON ST** **ALBION, MI 49224-1216**	05/15/2026	$49,000	$24	2012	/4/2	1880	5,881 SF	
		APN: 51-001-874-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S34T02SR04W Abbreviated Description: Sec/Twnship/Range:S34T02SR04W City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
4	.15Mi.	**120 AUSTIN AVE** **ALBION, MI 49224-1223**	05/13/2026	$30,700	$15	1930	/4/2	1900	9,060 SF	
		APN: 51-012-051-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: ASSESSORS PLAT OF SUPERIOR HEIGHTS MapRef: LB 8 PG 44 Abbreviated Description: Lot:51 Subdivision:ASSESSORS PLAT OF SUPERIOR HEIGHTS Map Ref:LB 8 PG 44City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
5	.3Mi.	**1201 CHAUNCEY ST** **ALBION, MI 49224-4000**	05/11/2026	$25,000	$28	868	/3/1		7,100 SF	
		APN: 51-005-801-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Subdivision: ASSESSORS PLAT OF HARTWELL ADDITION MapRef: LB 8 PG 32 Abbreviated Description: Lot:101 Subdivision:ASSESSORS PLAT OF HARTWELL ADDITION Map Ref:LB 8 PG 32City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
6	.24Mi.	**107 W PINE ST** **ALBION, MI 49224-1255**	04/29/2026	$61,000	$25	2392	/6/2	1925	3,920 SF	
		APN: 51-000-124-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 8 Subdivision: THE ORIGINAL PLAT OF THE VILLAGE OF ALBION MapRef: LB 2 PG 40 Abbreviated Description: Block:8 Subdivision:THE ORIGINAL PLAT OF THE VILLAGE OF ALBION Map Ref:LB 2 PG 40Abbreviated Description:LOT: WEST 39.4 FT OF LOT 4 City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
7	.22Mi.	**309 WILD ST** **ALBION, MI 49224-1189**	04/15/2026	$20,000	$20	994	/3/1	1920	5,445 SF	
		APN: 51-005-746-00 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: ASSESSORS PLAT OF HARTWELL ADDITION Abbreviated Description: Lot:46 Subdivision:ASSESSORS PLAT OF HARTWELL ADDITION City/Muni/Twp:ALBION CITY City/Muni/Twp: ALBION CITY								
8	.07Mi.	**806 N EATON ST**	04/09/2026	$125,000	$100	1248	/3/1	1920	11,674 SF	

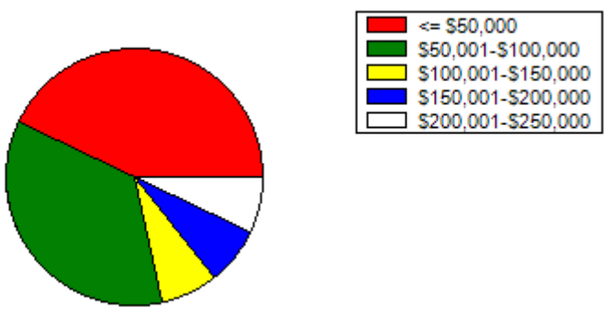
ICE SiteX Report

OrderID: 98738573

		ALBION, MI 49224-1213							
	APN: 51-012-018-00 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 18 Subdivision: ASSESSORS PLAT OF SUPERIOR HEIGHTS ADDITION MapRef: LB 8 PG 44 Abbreviated Description: Lot:18 Subdivision:ASSESSORS PLAT OF SUPERIOR HEIGHTS ADDITION Map Ref:LB 8 PG 44City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
9	.17Mi.	**614 N ANN ST**	03/02/2026	$89,000	$74	1188	/3/1	1880	4,792 SF
		ALBION, MI 49224-1221							
	APN: 51-001-752-00 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Sec/Twnship/Range: S34T02SR04W Abbreviated Description: Sec/Twnship/Range:S34T02SR04W City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
10	.37Mi.	**404 N SUPERIOR ST**	02/27/2026	$240,000	$64	3722	/6/5	1890	8,756 SF
		ALBION, MI 49224-1785							
	APN: 51-000-330-00 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 10&11 Block: 19 MapRef: LB 2 PG 40 Abbreviated Description: Lot:10&11 Block:19 Map Ref:LB 2 PG 40Abbreviated Description:LOT: NORTH 2 OF LOT 10 City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
11	.07Mi.	**316 ARTHUR ST**	01/05/2026	$65,000	$88	734	/2/1	1860	11,935 SF
		ALBION, MI 49224-1205							
	APN: 51-005-720-00 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 20 Subdivision: ASSESSORS PLAT OF HARTWELL ADDITION MapRef: LB 8 PG 43 Abbreviated Description: Lot:20 Subdivision:ASSESSORS PLAT OF HARTWELL ADDITION Map Ref:LB 8 PG 43City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
12	.31Mi.	**1217 N EATON ST**	12/18/2025	$175,000	$76	2274	//2		21,954 SF
		ALBION, MI 49224-1038							
	APN: 51-005-758-01 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 58&59 Subdivision: HARTWELL ADDITION MapRef: LB 8 PG 43 Abbreviated Description: Lot:58&59 Subdivision:HARTWELL ADDITION Map Ref:LB 8 PG 43City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
13	.31Mi.	**407 N CLINTON ST**	12/10/2025	$11,000	$5	1840	//1	1900	13,373 SF
		ALBION, MI 49224-1618							
	APN: 51-000-368-02 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 7 Block: 21 MapRef: LB 2 PG 40 Abbreviated Description: Lot:7 Block:21 Map Ref:LB 2 PG 40City/Muni/Twp:ALBION City/Muni/Twp: ALBION								
14	.24Mi.	**804 N SUPERIOR ST**	10/31/2025	$40,000	$23	1680	//3	1900	10,890 SF
		ALBION, MI 49224-1268							
	APN: 51-012-088-00 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 88 Subdivision: ASSESSORS PLAT OF SUPERIOR HEIGHTS ADDITION MapRef: LB 8 PG 44 Abbreviated Description: Lot:88 Subdivision:ASSESSORS PLAT OF SUPERIOR HEIGHTS ADDITION Map Ref:LB 8 PG 44City/Muni/Twp:ALBION City/Muni/Twp: ALBION								

Comparable Sales Chart

% Distribution Sales for Two Years



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

OrderID: 98738573

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.	**312 AUSTIN AVE**	**10/03/2022**	$88,400	$44,200	1,160	/3/1	1920	5,793 SF	
.01Mi.	**310 AUSTIN AVE**	**03/07/2019**	$87,800	$43,900	1,584	/3/1	1920	5,706 SF	
.01Mi.	**316 AUSTIN AVE**	**10/05/2011**	$95,600	$47,800	1,406	/4/1	1880	11,456 SF	
.02Mi.	**807 N EATON ST**	**12/29/2020**	$68,200	$34,100	1,182	/3/1	1880	8,059 SF	
.02Mi.	**307 ARTHUR ST**	**10/07/2024**	$96,400	$48,200	2,204	/4/2	1900	17,163 SF	
.03Mi.	**813 N EATON ST**	**02/08/2023**	$76,200	$38,100	1,320	/3/1	1890	10,803 SF	
.03Mi.	**303 ARTHUR ST**	**08/08/2016**	$85,000	$42,500	992	/2/1	1920	3,920 SF	
.04Mi.	**819 N EATON ST**	**06/03/2002**	$63,600	$31,800	1,194	/4/1		3,920 SF	
.05Mi.	**307 AUSTIN AVE**	**07/29/2025**	$95,400	$47,700	1,456	/3/1	1920	8,059 SF	
.06Mi.	**308 ARTHUR ST**	**11/21/2025**	$79,200	$39,600	1,590	/7/2	1910	11,979 SF	
.06Mi.	**312 ARTHUR ST**	**06/11/1990**	$109,600	$54,800	1,714	/3/1	1920	11,979 SF	
.06Mi.	**727 N EATON ST**	**07/27/2022**	$104,800	$52,400	1,908	/5/3	1900	9,060 SF	
.06Mi.	**314 ARTHUR ST**	**11/24/2021**	$88,000	$44,000	1,326	/3/1	1900	11,979 SF	
.07Mi.	**820 N EATON ST**	**10/18/2018**	$61,000	$30,500	1,092	/2/1	1946	5,227 SF	
.07Mi.	**806 N EATON ST**	**04/26/2012**	$72,800	$36,400	1,248	/3/1	1920	11,674 SF	
.07Mi.	**812 N EATON ST**	**03/29/2016**	$64,800	$32,400	1,666	//1	1880	7,100 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	35.1 years old	Households:	5,015
Median Household Income:	$51,834	Households w/Family:	63%
Household Income Per Capita:	$25,810	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Marshall Public Schools	Students:	2,598
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.21Mi.	**Harrington Elementary School** Number of Students: 236 Student-Teacher Ratio: 11.68	F	Public	KG - 5
10.50Mi.	**Marshall High School** Number of Students: 787 Student-Teacher Ratio: 21.44 Advanced Placement: Yes	B	Public	9 - 12
10.33Mi.	**Marshall Middle School** Number of Students: 541 Student-Teacher Ratio: 14.73	C+	Public	6 - 8

Flood Report

The Subject Property of **312 AUSTIN AVE, ALBION, MI 49224-1207** 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	86%	LOWER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	113%	HIGHER
OVERALL	128%	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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ICE SiteX Report

OrderID: 98738573

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