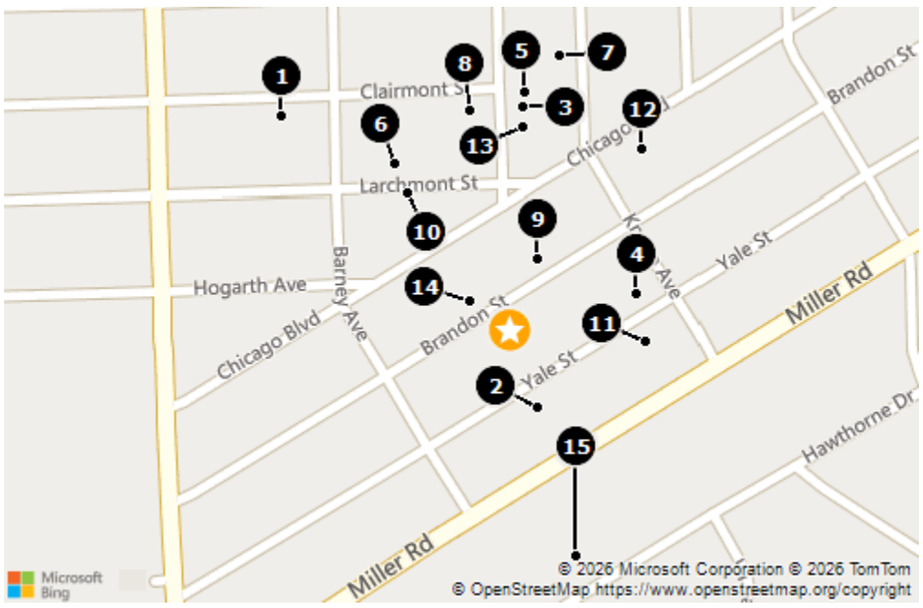
ICE SiteX Report

OrderID: 98697890

SiteX Property Information Report



Subject Property Location

3217 BRANDON ST, FLINT, MI 48503-6603

County:	**GENESEE MI**	Census Tract:	260490036.005009
Property Use:	Single Family Residential	Zoning:	TN-2
Parcel Number:	40-23-162-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$107,000**	FSD:	24	Common Confidence Score:	27
Value Range:	$81,320 - $132,680	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,794
Total Assessed Value:	$38,300	Total Assessor Market Value:	$76,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 191 District: 54 Subdivision: CHEVROLET SUBDIVISION
Abbreviated Description: CHEVROLET SUBDIVISION LOT 191
City/Muni/Twp: FLINT CITY

Property Characteristics

Lot Size:	5,009 SF	Bedrooms:	3	Pool:	
Building Area:	914 SF	Baths:	1	Fireplace:	
Year Built:	1957	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+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/07/2023	Sales Price:	$84,000
Document #:	202309070048380 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/31/2023		
Document Type:			

Legal Description:
Lot: 191 Subdivision: CHEVROLET SUBDIVISION Map Ref: MB 8 PG 8-9

Prior Transfer

Recording Date:	08/31/2023	Sales Price:	$84,000
Document #:	202309070048380 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 191 District: 54 Subdivision: CHEVROLET SUBDIVISION
Abbreviated Description: CHEVROLET SUBDIVISION LOT 191
City/Muni/Twp: FLINT CITY

Prior Transfer

Recording Date:	06/29/2020	Sales Price:	$18,000
Document #:	202006290042325 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/01/2016		
Document Type:			

ICE SiteX Report

OrderID: 98697890

Legal Description:
Lot: 191 Subdivision: CHEVROLET SUBDIVISION
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	06/16/2020	Sales Price:	$18,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/22/2016	Sales Price:	N/A
Document #:	201601220003605 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/22/2016	Sales Price:	$18,000
Document #:	201601220003494 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/04/2016		
Document Type:			
Legal Description:			

Lot: 191 Subdivision: CHEVROLET SUBDIVISION
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	03/08/2012	Sales Price:	N/A
Document #:	201203080026754 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/30/2006	Loan Amount:	N/A
Document #:	200603300033069 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/25/2013	Type Finance:	
Legal Description:			

Lot: 191 Subdivision: CHEVROLET SUBDIVISION
City/Muni/Twp: FLINT

Mortgage Record

Recording Date:	03/30/2006	Loan Amount:	N/A
Document #:	200603300033068 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/25/2021	Type Finance:	
Legal Description:			

Lot: 191 Subdivision: CHEVROLET SUBDIVISION
City/Muni/Twp: FLINT

Area Sales Analysis

Total Area Sales	$1,246,100	Median # of Bedrooms	3
Median Lot Size	5,009 SF	Median # of Baths	1
Median Living Area	1,010 SF	Median Year Built	1951
Price Range - 2 Yrs	$18,000 to $254,000	Age Range	56 years to 106 years
Median Value	$57,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**3413 CLAIRMONT ST** **FLINT, MI 48503-3416**	09/15/2026	$37,500	$57	652	/2/1	1946	4,792 SF	
		APN: 40-23-155-011 Document #: 202609150052774 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 686 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8-9 Abbreviated Description: Lot:686 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8-9City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
2	.05Mi.	**3221 YALE ST** **FLINT, MI 48503-4688**	09/08/2026	$155,000	$115	1346	/4/1	1953	5,009 SF	
		APN: 40-23-304-008 Document #: 202609080051685 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 81 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8 Abbreviated Description: Lot:81 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
3	.13Mi.	**1701 STOCKER AVE** **FLINT, MI 48503-3400**	09/03/2026	$30,000	$34	870	/2/1	1950	5,009 SF	
		APN: 40-23-157-008 Document #: 202609030050986 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 439 Subdivision: CHEVROLET SUBDIVISION MapRef: MB 8 PG 8-9 Abbreviated Description: Lot:439 Subdivision:CHEVROLET SUBDIVISION Map Ref:MB 8 PG 8-9City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
4	.08Mi.	**3106 YALE ST** **FLINT, MI 48503-4612**	08/26/2026	$134,600	$118	1137	/3/1	1950	5,489 SF	
		APN: 40-23-162-036 Document #: 202608260049423 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 137 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8&9 Abbreviated Description: Lot:137 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8&9City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
5	.14Mi.	**1621 STOCKER AVE** **FLINT, MI 48503-3430**	06/23/2026	$57,000	$58	968	/3/1	1953	5,009 SF	
		APN: 40-23-157-007 Document #: 202606230038766 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98697890

Legal: Lot: 440 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8 Abbreviated Description: Lot:440 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8City/Muni/Twp:FLINT City/Muni/Twp: FLINT

6	.12Mi.	**3310 LARCHMONT ST** **FLINT, MI 48503-6607**	06/16/2026	$18,000	$26	688	/1/1	1920	4,792 SF

APN: 40-23-156-017 Document #: 202606160037442
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 664 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8&9 Abbreviated Description: Lot:664 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8&9City/Muni/Twp:FLINT City/Muni/Twp: FLINT

7	.16Mi.	**1614 KNAPP AVE** **FLINT, MI 48503-3425**	05/17/2026	$35,000	$34	1010	/2/2	1960	5,009 SF

APN: 40-23-157-014 Document #: 202605170033061
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 429 Subdivision: CHERVROIET SUBDIVISION Abbreviated Description: Lot:429 Subdivision:CHERVROIET SUBDIVISION City/Muni/Twp:FLINT City/Muni/Twp: FLINT

8	.13Mi.	**3205 CLAIRMONT ST** **FLINT, MI 48503-3414**	03/24/2026	$42,000	$46	894	/3/1	1970	4,792 SF

APN: 40-23-156-011 Document #: 202603240010426
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 673 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 3&9 Abbreviated Description: Lot:673 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 3&9City/Muni/Twp:FLINT City/Muni/Twp: FLINT

9	.05Mi.	**3202 BRANDON ST** **FLINT, MI 48503-6611**	03/03/2026	$32,000	$35	910	/3/1	1951	5,009 SF

APN: 40-23-161-030 Document #: 202603030006156
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 257 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8 Abbreviated Description: Lot:257 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8City/Muni/Twp:FLINT City/Muni/Twp: FLINT

10	.09Mi.	**3305 LARCHMONT ST** **FLINT, MI 48503-4065**	01/13/2026	$45,000	$61	736	/2/1	1951	4,487 SF

APN: 40-23-159-005 Document #: 202601130000052
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 572&571 Subdivision: CHEVROLET SUBDIVISION Abbreviated Description: Lot:572&571 Subdivision:CHEVROLET SUBDIVISION Abbreviated Description:LOT : NORTH 100 FEET OF LOT 572 WEST 5 FEET OF LOT 571 City/Muni/Twp:FLINT City/Muni/Twp: FLINT

11	.08Mi.	**3109 YALE ST** **FLINT, MI 48503-4611**	11/03/2025	$81,000	$78	1034	/3/2	1962	5,009 SF

APN: 40-23-304-016 Document #: 202511030020335
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8&9 Abbreviated Description: Lot:89 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8&9City/Muni/Twp:FLINT City/Muni/Twp: FLINT

12	.13Mi.	**3019 CHICAGO BLVD** **FLINT, MI 48503-3485**	10/15/2025	$95,000	$81	1165	/3/1	1952	5,009 SF

APN: 40-23-179-003 Document #: 202510150017533
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 313 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8 Abbreviated Description: Lot:313 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8City/Muni/Twp:FLINT City/Muni/Twp: FLINT

13	.12Mi.	**1705 STOCKER AVE** **FLINT, MI 48503-3400**	10/09/2025	$90,000	$87	1032	/2/1	1948	10,019 SF

APN: 40-23-157-009 Document #: 202510090016566
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 437&438 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8&9 Abbreviated Description: Lot:437&438 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8&9City/Muni/Twp:FLINT City/Muni/Twp: FLINT

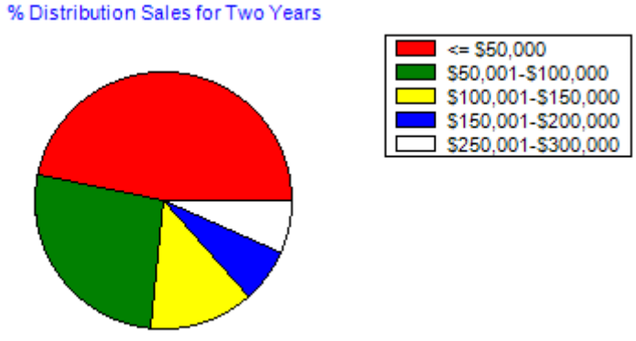
14	.03Mi.	**3222 BRANDON ST** **FLINT, MI 48503-6611**	09/23/2025	$140,000	$135	1030	/3/1	1951	5,009 SF

APN: 40-23-161-025 Document #: 202509230013017
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 262 Subdivision: CHEVROLET SUBDIVISION MapRef: LB 8 PG 8&9 Abbreviated Description: Lot:262 Subdivision:CHEVROLET SUBDIVISION Map Ref:LB 8 PG 8&9City/Muni/Twp:FLINT City/Muni/Twp: FLINT

15	.14Mi.	**3312 HAWTHORNE DR** **FLINT, MI 48503-4691**	09/09/2025	$254,000	$117	2167	/2/2	1950	15,987 SF

APN: 40-23-305-048 Document #: 202509090010809
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S23T07NR06E Abbreviated Description: Sec/Twnship/Range:S23T07NR06E City/Muni/Twp:FLINT City/Muni/Twp: FLINT

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.

ICE SiteX Report

OrderID: 98697890

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.	**3217 BRANDON ST**	**08/31/2023**	$76,600	$38,300	914	/3/1	1957	5,009 SF	
.01Mi.	**3221 BRANDON ST**	**04/19/2024**	$76,000	$38,000	1,341	/3/1	1956	5,009 SF	
.01Mi.	**3213 BRANDON ST**	**10/24/2013**	$67,000	$33,500	989	//1	1946	5,009 SF	
.02Mi.	**3301 BRANDON ST**		$46,400	$23,200	704	/2/1	1927	5,009 SF	
.02Mi.	**3218 YALE ST**	**08/26/2024**	$77,800	$38,900	1,346	/4/1	1954	5,009 SF	
.02Mi.	**3209 BRANDON ST**	**10/07/2015**	$60,600	$30,300	740	/2/1	1947	5,009 SF	
.02Mi.	**3222 YALE ST**	**10/13/2020**	$89,400	$44,700	1,538	/3/1	1955	5,009 SF	
.02Mi.	**3214 YALE ST**	**09/08/2017**	$92,800	$46,400	1,567	/4/1	1953	5,009 SF	
.03Mi.	**3302 YALE ST**	**03/18/2022**	$75,200	$37,600	1,110	/3/1	1959	5,009 SF	
.03Mi.	**3210 YALE ST**	**10/07/2009**	$71,200	$35,600	1,125	//1	1953	5,009 SF	
.03Mi.	**3205 BRANDON ST**	**11/22/2019**	$64,600	$32,300	868	/2/1	1947	5,009 SF	
.03Mi.	**3305 BRANDON ST**	**03/07/2011**	$56,800	$28,400	742	/2/1	1946	5,009 SF	
.03Mi.	**3218 BRANDON ST**	**03/15/2018**	$53,000	$26,500	728	/2/1	1950	5,009 SF	
.03Mi.	**3214 BRANDON ST**	**12/19/2020**	$67,600	$33,800	910	/3/1	1950	5,009 SF	
.03Mi.	**3222 BRANDON ST**	**09/16/2025**	$82,800	$41,400	1,030	/3/1	1951	5,009 SF	
.03Mi.	**3306 YALE ST**		$74,400	$37,200	1,117	/3/1	1961	5,009 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	39.0 years old	Households:	8,823
Median Household Income:	$43,877	Households w/Family:	51%
Household Income Per Capita:	$25,692	Households w/Family Married:	22%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Flint City School District	Students:	2,605
Number of Schools:	14	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.19Mi.	**Holmes STEM Middle School Academy** Number of Students: 256 Student-Teacher Ratio: 25.6	F	Public	6 - 8
1.16Mi.	**Eisenhower Elementary School** Number of Students: 169 Student-Teacher Ratio: 14.7	D+	Public	KG - 6
1.50Mi.	**Southwestern Classical Academy** Number of Students: 464 Student-Teacher Ratio: 16.11 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **3217 BRANDON ST, FLINT, MI 48503-6603** 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	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	143%	NOTABLY HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	135%	NOTABLY HIGHER
OVERALL	156%	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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ICE SiteX Report

OrderID: 98697890

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