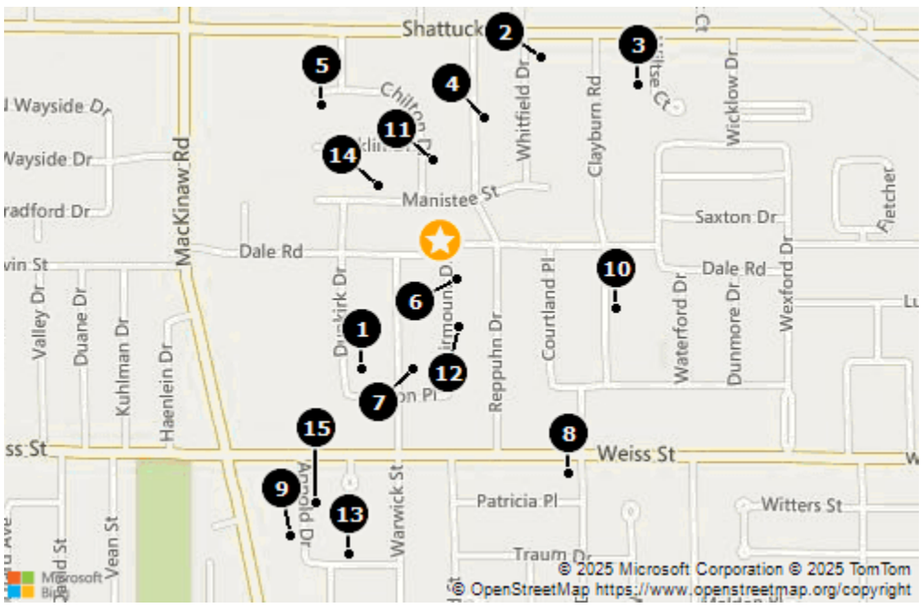
ICE SiteX Report

OrderID: 95813348

SiteX Property Information Report



Subject Property Location

3696 DALE RD, SAGINAW, MI 48603-3130

County:	**SAGINAW MI**	Census Tract:	261450104.012003
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	23-12-4-15-2417-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$231,000**	FSD:	18
Value Range:	$189,420 - $272,580	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	23
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,861
Total Assessed Value:	$107,400	Total Assessor Market Value:	$214,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 17 District: 23 Subdivision: BROOKFIELD ESTATES Legal Unit: 17 Sec/Twnship/Range: SEC 15 TWN 12N RNG 04E
Abbreviated Description: LOT 17 BROOKFIELD ESTATES SEC 15 T12N R4E
City/Muni/Twp: SAGINAW TWP

Property Characteristics

Lot Size:	10,759 SF	Bedrooms:	4	Pool:	
Building Area:	1924 SF	Baths:	2	Fireplace:	1
Year Built:	1969	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Combination
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/24/2017	Sales Price:	$105,000
Document #:	2017013992 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/13/2017		
Document Type:	Warranty Deed		

Legal Description:
Lot: 17 Subdivision: BROOKFIELD ESTATES
City/Muni/Twp: SAGINAW

Prior Transfer

Recording Date:	04/07/2017	Sales Price:	$105,000
Document #:	2017013992 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 District: 23 Subdivision: BROOKFIELD ESTATES Legal Unit: 17 Sec/Twnship/Range: SEC 15 TWN 12N RNG 04E
Abbreviated Description: LOT 17 BROOKFIELD ESTATES SEC 15 T12N R4E
City/Muni/Twp: SAGINAW TWP

Prior Transfer

Recording Date:	03/08/2013	Sales Price:	N/A
Document #:	2013006783 BK-PG 2715-559	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/11/2013		
Document Type:	Warranty Deed		

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Legal Description:
Subdivision: NW4 OF S15T12NR4E
City/Muni/Twp: TOWNSHIP OF SAGINAW

Area Sales Analysis

Total Area Sales	$2,916,700	Median # of Bedrooms	3
Median Lot Size	11,631 SF	Median # of Baths	1
Median Living Area	1,730 SF	Median Year Built	1965
Price Range - 2 Yrs	$50,000 to $350,000	Age Range	37 years to 90 years
Median Value	$220,000	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**2764 DUNKIRK DR** **SAGINAW, MI 48603-3136**	10/03/2025	$350,000	$134	2594	6/3/2	1988	12,415 SF	
		APN: 23-12-4-15-2030-102 Document #: 2025023566 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: WARWICK PINES MapRef: LB 23 PG 12 13 & 14 Abbreviated Description: Lot:2 Subdivision:WARWICK PINES Map Ref:LB 23 PG 12 13 & 14City/Muni/Twp:TOWNSHIP OF SAGINAW City/Muni/Twp: TOWNSHIP OF SAGINAW								
2	.24Mi.	**3575 SHATTUCK RD** **SAGINAW, MI 48603-3112**	09/15/2025	$180,000	$182	984	6/3/1	1935	9,801 SF	
		APN: 23-12-4-15-2151-000 Document #: 2025022093 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: MELWOOD PLAT MapRef: LB 10 PG 29 Abbreviated Description: Lot:1 Subdivision:MELWOOD PLAT Map Ref:LB 10 PG 29City/Muni/Twp:SAGINAW TOWNSHIP City/Muni/Twp: SAGINAW TOWNSHIP								
3	.3Mi.	**9 WILTSE CT** **SAGINAW, MI 48603-3270**	09/10/2025	$220,000	$112	1952	7/3/1	1966	11,892 SF	
		APN: 23-12-4-15-1303-000 Document #: 2025021710 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: WILTSE PLAT MapRef: LB 11 PG 43 Abbreviated Description: Lot:3 Subdivision:WILTSE PLAT Map Ref:LB 11 PG 43City/Muni/Twp:TOWNSHIP OF SAGINAW City/Muni/Twp: TOWNSHIP OF SAGINAW								
4	.15Mi.	**2936 REPPUHN DR** **SAGINAW, MI 48603-3150**	08/22/2025	$229,900	$126	1820	7/4/2	1965	12,371 SF	
		APN: 23-12-4-15-1542-000 Document #: 2025020306 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Subdivision: REPPUHN SUBDIVISION MapRef: LB 8 PG 10 Abbreviated Description: Lot:42 Subdivision:REPPUHN SUBDIVISION Map Ref:LB 8 PG 10City/Muni/Twp:TOWNSHIP OF SAGINAW City/Muni/Twp: TOWNSHIP OF SAGINAW								
5	.21Mi.	**3827 CHILTON DR** **SAGINAW, MI 48603-3176**	08/05/2025	$50,000	$39	1280	5/3/1	1962	11,892 SF	
		APN: 23-12-4-15-2137-000 Document #: 2025018771 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: RONIS SUBDIVISION MapRef: LB 12 PG 52 Abbreviated Description: Lot:37 Subdivision:RONIS SUBDIVISION Map Ref:LB 12 PG 52City/Muni/Twp:SAGINAW TOWNSHIP City/Muni/Twp: SAGINAW TOWNSHIP								
6	.05Mi.	**2826 CLAIRMOUNT DR** **SAGINAW, MI 48603-3101**	07/23/2025	$233,000	$134	1730	7/3/1	1980	10,803 SF	
		APN: 23-12-4-15-2419-000 Document #: 2025017803 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: BROOKFIELD ESTATES MapRef: LB 16 PG 30 Abbreviated Description: Lot:19 Subdivision:BROOKFIELD ESTATES Map Ref:LB 16 PG 30City/Muni/Twp:TOWNSHIP OF SAGINAW City/Muni/Twp: TOWNSHIP OF SAGINAW								
7	.16Mi.	**2764 WARWICK ST** **SAGINAW, MI 48603-3107**	06/26/2025	$229,900	$132	1734	5/3/2	1965	11,151 SF	
		APN: 23-12-4-15-2316-000 Document #: 2025015175 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: RIDGEDALE HAMLET MapRef: LB 9 PG 8 Abbreviated Description: Lot:16 Subdivision:RIDGEDALE HAMLET Map Ref:LB 9 PG 8City/Muni/Twp:TOWNSHIP OF SAGINAW City/Muni/Twp: TOWNSHIP OF SAGINAW								
8	.31Mi.	**2721 PEALE DR** **SAGINAW, MI 48602-3470**	06/17/2025	$168,000	$135	1236	5/3/1	1957	13,068 SF	
		APN: 91-30-1-67-8000-000 Document #: 2025014614 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PATRICIA PARK MapRef: LB 10 PG 36 Abbreviated Description: Lot:1 Subdivision:PATRICIA PARK Map Ref:LB 10 PG 36City/Muni/Twp:CITY OF SAGINAW City/Muni/Twp: CITY OF SAGINAW								
9	.39Mi.	**2609 APPOLD DR** **SAGINAW, MI 48602-3303**	05/23/2025	$133,500	$131	1017	6/2/1	1962	6,970 SF	
		APN: 91-30-2-36-3000-000 Document #: 2025012861 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: WESTVIEW MapRef: LB 13 PG 33 Abbreviated Description: Lot:12 Subdivision:WESTVIEW Map Ref:LB 13 PG 33City/Muni/Twp:CITY OF SAGINAW City/Muni/Twp: CITY OF SAGINAW								
10	.23Mi.	**2804 CLAYBURN RD** **SAGINAW, MI 48603-3118**	05/06/2025	$60,000	$60	988	5/3/1	1959	10,411 SF	
		APN: 23-12-4-15-2246-000 Document #: 2025011285 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: NORTHVIEW SUBDIVISION A MapRef: LB 10 PG 9 Abbreviated Description: Lot:46 Subdivision:NORTHVIEW SUBDIVISION A Map Ref:LB 10 PG 9City/Muni/Twp:TOWNSHIP OF SAGINAW City/Muni/Twp: TOWNSHIP OF SAGINAW								
11	.09Mi.	**3740 CHILTON DR** **SAGINAW, MI 48603-3126**	05/02/2025	$221,500	$122	1815	7/3/1	1968	11,631 SF	
		APN: 23-12-4-15-2113-000 Document #: 2025011125 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: RONIS SUBDIVISION MapRef: LB 12 PG 52 Abbreviated Description: Lot:13 Subdivision:RONIS SUBDIVISION Map Ref:LB 12 PG 52City/Muni/Twp:TOWNSHIP OF SAGINAW City/Muni/Twp: TOWNSHIP OF SAGINAW								
12	.11Mi.	**2790 CLAIRMOUNT DR** **SAGINAW, MI 48603-3101**	04/29/2025	$315,000	$111	2822	8/4/2	1961	12,850 SF	
		APN: 23-12-4-15-2328-000 Document #: 2025010755 Document Type: Warranty Deed Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 28,27 Subdivision: RIDGEDALE HAMLET MapRef: LB 9 PG 8 Abbreviated Description: Lot:28,27 Subdivision:RIDGEDALE HAMLET Map Ref:LB 9 PG 8Abbreviated Description:LOT: NORTH 1/2 OF LOT 28 AND THE SOUTH 3/4 OF LOT 27 City/Muni/Twp:SAGINAW TOWNSHIP City/Muni/Twp: SAGINAW TOWNSHIP

13	.39Mi.	**3530 WESTVIEW DR SAGINAW, MI 48602-3332**	04/16/2025	$132,900	$131	1011	5//1	1963	7,841 SF

APN: 91-30-2-35-4000-000 Document #: 2025009890
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: WESTVIEW MapRef: LB 13 PG 33 Abbreviated Description: Lot:3 Subdivision:WESTVIEW Map Ref:LB 13 PG 33City/Muni/Twp:CITY OF SAGINAW City/Muni/Twp: CITY OF SAGINAW

14	.09Mi.	**3768 MANISTEE ST SAGINAW, MI 48603-3143**	04/02/2025	$230,000	$88	2598	5/4/2	1972	11,892 SF

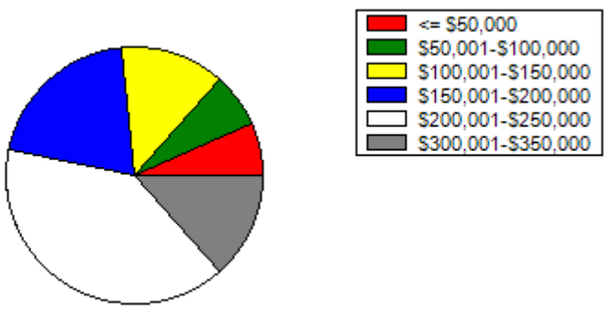
APN: 23-12-4-15-2118-000 Document #: 2025005646
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: RONIS SUBDIVISION MapRef: LB 12 PG 52 Sec/Twnship/Range: NW4S15T12NR04E Abbreviated Description: Lot:18 Subdivision:RONIS SUBDIVISION Map Ref:LB 12 PG 52Sec/Twnship/Range:NW4S15T12NR04E City/Muni/Twp:TOWNSHIP OF SAGINAW City/Muni/Twp: TOWNSHIP OF SAGINAW

15	.34Mi.	**2628 APPOLD DR SAGINAW, MI 48602-3302**	03/20/2025	$163,000	$129	1258	6/4/2	1965	6,970 SF

APN: 91-30-0-01-4000-000 Document #: 2025004808
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: APPOLD ADDITION DIVISION TWO MapRef: LB 14 PG 5 Abbreviated Description: Lot:14 Subdivision:APPOLD ADDITION DIVISION TWO Map Ref:LB 14 PG 5City/Muni/Twp:CITY OF SAGINAW City/Muni/Twp: CITY OF SAGINAW

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.

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.	**3696 DALE RD**	**04/07/2017**	$214,800	$107,400	1,924	8/4/2	1969	10,759 SF	
.02Mi.	**3716 DALE RD**	**11/12/2008**	$229,800	$114,900	1,988	7/3/2	1968	11,631 SF	
.02Mi.	**3676 DALE RD**	**08/17/2001**	$213,600	$106,800	2,066	7/4/2	1968	9,801 SF	
.02Mi.	**3693 MANISTEE ST**	**04/15/2016**	$182,200	$91,100	1,600	8/4/1	1967	11,631 SF	
.03Mi.	**3709 MANISTEE ST**	**03/03/2021**	$255,800	$127,900	2,116	8/5/2	1967	11,631 SF	
.03Mi.	**3730 DALE RD**	**09/10/2021**	$246,000	$123,000	1,978	8/4/2	1968	11,631 SF	Yes
.04Mi.	**3675 DALE RD**	**11/15/2023**	$233,200	$116,600	1,608	5/3/2	1983	12,066 SF	
.04Mi.	**3675 MANISTEE ST**		$225,400	$112,700	1,678	6/3/2	1975	17,598 SF	Yes
.04Mi.	**3721 MANISTEE ST**	**12/08/2023**	$195,600	$97,800	1,820	8/3/1	1967	11,631 SF	
.04Mi.	**3705 DALE RD**	**02/13/2025**	$238,400	$119,200	1,640	6/3/1	1968	12,807 SF	
.04Mi.	**3650 DALE RD**	**08/10/2023**	$181,400	$90,700	1,340	5/3/1	1955	13,460 SF	
.05Mi.	**3719 DALE RD**	**09/10/2021**	$201,600	$100,800	1,760	5/3/1	1969	12,807 SF	Yes
.05Mi.	**3744 DALE RD**	**04/25/2016**	$235,200	$117,600	1,888	8/4/1	1968	11,631 SF	
.05Mi.	**2826 CLAIRMOUNT DR**	**07/06/2023**	$232,400	$116,200	1,730	7/3/1	1980	10,803 SF	
.05Mi.	**2835 REPPUHN DR**	**07/08/2002**	$161,800	$80,900	1,533	5/3/1	1956	13,983 SF	
.06Mi.	**2832 WARWICK ST**		$249,600	$124,800	2,309	8/4/3	1969	12,807 SF	Yes

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	44.4 years old	Households:	11,306
Median Household Income:	$67,276	Households w/Family:	63%
Household Income Per Capita:	$43,393	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Saginaw Township Community Schools	Students:	4,694
Number of Schools:	8	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.52Mi.	**Heritage High School** Number of Students: 1,440 Student-Teacher Ratio: 20.18 Advanced Placement: Yes	B+	Public	9 - 12
0.99Mi.	**Weiss Elementary School** Number of Students: 344 Student-Teacher Ratio: 18.73	C	Public	PK - 5
2.45Mi.	**White Pine Middle School** Number of Students: 1,103 Student-Teacher Ratio: 16.64	C+	Public	6 - 8
0.34Mi.	**Sherwood Elementary School** Number of Students: 497 Student-Teacher Ratio: 15.82	NA	Public	PK - 5

Flood Report

The Subject Property of **3696 DALE RD, SAGINAW, MI 48603-3130** 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	131%	NOTABLY HIGHER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	48%	SIGNIFICANTLY LOWER
MURDER	92%	SIMILAR
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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