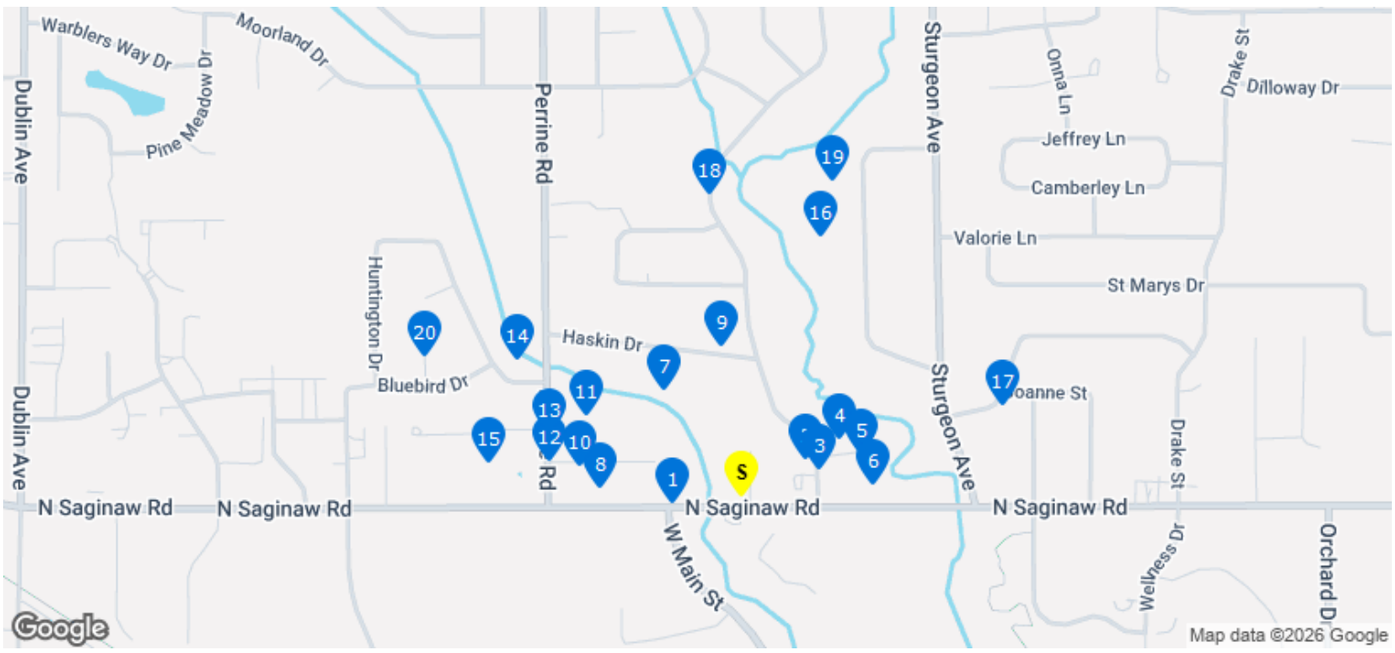
ICE SiteX Report

OrderID: 98798884

SiteX Property Information Report



Subject Property Location

3700 N SAGINAW RD, MIDLAND, MI 48640-2381

County:	**MIDLAND MI**	Census Tract:	2910.00
Property Use:	Triplex (3 units, any combination)	Zoning:	OS
Parcel Number:	14-06-40-060	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	7	Common Confidence Score:	86
Value Range:	$244,590 - $281,410	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	180
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$4,012
Total Assessed Value:	$110,500	Total Assessor Market Value:	$221,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 31 District: 180 Subdivision: PFEIFFER SUB

Abbreviated Description:	LOT 31 PFEIFFER SUB EXCLUDING 0.36 ACRES FOR COUNTY DRAIN EASEMENT
City/Muni/Twp:	MIDLAND CITY

Property Characteristics

Lot Size:	40,511 SF	Bedrooms:	4	Pool:	
Building Area:	2651 SF	Baths:	3	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/30/2023	Loan Amount:	N/A
Document #:	1669/166 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/29/2023		
TD Due Date:	12/01/2053	Type Finance:	

Legal Description:
Subdivision: PFEIFFER SUBDIVISION Map Ref: LB C PG 4
City/Muni/Twp: MIDLAND

Prior Transfer

Recording Date:	11/30/2023	Sales Price:	$239,000
Document #:	BK-PG 1669-165	Type of Sale:	Undetermined Transfer
Contract Date:	11/29/2023		
Document Type:	Deed		

Legal Description:
Subdivision: PFEIFFER SUBDIVISION Map Ref: LB C PG 4
City/Muni/Twp: MIDLAND

Prior Transfer

Recording Date:	02/01/2022	Sales Price:	$60,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

ICE SiteX Report

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Legal Description:
District: 180 Subdivision: PFEIFFER SUB
Abbreviated Description: LOT 31 PFEIFFER SUB EXCLUDING 0.36 ACRES FOR COUNTY DRAIN EASEMENT
City/Muni/Twp: MIDLAND CITY

Mortgage Record

Recording Date:	09/16/2008	Loan Amount:	N/A
Document #:	BK-PG 1443-1322	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	09/15/2008		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**3812 N SAGINAW RD** **MIDLAND, MI 48640-2326**	06/25/2026	$150,000	$167	896	/2/1	1940	13,068 SF	
		APN: 14-06-40-046 Document #: 2026R-06199 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 30 Subdivision: PFEIFFER SUBDIVISION MapRef: LB C PG 4 Abbreviated Description: Lot:30 Subdivision:PFEIFFER SUBDIVISION Map Ref:LB C PG 4Abbreviated Description:PORTION LOT30 City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
2	.1Mi.	**4911 STURGEON CREEK PKWY** **MIDLAND, MI 48640-2248**	11/25/2025	$289,000	$181	1596	/3/2	1964	13,939 SF	
		APN: 14-06-40-102 Document #: 2025R-10583 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 59 Subdivision: NURMI ESTATES NO 2 MapRef: LB D PG 44&45 Abbreviated Description: Lot:59 Subdivision:NURMI ESTATES NO 2 Map Ref:LB D PG 44&45City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
3	.11Mi.	**4905 STURGEON CREEK PKWY** **MIDLAND, MI 48640-2248**	04/13/2026	$260,000	$134	1936	//2	1964	11,761 SF	
		APN: 14-06-40-100 Document #: 2026R-03501 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 58 MapRef: LB D PG 44 Abbreviated Description: Lot:58 Map Ref:LB D PG 44City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
4	.14Mi.	**4910 STURGEON CREEK PKWY** **MIDLAND, MI 48640-2229**	03/27/2026	$288,000	$199	1448	/3/2	1964	15,682 SF	
		APN: 14-06-40-170 Document #: 2026R-03007 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 51 Subdivision: NURMI ESTATES NO 2 MapRef: LB D PG 44 Abbreviated Description: Lot:51 Subdivision:NURMI ESTATES NO 2 Map Ref:LB D PG 44City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
5	.16Mi.	**3408 MARVO CT** **MIDLAND, MI 48640-2221**	08/19/2026	$375,000	$183	2052	//2	1964	14,375 SF	
		APN: 14-06-40-174 Document #: 2026R-07988 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 53 Subdivision: NURMI ESTATES NO 2 MapRef: LB D PG 44 Abbreviated Description: Lot:53 Subdivision:NURMI ESTATES NO 2 Map Ref:LB D PG 44City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
6	.17Mi.	**3407 MARVO CT** **MIDLAND, MI 48640-2220**	02/18/2026	$377,000	$157	2402	/3/3	1963	15,246 SF	
		APN: 14-06-40-180 Document #: 2026R-01413 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 56 Subdivision: NURMI ESTATES NO 2 MapRef: LB D PG 44 Abbreviated Description: Lot:56 Subdivision:NURMI ESTATES NO 2 Map Ref:LB D PG 44City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
7	.17Mi.	**3819 HASKIN DR** **MIDLAND, MI 48640-2215**	11/14/2025	$244,000	$155	1576	/3/1	1956	39,640 SF	
		APN: 14-06-40-126 Document #: 2025R-10159 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: PFEIFFER SUBDIVISION Abbreviated Description: Lot:14 Subdivision:PFEIFFER SUBDIVISION City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
8	.18Mi.	**4005 PFEIFFER CT** **MIDLAND, MI 48640-2267**	07/01/2026	$267,500	$131	2036	/4/2	1982	7,841 SF	
		APN: 14-06-40-035 Document #: 2026R-06409 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 25 Subdivision: PFEFFER SUBDIVISION MapRef: LB C PG 4 Abbreviated Description: Lot:25 Subdivision:PFEFFER SUBDIVISION Map Ref:LB C PG 4Abbreviated Description:PORTION LOT25 City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
9	.19Mi.	**3716 HASKIN DR** **MIDLAND, MI 48640-2216**	03/17/2025	$300,000	$147	2047	/4/2	1967	27,443 SF	
		APN: 14-06-40-146 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: PFEIFFERS SUBDIVISION MapRef: LB C PG 4 Abbreviated Description: Lot:8 Subdivision:PFEIFFERS SUBDIVISION Map Ref:LB C PG 4City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
10	.21Mi.	**4904 PERRINE RD** **MIDLAND, MI 48640-2158**	03/19/2026	$305,000	$121	2520	/5/4	1978	13,068 SF	
		APN: 14-06-40-015 Document #: 2026R-02808 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 20&21 Subdivision: PFEIFFER SUBDIVISION MapRef: LB C PG 4 Abbreviated Description: Lot:20&21 Subdivision:PFEIFFER SUBDIVISION Map Ref:LB C PG 4City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND								
11	.22Mi.	**5000 PERRINE RD** **MIDLAND, MI 48640-2158**	06/02/2026	$155,000	$123	1256	//1	1950	78,408 SF	

ICE SiteX Report

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APN: 14-06-40-010 Document #: 2026R-05294
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: PFEIFFER SUBDIVISION MapRef: LB C PG 4 Abbreviated Description: Lot:19 Subdivision:PFEIFFER SUBDIVISION Map Ref:LB C PG 4Abbreviated Description:PORTION LOT19 City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND

12	.25Mi.	**4103 STONEGATE DR** **MIDLAND, MI 48640-2146**	12/11/2025	$310,000	$142	2176	//2	1997	20,473 SF

APN: 14-06-50-542 Document #: 2025R-10984
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: STONEGATE MANOR Legal Unit: 22 MapRef: LB 626 PG 1395 Abbreviated Description: Subdivision:STONEGATE MANOR Legal Unit:22 Map Ref:LB 626 PG 1395Abbreviated Description:CONDO NAME: MIDLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 17 City/Muni/Twp: MIDLAND

13	.26Mi.	**4104 STONEGATE DR** **MIDLAND, MI 48640-2135**	03/19/2026	$370,000	$105	3524	//5	1990	15,682 SF

APN: 14-06-50-500 Document #: 2026R-02827
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: STONEGATE MANOR Legal Unit: 1 MapRef: LB 626 PG 1395 Abbreviated Description: Subdivision:STONEGATE MANOR Legal Unit:1 Map Ref:LB 626 PG 1395Abbreviated Description:CONDO NAME: MIDLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 17 City/Muni/Twp: MIDLAND

14	.33Mi.	**5104 STONY CREEK DR** **MIDLAND, MI 48640-2150**	07/08/2025	$360,000	$142	2527	//2	1974	14,375 SF

APN: 14-06-50-352 Document #: 2025R-06015
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: STONY CREEK SUBDIVISION MapRef: LB G PG 6 Abbreviated Description: Lot:4 Subdivision:STONY CREEK SUBDIVISION Map Ref:LB G PG 6City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND

15	.33Mi.	**4211 STONEGATE DR** **MIDLAND, MI 48640-3139**	05/15/2025	$415,000	$211	1969	//3	2002	12,632 SF

APN: 14-06-50-534 Document #: 2025R-04359
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: STONCGATE MANOR CONDOMINIUM Legal Unit: 18 MapRef: LB 626 PG 1395 Abbreviated Description: Subdivision:STONCGATE MANOR CONDOMINIUM Legal Unit:18 Map Ref:LB 626 PG 1395Abbreviated Description:CONDO NAME: MIDLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 17 City/Muni/Twp: MIDLAND

16	.35Mi.	**5307 NURMI DR** **MIDLAND, MI 48640-3214**	07/01/2026	$440,000	$205	2148	/3/1	1959	105,415 SF

APN: 14-06-30-240 Document #: 2026R-06384
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: NURMI ESTATES SUBDIVISION MapRef: LB B PG 36 Abbreviated Description: Lot:9 Subdivision:NURMI ESTATES SUBDIVISION Map Ref:LB B PG 36City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND

17	.35Mi.	**3204 GIBSON ST** **MIDLAND, MI 48640-2449**	11/19/2025	$240,000	$163	1471	/3/2	1990	15,682 SF

APN: 14-05-50-015 Document #: 2025R-10370
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: MARDENS PLAT Sec/Twnship/Range: SW4SW4 S05T14NR02E Abbreviated Description: Lot:31 Subdivision:MARDENS PLAT Sec/Twnship/Range:SW4SW4 S05T14NR02E Abbreviated Description:PORTION LOT31 City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND

18	.39Mi.	**5411 STURGEON CREEK PKWY** **MIDLAND, MI 48640-2259**	09/25/2025	$349,900	$127	2754	/4/3	1966	15,246 SF

APN: 14-06-30-172 Document #: 2025R-08590
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: NURMI ESTATES NO 2 MapRef: LB D PG 44 Abbreviated Description: Lot:1 Subdivision:NURMI ESTATES NO 2 Map Ref:LB D PG 44City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND

19	.42Mi.	**5407 NURMI DR** **MIDLAND, MI 48640-3215**	10/24/2025	$80,000			//		60,113 SF

APN: 14-06-30-246 Document #: 2025R-09545
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 6 Subdivision: NURMI ESTATES SUBDIVISION MapRef: LB B PG 36 Abbreviated Description: Lot:6 Subdivision:NURMI ESTATES SUBDIVISION Map Ref:LB B PG 36City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND

20	.44Mi.	**5 ROBIN CT** **MIDLAND, MI 48640-2138**	10/05/2026	$312,000	$138	2260	/3/2	1974	6,970 SF

APN: 14-06-50-324 Document #: 2026R-09619
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: STONY CREEK SUBDIVISION MapRef: LB G PG 6 Abbreviated Description: Lot:54 Subdivision:STONY CREEK SUBDIVISION Map Ref:LB G PG 6City/Muni/Twp:MIDLAND City/Muni/Twp: MIDLAND

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.	**3700 N SAGINAW RD**	**11/29/2023**	$221,000	$110,500	2,651	/4/3	1948	40,511 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

ICE SiteX Report

OrderID: 98798884

Demographics & Income

Median Age:	40.5 years old	Households:	13,266
Median Household Income:	$82,779	Households w/Family:	64%
Household Income Per Capita:	$44,050	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Midland Public Schools	Students:	7,380
Number of Schools:	13	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.20Mi.	**Herbert Henry Dow High School** Number of Students: 1,272 Student-Teacher Ratio: 17.91	A+	Public	9 - 12
0.78Mi.	**Woodcrest Elementary School** Number of Students: 600 Student-Teacher Ratio: 17.34	A+	Public	KG - 5
1.91Mi.	**Jefferson Middle School** Number of Students: 919 Student-Teacher Ratio: 17.81	A+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	90%	LOWER
OVERALL	85%	LOWER

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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