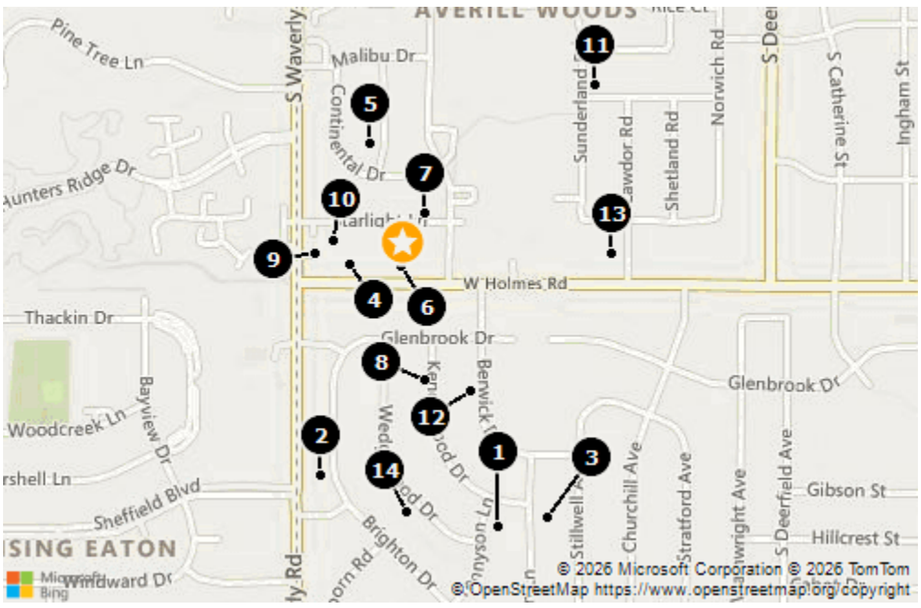
ICE SiteX Report

OrderID: 97875801

SiteX Property Information Report



Subject Property Location

3701 STARLIGHT LN, LANSING, MI 48911-1458

County:	**INGHAM MI**	Census Tract:	260650017.033014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	33-01-01-30-355-121	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$217,160 - $270,840	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$16,300	Market Land Value:	$32,600	Tax Year:	2024
Assd Improvement:	$81,400	Market Improvment Value:	$162,800	Total Taxable Value:	$5,330
Total Assessed Value:	$97,700	Total Assessor Market Value:	$195,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11 District: 01-01 Subdivision: WOODMERE Legal Unit: 11 Map Ref: P -4075 -0027
Abbreviated Description: LOT 11 WOOD-MERE
City/Muni/Twp: LANSING CITY

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:		Pool:	
Building Area:	1799 SF	Baths:	1	Fireplace:	1
Year Built:	1968	Partial Baths:	2	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	3/L	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2026	Sales Price:	N/A
Document #:	2026-013833 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/24/2025	Sales Price:	$150,000
Document #:	2025-030268 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/18/2025	Sales Price:	$238,000
Document #:	2025-029802 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/12/2025		
Document Type:			
Legal Description:			
Lot: 11 Subdivision: WOOD MERE			
City/Muni/Twp: LANSING			

Prior Transfer

Recording Date:	08/01/2023	Sales Price:	$137,036

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Document #:	2023-034033 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/18/2023	Loan Amount:	N/A
Document #:	2023-032815 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2053	Type Finance:	ADJ
Legal Description:			

Lot: 11 Subdivision: WOOD-MERE
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	N/A
Document #:	2022-043585 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$182,000
Document #:	2022-042934 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/12/2022		
Document Type:			
Legal Description:			

Lot: 11 Subdivision: WOOD MERE
City/Muni/Twp: LANSING

Prior Transfer

Recording Date:	12/12/2022	Sales Price:	$182,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 11 District: 01-01 Subdivision: WOODMERE Legal Unit: 11 Map Ref: P -4075 -0027
Abbreviated Description: LOT 11 WOOD-MERE
City/Muni/Twp: LANSING CITY

Mortgage Record

Recording Date:	04/13/2017	Loan Amount:	N/A
Document #:	2017-014683 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2032	Type Finance:	
Legal Description:			

Lot: 11 Subdivision: PLAT OF WOOD MERE SUBDIVISION Sec/Twnship/Range: S30T4NR2W
City/Muni/Twp: LANSING

Area Sales Analysis

Total Area Sales	$1,873,932	Median # of Bedrooms	
Median Lot Size	9,366 SF	Median # of Baths	1
Median Living Area	1,188 SF	Median Year Built	1964
Price Range - 2 Yrs	$43,260 to $215,000	Age Range	55 years to 76 years
Median Value	$132,500	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**3811 TENNYSON LN** **LANSING, MI 48911-2165**	05/26/2026	$174,572	$202	864	//1	1964	6,970 SF	
		APN: 33-01-01-31-153-011 Document #: 2026-014628 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 171 Subdivision: ARROW HEAD MANOR NO 1 MapRef: LB 24 PG 22 Abbreviated Description: Lot:171 Subdivision:ARROW HEAD MANOR NO 1 Map Ref:LB 24 PG 22City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
2	.29Mi.	**3714 BRIGHTON DR** **LANSING, MI 48911-2123**	05/05/2026	$163,000	$188	864	/3/1	1962	10,454 SF	
		APN: 33-01-01-31-102-111 Document #: 2026-012907 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: ARROW HEAD MANOR MapRef: LB 23 PG 38 Abbreviated Description: Lot:36 Subdivision:ARROW HEAD MANOR Map Ref:LB 23 PG 38City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
3	.37Mi.	**3901 HILLBORN LN** **LANSING, MI 48911-2151**	05/05/2026	$150,000	$138	1080	/4/1	1964	7,405 SF	
		APN: 33-01-01-31-176-051 Document #: 2026-012921 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 205 Subdivision: ARROW HEAD MANOR NO 1 MapRef: LB 24 PG 22 Abbreviated Description: Lot:205 Subdivision:ARROW HEAD MANOR NO 1 Map Ref:LB 24 PG 22City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
4	.06Mi.	**3800 W HOLMES RD** **LANSING, MI 48911-2171**	04/20/2026	$83,200	$62	1328	//1	1950	16,988 SF	
		APN: 33-01-01-30-355-041 Document #: 2026-011083 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: WOOD MERE MapRef: LB 19 PG 10 Sec/Twnship/Range: SW4 S30T04NR02W Abbreviated Description: Lot:3 Subdivision:WOOD MERE Map Ref:LB 19 PG 10Sec/Twnship/Range:SW4 S30T04NR02W City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
5	.12Mi.	**3214 RAYBORN DR** **LANSING, MI 48911-1472**	03/12/2026	$215,000	$141	1521	/3/1	1969	7,405 SF	
		APN: 33-01-01-30-352-121 Document #: 2026-005778 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: BRADLEY HILLS MapRef: LB 28 PG 14 Abbreviated Description: Lot:41 Subdivision:BRADLEY HILLS Map Ref:LB 28 PG 14City/Muni/Twp:LANSING City/Muni/Twp: LANSING								
6	.03Mi.	**3700 W HOLMES RD**	03/09/2026	$199,900	$116	1719	//1	1966	15,682 SF	

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LANSING, MI 48911-2105
APN: 33-01-01-30-355-071 Document #: 2026-005321
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: WOODMERE Abbreviated Description: Lot:6 Subdivision:WOODMERE City/Muni/Twp:LANSING City/Muni/Twp: LANSING

7	.05Mi.	**3612 STARLIGHT LN**	02/27/2026	$115,000	$86	1325	//1	1959	12,197 SF

LANSING, MI 48911-1455
APN: 33-01-01-30-351-151 Document #: 2026-004589
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: WOODMERE MapRef: LB 19 PG 10 Abbreviated Description: Lot:25 Subdivision:WOODMERE Map Ref:LB 19 PG 10City/Muni/Twp:LANSING City/Muni/Twp: LANSING

8	.17Mi.	**3520 KENDALWOOD DR**	02/12/2026	$43,260	$50	864	//1	1963	8,276 SF

LANSING, MI 48911-2135
APN: 33-01-01-31-104-361 Document #: 2026-003394
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 155 Subdivision: ARROW HEAD MANOR NO 1 MapRef: LB 24 PG 22 Abbreviated Description: Lot:155 Subdivision:ARROW HEAD MANOR NO 1 Map Ref:LB 24 PG 22City/Muni/Twp:LANSING City/Muni/Twp: LANSING

9	.1Mi.	**3343 S WAVERLY RD**	01/21/2026	$72,000	$43	1651	//1	1956	13,939 SF

LANSING, MI 48911-1468
APN: 33-01-01-30-355-011 Document #: 2026-001547
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: WOODMERE SUBDIVISION MapRef: LB 19 PG 10 Abbreviated Description: Lot:16 Subdivision:WOODMERE SUBDIVISION Map Ref:LB 19 PG 10City/Muni/Twp:LANSING City/Muni/Twp: LANSING

10	.08Mi.	**3809 STARLIGHT LN**	01/12/2026	$198,000	$109	1815	//1	1965	14,375 SF

LANSING, MI 48911-1474
APN: 33-01-01-30-355-161 Document #: 2026-000794
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: WOOD-MERE MapRef: LB 19 PG 10 Abbreviated Description: Lot:15 Subdivision:WOOD-MERE Map Ref:LB 19 PG 10City/Muni/Twp:LANSING City/Muni/Twp: LANSING

11	.29Mi.	**3033 SUNDERLAND RD**	01/05/2026	$95,000	$99	953	//1	1971	9,148 SF

LANSING, MI 48911-1558
APN: 33-01-01-30-331-191 Document #: 2026-000257
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 80 Subdivision: NEWPORT ESTATES III MapRef: LB 30 PG 19 Abbreviated Description: Lot:80 Subdivision:NEWPORT ESTATES III Map Ref:LB 30 PG 19City/Muni/Twp:LANSING City/Muni/Twp: LANSING

12	.2Mi.	**3526 BERWICK DR**	01/05/2026	$109,000	$126	864	//1	1965	8,276 SF

LANSING, MI 48911-2117
APN: 33-01-01-31-105-281 Document #: 2026-000224
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 227 Subdivision: ARROW HEAD MANOR NO 2 MapRef: LB 24 PG 47 Sec/Twnship/Range: NW4 S31T04NR02W Abbreviated Description: Lot:227 Subdivision:ARROW HEAD MANOR NO 2 Map Ref:LB 24 PG 47Sec/Twnship/Range:NW4 S31T04NR02W City/Muni/Twp:LANSING City/Muni/Twp: LANSING

13	.25Mi.	**3314 LAWDOR RD**	01/02/2026	$101,000	$110	912	//1	1968	9,583 SF

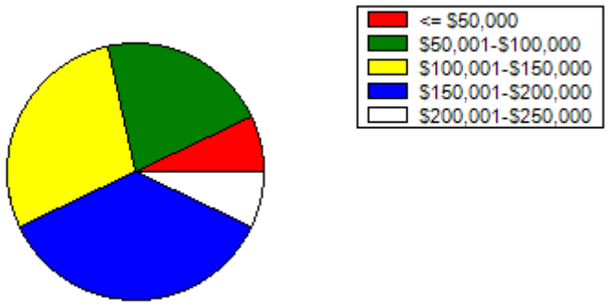
LANSING, MI 48911-1531
APN: 33-01-01-30-379-011 Document #: 2026-000075
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: NEWPORT ESTATES MapRef: LB 27 PG 26 Abbreviated Description: Lot:3 Subdivision:NEWPORT ESTATES Map Ref:LB 27 PG 26City/Muni/Twp:LANSING City/Muni/Twp: LANSING

14	.32Mi.	**3814 WEDGEWOOD DR**	11/26/2025	$155,000	$119	1296	//1	1963	7,405 SF

LANSING, MI 48911-2180
APN: 33-01-01-31-103-391 Document #: 2025-030602
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: ARROW HEAD MANOR NUMBER 1 MapRef: LB 24 PG 22 Abbreviated Description: Lot:123 Subdivision:ARROW HEAD MANOR NUMBER 1 Map Ref:LB 24 PG 22City/Muni/Twp:LANSING City/Muni/Twp: LANSING

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.

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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.	**3701 STARLIGHT LN**	**12/12/2022**	$195,400	$97,700	1,799	//1	1968	15,682 SF	
.02Mi.	**3617 STARLIGHT LN**	**12/09/2011**	$154,000	$77,000	1,680	//1	1959	15,682 SF	
.02Mi.	**3707 STARLIGHT LN**	**01/22/2024**	$156,400	$78,200	1,008	/3/2	1959	15,682 SF	
.03Mi.	**3700 W HOLMES RD**	**05/31/2022**	$163,200	$81,600	1,719	//1	1966	15,682 SF	
.03Mi.	**3708 W HOLMES RD**	**01/04/2021**	$178,600	$89,300	1,460	//1	1956	15,682 SF	
.03Mi.	**3620 W HOLMES RD**	**05/19/2015**	$170,000	$85,000	1,344	//1	1962	15,682 SF	
.04Mi.	**3622 STARLIGHT LN**	**11/03/1999**	$176,600	$88,300	1,220	//1	1958	12,197 SF	
.04Mi.	**3717 STARLIGHT LN**	**09/20/2024**	$137,600	$68,800	896	/3/1	1960	15,682 SF	
.04Mi.	**3700 STARLIGHT LN**	**09/13/2021**	$173,200	$86,600	1,164	//1	1961	17,860 SF	
.04Mi.	**3605 STARLIGHT LN**	**09/13/2022**	$199,000	$99,500	1,966	//1	1962	17,860 SF	
.05Mi.	**3612 STARLIGHT LN**	**08/01/2019**	$194,800	$97,400	1,325	//1	1959	12,197 SF	
.05Mi.	**3718 W HOLMES RD**	**03/17/2006**	$157,000	$78,500	1,362	//1	1961	15,682 SF	
.05Mi.	**3610 W HOLMES RD**	**02/08/2023**	$202,600	$101,300	1,763	/4/1	1973	17,860 SF	
.06Mi.	**3600 STARLIGHT LN**	**10/14/2022**	$211,600	$105,800	2,144	//1	1974	10,890 SF	
.06Mi.	**3718 STARLIGHT LN**		$287,000	$143,500	2,646	//2	1961	17,860 SF	
.06Mi.	**3314 CONTINENTAL DR**	**08/23/2018**	$137,600	$68,800	1,019	//1	1970	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	35.7 years old	Households:	16,568
Median Household Income:	$59,152	Households w/Family:	56%
Household Income Per Capita:	$28,521	Households w/Family Married:	36%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Lansing Public School District	Students:	9,951
Number of Schools:	26	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.69Mi.	**Jw Sexton High School** Number of Students: 586 Student-Teacher Ratio: 18.05 Advanced Placement: Yes	D+	Public	9 - 12
2.38Mi.	**Cavanaugh School** Number of Students: 245 Student-Teacher Ratio: 14.18	B	Public	PK - 3
1.03Mi.	**Lewton School** Number of Students: 272 Student-Teacher Ratio: 14.61	C-	Public	PK - 8
2.41Mi.	**Attwood School** Number of Students: 426 Student-Teacher Ratio: 18.3	D	Public	KG - 8
5.68Mi.	**Sheridan Road** Number of Students: 356 Student-Teacher Ratio: 19.24	D+	Public	5 - 8
0.15Mi.	**Forrest G Averill School** Number of Students: 232 Student-Teacher Ratio: 12.21	C	Public	PK - 4
0.39Mi.	**Mt Hope School** Number of Students: 323 Student-Teacher Ratio: 16.31	D	Public	4 - 8

Flood Report

The Subject Property of **3701 STARLIGHT LN, LANSING, MI 48911-1458** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	106%	SIMILAR

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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