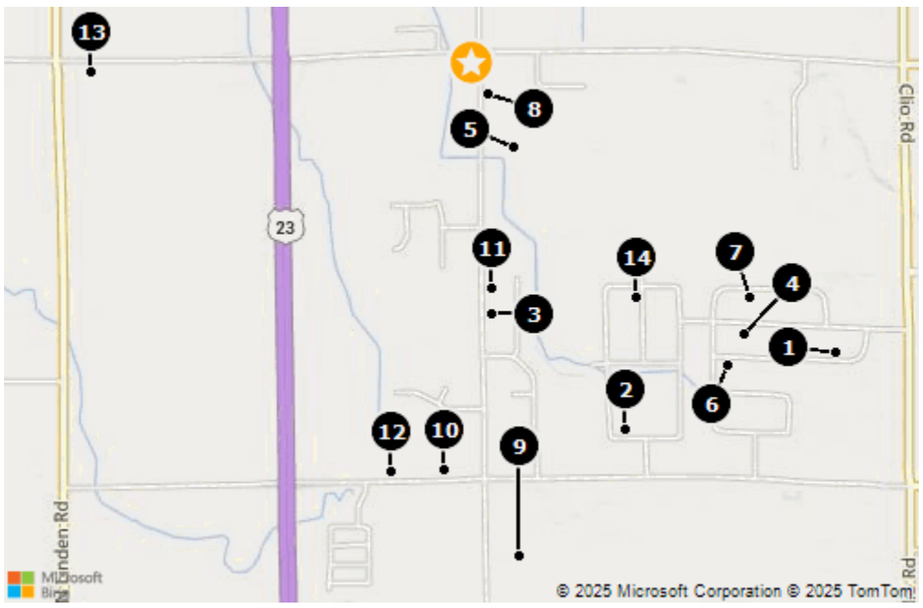
ICE SiteX Report

OrderID: 96092574

SiteX Property Information Report



Subject Property Location

4015 W COLDWATER RD, FLINT, MI 48504-1103

County:	**GENESEE MI**	Census Tract:	260490105.043013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-21-200-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$132,000**	FSD:	42
Value Range:	$76,560 - $187,440	Confidence Score:	58

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,183
Total Assessed Value:	$43,000	Total Assessor Market Value:	$86,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 21 District: 14 Sec/Twnship/Range: SEC 21 TWN 08N RNG 06E
Abbreviated Description: N 200 FT OF E 200 FT OF NE 1/4 OF NE 1/4 SEC 21 T8N R6E (79)
City/Muni/Twp: MT MORRIS TWP

Property Characteristics

Lot Size:	Bedrooms:	Pool:
Building Area:	Baths:	Fireplace:
Year Built:	Partial Baths:	Type Const:
Number of Buildings:	Number of Rooms:	Ext Walls:
Number of Units:	Garage Type:	Heating:
Number of Stories:	Number of Cars:	A/C:
Style:	Basement:	Roof Cover:
	Foundation:	Elevator:

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/13/2025	Sales Price:	$66,137
Document #:	202505130000109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/15/2019	Sales Price:	$70,000
Document #:	201905150037290 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2019		
Document Type:	Warranty Deed		

Legal Description:
Sec/Twnship/Range: NE4NE4 S21T08NBR06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:	04/26/2019	Sales Price:	$70,000
Document #:	201905150037290 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 21 District: 14 Sec/Twnship/Range: SEC 21 TWN 08N RNG 06E
Abbreviated Description: N 200 FT OF E 200 FT OF NE 1/4 OF NE 1/4 SEC 21 T8N R6E (79)
City/Muni/Twp: MT MORRIS TWP

ICE SiteX Report

OrderID: 96092574

Prior Transfer

Recording Date:	04/12/2016	Sales Price:	N/A
Document #:	201604120033592 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/07/2016		
Document Type:	Quit Claim Deed		

Legal Description:
Abbreviated Description: STR: N200 FT E200 FT NE4NE4 S21T08NR06E
City/Muni/Twp: MOUNT MORRIS

Area Sales Analysis

Total Area Sales	$2,422,003	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$41,603 to $452,000	Age Range	
Median Value	$147,450	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.1Mi.	**3122 SKANDER DR** **FLINT, MI 48504-1274**	10/23/2025	$90,000			//		SF	
		APN: 14-22-579-054 Document #: 202510230018977 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: MARY GARDENS ADDITION MapRef: MB 23 PG 38 Abbreviated Description: Lot:54 Subdivision:MARY GARDENS ADDITION Map Ref:MB 23 PG 38City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS								
2	.94Mi.	**3356 WINWOOD DR** **FLINT, MI 48504-1251**	09/09/2025	$181,000			//		SF	
		APN: 14-22-555-011 Document #: 202509090010905 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 82 Subdivision: NASH CALLAHAN SUBDIVISION NO 1 MapRef: MB 33 PG 15 Abbreviated Description: Lot:82 Subdivision:NASH CALLAHAN SUBDIVISION NO 1 Map Ref:MB 33 PG 15City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS								
3	.6Mi.	**5200 N JENNINGS RD** **FLINT, MI 48504-1116**	07/29/2025	$207,000			//		SF	
		APN: 14-22-551-004 Document #: 202507290003676 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: ECHLIN ESTATES MapRef: LB 39 PG 27 Abbreviated Description: Lot:4 Subdivision:ECHLIN ESTATES Map Ref:LB 39 PG 27City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS								
4	.91Mi.	**3207 W CASS AVE** **FLINT, MI 48504-1246**	07/08/2025	$137,000			//		SF	
		APN: 14-22-579-072 Document #: 202507080000867 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Subdivision: MARY GARDENS ADDITION MapRef: MB 23 PG 38 Abbreviated Description: Lot:72 Subdivision:MARY GARDENS ADDITION Map Ref:MB 23 PG 38								
5	.26Mi.	**5412 N JENNINGS RD** **FLINT, MI 48504-1112**	07/03/2025	$362,500			//		382,894 SF	
		APN: 14-22-100-010 Document #: 202507030000456 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NW4 S22T08NR06E Abbreviated Description: Sec/Twnship/Range:NW4NW4 S22T08NR06E City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS								
6	.95Mi.	**3259 SKANDER DR** **FLINT, MI 48504-1231**	06/23/2025	$172,000			//		SF	
		APN: 14-22-579-028 Document #: 202506230000174 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: MARY GARDENS ADDITION MapRef: LB 23 PG 38 Abbreviated Description: Lot:28 Subdivision:MARY GARDENS ADDITION Map Ref:LB 23 PG 38City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS								
7	.87Mi.	**3233 MARTHAROSE CT** **FLINT, MI 48504-1271**	06/13/2025	$145,000			//		SF	
		APN: 14-22-580-021 Document #: 202506130000106 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Subdivision: MARY GARDENS ADDITION #1 MapRef: LB 26 PG 15 Abbreviated Description: Lot:94 Subdivision:MARY GARDENS ADDITION #1 Map Ref:LB 26 PG 15City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS								
8	.1Mi.	**5480 N JENNINGS RD** **FLINT, MI 48504-1112**	05/20/2025	$122,000			//		SF	
		APN: 14-22-502-005 Document #: 202505200000267 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: FREEMANS PLAT MapRef: LB 23 PG 34 Abbreviated Description: Lot:5 Subdivision:FREEMANS PLAT Map Ref:LB 23 PG 34City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS								
9	1.17Mi.	**4434 N JENNINGS RD** **FLINT, MI 48504-1312**	05/09/2025	$452,000			//		439,087 SF	
		APN: 14-27-100-032 Document #: 202505090000272 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW44 S27T08NR06E Abbreviated Description: Sec/Twnship/Range:NW44 S27T08NR06E City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS								
10	.96Mi.	**4048 W CARPENTER RD** **FLINT, MI 48504-1143**	04/14/2025	$130,000			//		SF	
		APN: 14-21-400-008 Document #: 202504140027722 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4SE4 S21T08NR06E Abbreviated Description: Sec/Twnship/Range:SE4SE4 S21T08NR06E City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS								
11	.53Mi.	**5240 N JENNINGS RD** **FLINT, MI 48504-1116**	03/27/2025	$41,603			//		SF	
		APN: 14-22-551-001 Document #: 202503270012686 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 96092574

Legal: Lot: 1 Subdivision: ECHLIN ESTATES SUBDIVISION MapRef: LB 39 PG 27 Abbreviated Description: Lot:1 Subdivision:ECHLIN ESTATES SUBDIVISION Map Ref:LB 39 PG 27City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS

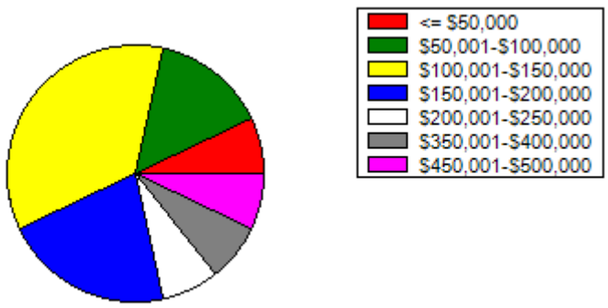
12 .98Mi. **4114 W CARPENTER RD** 03/24/2025 $169,000 // SF
FLINT, MI 48504-1143
APN: 14-21-400-013 Document #: 202503240012100
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S21T08NR06E Abbreviated Description: Sec/Twnship/Range:SE4SE4 S21T08NR06E City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS

13 .89Mi. **4481 W COLDWATER RD** 02/18/2025 $63,000 // SF
FLINT, MI 48504-1117
APN: 14-21-501-007 Document #: 202502180006548
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: VRAIG SIDE SUBDIVISION MapRef: LB 18 PG 58 Abbreviated Description: Lot:7 Subdivision:VRAIG SIDE SUBDIVISION Map Ref:LB 18 PG 58City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS

14 .68Mi. **3339 HILLVIEW AVE** 02/06/2025 $149,900 // SF
FLINT, MI 48504-1213
APN: 14-22-554-049 Document #: 202502060005376
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: NASH CALLAHAN SUBDIVISION MapRef: LB 27 PG 70 Abbreviated Description: Lot:49 Subdivision:NASH CALLAHAN SUBDIVISION Map Ref:LB 27 PG 70City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS

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.	**4015 W COLDWATER RD**	**04/26/2019**	$86,000	$43,000					
.04Mi.	**5506 N JENNINGS RD**		$83,000	$41,500					
.07Mi.	**5500 N JENNINGS RD**	**02/24/2014**	$134,000	$67,000					
.08Mi.	**5490 N JENNINGS RD**		$115,600	$57,800					
.09Mi.	**6028 N JENNINGS RD**		$100,400	$50,200					
.1Mi.	**6039 N JENNINGS RD**	**06/12/2020**	$130,400	$65,200					
.1Mi.	**5480 N JENNINGS RD**		$86,200	$43,100					
.11Mi.	**3485 W COLDWATER RD**	**03/05/2009**	$204,800	$102,400				2 SF	
.11Mi.	**5468 N JENNINGS RD**		$102,400	$51,200					
.12Mi.	**4078 W COLDWATER RD**	**05/08/2024**	$89,600	$44,800				2 SF	
.12Mi.	**3477 W COLDWATER RD**	**06/14/2021**	$128,600	$64,300					
.13Mi.	**6057 N JENNINGS RD**		$194,200	$97,100					
.13Mi.	**3486 W COLDWATER RD**	**09/29/2022**	$544,600	$272,300				3 SF	
.13Mi.	**6058 N JENNINGS RD**		$612,200	$306,100					
.14Mi.	**3475 ERHARDT DR**	**10/19/2022**	$196,000	$98,000					
.14Mi.	**3469 W COLDWATER RD**		$185,600	$92,800					

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	36.0 years old	Households:	9,752
Median Household Income:	$42,958	Households w/Family:	55%
Household Income Per Capita:	$22,050	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Westwood Heights Schools	Students:	1,594
Number of Schools:	4	Rating:	D

ICE SiteX Report

OrderID: 96092574

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.28Mi.	**Hamady Middle School** Number of Students: 237 Student-Teacher Ratio: 16.88	D+	Public	7 - 8
2.11Mi.	**McMonagle Elementary School** Number of Students: 514 Student-Teacher Ratio: 17.72	D-	Public	KG - 6
1.29Mi.	**Hamady High School** Number of Students: 476 Student-Teacher Ratio: 21.32	D+	Public	9 - 12

Flood Report

The Subject Property of **4015 W COLDWATER RD, FLINT, MI 48504-1103** 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	129%	HIGHER
BURGLARY	165%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	136%	NOTABLY HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	129%	HIGHER
OVERALL	145%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.