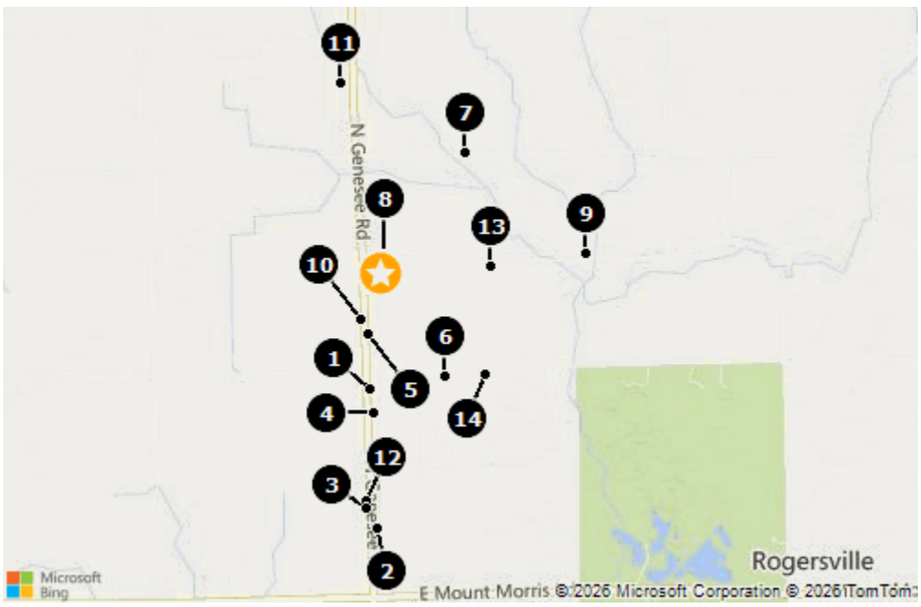
ICE SiteX Report

OrderID: 98306069

SiteX Property Information Report



Subject Property Location

5042 SCOTT RD, MOUNT MORRIS, MI 48458-9724

County:	**GENESEE MI**	Census Tract:	260490125.012030
Property Use:	Single Family Residential	Zoning:	RU-1
Parcel Number:	17-35-551-008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$154,000**	FSD:	13	Common Confidence Score:	58
Value Range:	$133,980 - $174,020	ICE Confidence Score:	87		

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:	$2,093
Total Assessed Value:	$72,600	Total Assessor Market Value:	$145,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 District: 17 Subdivision: GRANDAURA SUBDIVISION
Abbreviated Description: LOT 8 GRANDAURA SUBDIVISION
City/Muni/Twp: THETFORD TWP

Property Characteristics

Lot Size:	27,900 SF	Bedrooms:	3	Pool:	
Building Area:	1140 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/07/2026	Loan Amount:	N/A
Document #:	202604070012441 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION
City/Muni/Twp: THETFORD

Mortgage Record

Recording Date:	09/24/2024	Loan Amount:	N/A
Document #:	202409240049302 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	10/13/2022	Sales Price:	N/A
Document #:	202210130067010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	04/22/2021	Sales Price:	$130,000
Document #:	202104220041360 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/09/2021		
Document Type:			

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION Map Ref: LB24 PG55
City/Muni/Twp: THEFORD

Prior Transfer

Recording Date:	04/09/2021	Sales Price:	$130,000
Document #:	202104220041360 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 District: 17 Subdivision: GRANDAURA SUBDIVISION
Abbreviated Description: LOT 8 GRANDAURA SUBDIVISION
City/Muni/Twp: THETFORD TWP

Prior Transfer

Recording Date:	12/02/2016	Sales Price:	$85,000
Document #:	201612020079135 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/17/2016		
Document Type:			

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION Map Ref: LB24 PG55
City/Muni/Twp: THETFORD

Mortgage Record

Recording Date:	10/18/2016	Loan Amount:	N/A
Document #:	201610180071603 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	10/17/2016	Sales Price:	$85,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/13/2015	Sales Price:	$15,200
Document #:	201510130075604 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/09/2015		
Document Type:			

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION Map Ref: LB24 PG55
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	08/06/2015	Sales Price:	N/A
Document #:	201508060063323 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/31/2013		
Document Type:			

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION Map Ref: LB24 PG55
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	08/28/2013	Sales Price:	$33,750
Document #:	201308280098723 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/21/2013		
Document Type:			

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION Map Ref: LB24 PG55
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	05/24/2011	Sales Price:	$115,700
Document #:	201105240048858 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2009	Sales Price:	N/A
Document #:	200903030022981 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/14/2009	Loan Amount:	N/A
Document #:	200901140001915 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION

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Mortgage Record

Recording Date:	07/28/2008	Loan Amount:	N/A
Document #:	200807280055988 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2038	Type Finance:	

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	07/02/2007	Sales Price:	N/A
Document #:	200707020054283 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/04/2007	Loan Amount:	N/A
Document #:	200706040047513 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	11/24/2006	Sales Price:	N/A
Document #:	200611270101409 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/07/2006	Loan Amount:	N/A
Document #:	200611070097087 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	07/19/2002	Sales Price:	$76,400
Document #:	200207190082893 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/07/2002		
Document Type:			

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION Map Ref: LB24 PG55
City/Muni/Twp: THETFORD

Prior Transfer

Recording Date:	07/11/2002	Sales Price:	$60,000
Document #:	200207110080382 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/07/2002		
Document Type:			

Legal Description:
Lot: 8 Subdivision: GRANDAURA SUBDIVISION Map Ref: LB24 PG55
City/Muni/Twp: THETFORD

Area Sales Analysis

Total Area Sales	$2,616,700	Median # of Bedrooms	1
Median Lot Size	57,957 SF	Median # of Baths	1
Median Living Area	1,346 SF	Median Year Built	1953
Price Range - 2 Yrs	$89,000 to $380,000	Age Range	22 years to 126 years
Median Value	$189,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**8510 N GENESEE RD** **MOUNT MORRIS, MI 48458-8945**	07/31/2026	$188,000	$195	960	//1	1955	66,691 SF	
		APN: 11-02-100-012 Document #: 202607310045268 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NW4 S02T08NR07E Abbreviated Description: Sec/Twnship/Range:NW4NW4 S02T08NR07E City/Muni/Twp:GENESEE City/Muni/Twp: GENESEE								
2	1.21Mi.	**8164 N GENESEE RD** **MOUNT MORRIS, MI 48458-8984**	07/13/2026	$240,000	$190	1260	//2	2000	22,608 SF	
		APN: 11-02-300-017 Document #: 202607130041889 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S02T08R07E Abbreviated Description: Sec/Twnship/Range:SW4 S02T08R07E City/Muni/Twp:GENESEE City/Muni/Twp: GENESEE								
3	1.1Mi.	**8219 N GENESEE RD** **MOUNT MORRIS, MI 48458-8985**	06/15/2026	$195,000	$213	915	//1	1947	79,889 SF	
		APN: 11-03-400-024 Document #: 202606150037375 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S03T08NR07E Abbreviated Description: Sec/Twnship/Range:S03T08NR07E City/Muni/Twp:GENESEE City/Muni/Twp: GENESEE								
4	.66Mi.	**8450 N GENESEE RD** **MOUNT MORRIS, MI 48458-8945**	05/13/2026	$112,000	$155	720	//1	1940	43,212 SF	
		APN: 11-02-100-004 Document #: 202605130032672 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S02T08NR07E Abbreviated Description: Sec/Twnship/Range:NW4 S02T08NR07E City/Muni/Twp:GENESEE City/Muni/Twp: GENESEE

5	.28Mi.	**9102 N GENESEE RD** **MOUNT MORRIS, MI 48458-9758**	02/19/2026	$190,000	$147	1288	/4/2	1952	52,272 SF

APN: 17-35-552-008 Document #: 202602190003991
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: GRANDAURA NO 1 SUBDIVISION MapRef: LB 26 PG 5 Abbreviated Description: Lot:8 Subdivision:GRANDAURA NO 1 SUBDIVISION Map Ref:LB 26 PG 5City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

6	.61Mi.	**5196 E FRANCES RD** **MOUNT MORRIS, MI 48458-9750**	02/17/2026	$93,000	$81	1140	//1	1956	53,927 SF

APN: 11-02-502-002 Document #: 202602170003651
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: CURRAN ACRES NO 1 MapRef: LB 30 PG 4 Abbreviated Description: Lot:11 Subdivision:CURRAN ACRES NO 1 Map Ref:LB 30 PG 4City/Muni/Twp:GENESEE City/Muni/Twp: GENESEE

7	.74Mi.	**5273 E DODGE RD** **MOUNT MORRIS, MI 48458-9719**	02/10/2026	$89,000	$57	1548	/2/1	1900	130,681 SF

APN: 17-26-400-001 Document #: 202602100002887
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2W2SE4 S26T09NR07E Abbreviated Description: Sec/Twnship/Range:W2W2SE4 S26T09NR07E City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

8	.02Mi.	**5050 SCOTT RD** **MOUNT MORRIS, MI 48458-9724**	12/16/2025	$150,000	$117	1272	/3/1	1952	27,810 SF

APN: 17-35-551-009 Document #: 202512160027189
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: GRANDAURA SUBDIVISION MapRef: MB 24 PG 55 Abbreviated Description: Lot:9 Subdivision:GRANDAURA SUBDIVISION Map Ref:MB 24 PG 55

9	.96Mi.	**6037 SCOTT RD** **MOUNT MORRIS, MI 48458-9725**	12/11/2025	$380,000	$238	1596	/3/2	1996	304,921 SF

APN: 17-36-100-016 Document #: 202512110026602
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4NW4 S36T09NR07E Abbreviated Description: Sec/Twnship/Range:SW4NW4 S36T09NR07E City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

10	.25Mi.	**9131 N GENESEE RD** **MOUNT MORRIS, MI 48458-9758**	11/17/2025	$180,500	$99	1812	/4/1	1913	43,212 SF

APN: 17-34-400-003 Document #: 202511170022162
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S34T09NR07E Abbreviated Description: Sec/Twnship/Range:S34T09NR07E City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

11	.91Mi.	**10185 N GENESEE RD** **MOUNT MORRIS, MI 48458-9735**	10/30/2025	$227,000	$128	1768	/3/2	2004	59,982 SF

APN: 17-27-400-017 Document #: 202510300019953
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S27T09NR07E Abbreviated Description: Sec/Twnship/Range:SE4 S27T09NR07E City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

12	1.08Mi.	**8233 N GENESEE RD** **MOUNT MORRIS, MI 48458-8985**	10/16/2025	$250,000	$138	1800	//1	1950	574,646 SF

APN: 11-03-200-010 Document #: 202510160017615
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:GENESEE City/Muni/Twp: GENESEE

13	.53Mi.	**5320 SCOTT RD** **MOUNT MORRIS, MI 48458-9724**	09/16/2025	$127,200	$90	1404	/3/1	1961	56,628 SF

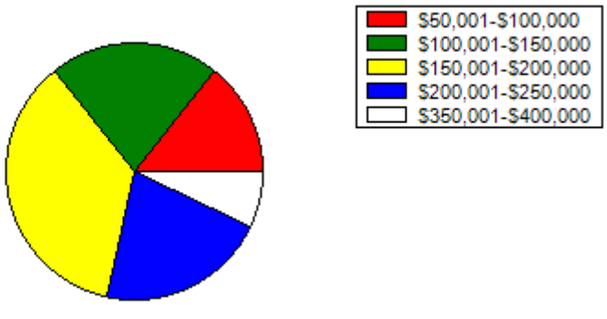
APN: 17-35-400-016 Document #: 202509160011779
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4 S35T09NR07E Abbreviated Description: Sec/Twnship/Range:NW4SE4 S35T09NR07E City/Muni/Twp:THETFORD City/Muni/Twp: THETFORD

14	.71Mi.	**5304 E FRANCES RD** **MOUNT MORRIS, MI 48458-9752**	08/01/2025	$195,000	$121	1600	//1	1956	59,285 SF

APN: 11-02-200-005 Document #: 202508010004622
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S02T08NR07E Abbreviated Description: Sec/Twnship/Range:NE4 S02T08NR07E City/Muni/Twp:GENESEE City/Muni/Twp: GENESEE

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.

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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.	**5042 SCOTT RD**	**04/09/2021**	$145,200	$72,600	1,140	/3/1	1952	27,900 SF	
.02Mi.	**5032 SCOTT RD**	**09/08/2023**	$120,800	$60,400	1,068	/3/1	1952	27,990 SF	
.02Mi.	**5050 SCOTT RD**	**04/06/2021**	$128,600	$64,300	1,272	/3/1	1952	27,810 SF	
.03Mi.	**5060 SCOTT RD**		$137,800	$68,900	1,380	/3/1	1952	27,810 SF	
.04Mi.	**9230 N GENESEE RD**	**09/16/2021**	$120,000	$60,000	1,318	/3/1	1953	1 SF	
.05Mi.	**9246 N GENESEE RD**	**10/14/2003**	$109,600	$54,800	912	/2/1	1952	24,000 SF	
.05Mi.	**9254 N GENESEE RD**	**10/19/2023**	$112,600	$56,300	804	/2/1	1952	26,880 SF	
.05Mi.	**9238 N GENESEE RD**	**11/12/2010**	$96,000	$48,000	660	/2/1	1952	24,000 SF	
.06Mi.	**9216 N GENESEE RD**		$114,000	$57,000	760	/3/1	1953	1 SF	
.08Mi.	**9208 N GENESEE RD**	**07/16/2013**	$137,800	$68,900	1,008	/2/1	1950	1 SF	
.09Mi.	**5088 SCOTT RD**	**12/01/2023**	$151,400	$75,700	1,780	/3/1	1959	36,111 SF	
.1Mi.	**9194 N GENESEE RD**		$208,600	$104,300	1,582	/3/1	1966	1 SF	
.12Mi.	**9162 N GENESEE RD**	**08/17/2015**	$120,200	$60,100	828	/2/1	1952	1 SF	
.12Mi.	**5072 SCOTT RD**	**07/31/1997**	$486,800	$243,400	1,704	//1	1999	9 SF	
.14Mi.	**9172 N GENESEE RD**	**11/01/2015**	$180,000	$90,000	1,128	/3/1	1969	1 SF	
.14Mi.	**9285 N GENESEE RD**		$169,800	$84,900	984	/2/1	1934	4 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	39.9 years old	Households:	7,724
Median Household Income:	$48,731	Households w/Family:	59%
Household Income Per Capita:	$25,881	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Mount Morris Consolidated School District	Students:	1,446
Number of Schools:	9	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.60Mi.	**Montague Elementary School** Number of Students: 199 Student-Teacher Ratio: 26.36	D+	Public	4 - 5
5.20Mi.	**Elisabeth Ann Johnson High School** Number of Students: 410 Student-Teacher Ratio: 19.71 Advanced Placement: Yes	D	Public	9 - 12
4.34Mi.	**Pinehurst Early Elementary School** Number of Students: 197 Student-Teacher Ratio: 17.91	NA	Public	KG - 1
3.65Mi.	**Moore Elementary School** Number of Students: 219 Student-Teacher Ratio: 21.16	D-	Public	2 - 3
3.87Mi.	**Mt. Morris Middle School** Number of Students: 297 Student-Teacher Ratio: 15.63	D	Public	6 - 8

Flood Report

The Subject Property of **5042 SCOTT RD, MOUNT MORRIS, MI 48458-9724** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	100%	SIMILAR
MURDER	121%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

No alerts noted

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