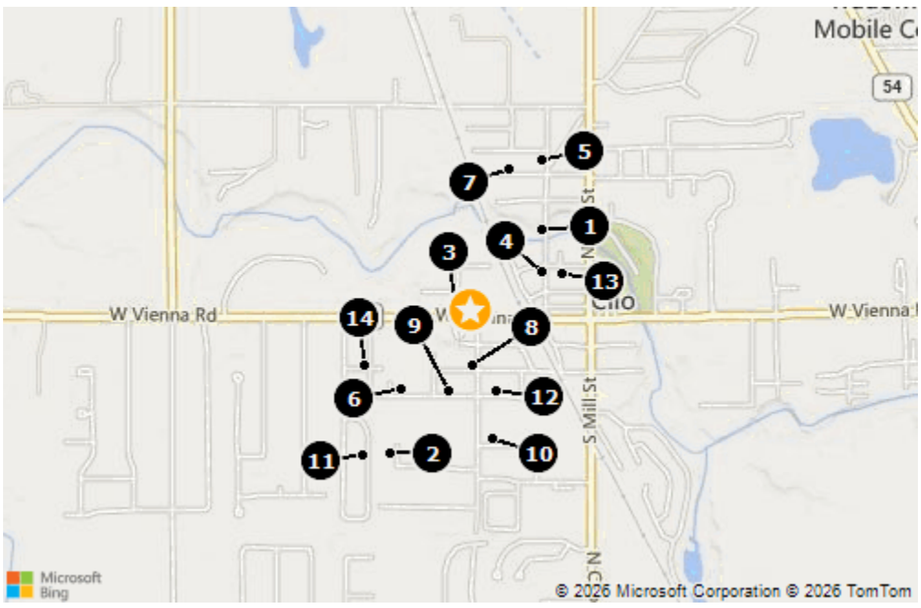
ICE SiteX Report

OrderID: 97524917

SiteX Property Information Report



Subject Property Location

506 W VIENNA ST, CLIO, MI 48420-1387

County:	**GENESEE MI**	Census Tract:	260490101.101013
Property Use:	Single Family Residential	Zoning:	GC
Parcel Number:	51-15-579-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$190,000**	FSD:	12	Common Confidence Score:	63
Value Range:	$167,200 - $212,800	ICE Confidence Score:	88		

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:	$4,352
Total Assessed Value:	$71,300	Total Assessor Market Value:	$142,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 1 District: 51 Subdivision: ELIZA SUMNERS ADDITION
Abbreviated Description: LOT 4 BLK 1 ELIZA SUMNERS ADDITION TO CLIO
City/Muni/Twp: CLIO CITY

Property Characteristics

Lot Size:	7,928 SF	Bedrooms:	4	Pool:	
Building Area:	1560 SF	Baths:	2	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/30/2026	Sales Price:	N/A
Document #:	202603300011177 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/22/2024	Sales Price:	N/A
Document #:	202410220054029 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/08/2024	Sales Price:	$194,900
Document #:	202408080042885 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2024		
Document Type:			
Legal Description:			

Lot: 4 Block: 1 Subdivision: ELIZA SUMNERS ADDITION Map Ref: LB 14 PG 16
City/Muni/Twp: CLIO

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	$194,900

ICE SiteX Report

OrderID: 97524917

Document #:	202408080042885 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 1 District: 51 Subdivision: ELIZA SUMNERS ADDITION
Abbreviated Description: LOT 4 BLK 1 ELIZA SUMNERS ADDITION TO CLIO
City/Muni/Twp: CLIO CITY

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	$184,900
Document #:	202404300029067 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2024		
Document Type:			

Legal Description:
Lot: 4 Block: 1 Subdivision: ELIZA SUMNERS ADDITION Map Ref: LB 14 PG 16
City/Muni/Twp: CLIO

Prior Transfer

Recording Date:	04/25/2024	Sales Price:	N/A
Document #:	202404250028469 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/19/2024	Sales Price:	$184,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2023	Sales Price:	N/A
Document #:	202307270042867 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/29/2023	Sales Price:	N/A
Document #:	202306290038772 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/30/2023		
Document Type:			

Legal Description:
Lot: 4 Block: 1 Subdivision: ELIZA SUMMERS ADDITION Map Ref: LB 14 PG 16
City/Muni/Twp: CLIO

Mortgage Record

Recording Date:	06/01/2023	Loan Amount:	N/A
Document #:	202306010034849 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2024	Type Finance:	

Legal Description:
Lot: 4 Subdivision: ELIZA SUMMERS ADDITION
City/Muni/Twp: CLIO

Mortgage Record

Recording Date:	07/29/2020	Loan Amount:	N/A
Document #:	202007290051854 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/25/2035	Type Finance:	

Legal Description:
Lot: 4 Block: 1 Subdivision: ELIZA S SUMNER ADDITION
City/Muni/Twp: CLIO

Prior Transfer

Recording Date:	06/22/2020	Sales Price:	N/A
Document #:	202006220040884 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/16/2020		
Document Type:			

Legal Description:
Lot: 4 Block: 1 Subdivision: ELIZA SUMNER ADDITION Map Ref: LB 14 PG 16
City/Muni/Twp: CLIO

Area Sales Analysis

Total Area Sales	$2,426,200	Median # of Bedrooms	3
Median Lot Size	9,017 SF	Median # of Baths	1
Median Living Area	1,461 SF	Median Year Built	1930
Price Range - 2 Yrs	$25,000 to $295,000	Age Range	22 years to 126 years
Median Value	$176,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**407 CENTER ST** **CLIO, MI 48420-1166**	04/30/2026	$224,900	$130	1728	/2/1	1902	34,804 SF	
		APN: 51-15-400-016 Document #: 202604300026506 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S15T09NR06E Abbreviated Description: Sec/Twnship/Range:S15T09NR06E City/Muni/Twp:CLIO City/Muni/Twp: CLIO								
2	.39Mi.	**608 STONE CREEK PASS** **CLIO, MI 48420-2029**	04/22/2026	$270,000	$217	1242	4/3/3	1999	12,632 SF	
		APN: 51-22-626-014 Document #: 202604220024920 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 97524917

Land Use: Single Family Residential
Legal: Subdivision: MILL CREEK ESTATES Legal Unit: 14 MapRef: LB 3793 PG 818 Abbreviated Description: Subdivision:MILL CREEK ESTATES Legal Unit:14 Map Ref:LB 3793 PG 818City/Muni/Twp:CLIO City/Muni/Twp: CLIO

3	.04Mi.	**105 WASHINGTON ST** **CLIO, MI 48420-1105**	03/25/2026	$137,500	$152	900	/3/1	1971	7,928 SF

APN: 51-15-579-014 Document #: 202603250010704
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: ELIZA SUMNERS ADDITION MapRef: LB 14 PG 16 Abbreviated Description: Lot:10 Block:2 Subdivision:ELIZA SUMNERS ADDITION Map Ref:LB 14 PG 16City/Muni/Twp:CLIO City/Muni/Twp: CLIO

4	.19Mi.	**221 CENTER ST** **CLIO, MI 48420-1113**	03/10/2026	$235,000	$100	2328	/4/2		9,278 SF

APN: 51-15-578-061 Document #: 202603100006995
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: F MapRef: LB 35 PG 639 Abbreviated Description: Lot:6 Block:F Map Ref:LB 35 PG 639City/Muni/Twp:CLIO City/Muni/Twp: CLIO

5	.39Mi.	**617 CENTER ST** **CLIO, MI 48420-1131**	01/22/2026	$177,000	$127	1386	/3/1	1920	6,708 SF

APN: 51-15-577-082 Document #: 202601220000630
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 6 Subdivision: CAMPBELL CURRY AND COS ADDITION MapRef: LB 48 PG 642 Abbreviated Description: Subdivision:CAMPBELL CURRY AND COS ADDITION Map Ref:LB 48 PG 642Abbreviated Description:LOT: NORTH 56 FT OF THE S 2 OF LOTS 19&20 City/Muni/Twp:CLIO City/Muni/Twp: CLIO

6	.22Mi.	**524 PINE ST** **CLIO, MI 48420-2017**	11/12/2025	$25,000	$16	1536	/3/2		54,842 SF

APN: 51-22-200-089 Document #: 202511120021724
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CLIO City/Muni/Twp: CLIO

7	.35Mi.	**242 CURRY ST** **CLIO, MI 48420-1138**	11/05/2025	$130,000	$106	1218	/2/2	1939	7,797 SF

APN: 51-15-577-071 Document #: 202511050020761
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 6 Subdivision: CURRY ANDCOMPANYS ADDITION MapRef: LB 48 PG 642 Abbreviated Description: Lot:8 Block:6 Subdivision:CURRY ANDCOMPANYS ADDITION Map Ref:LB 48 PG 642City/Muni/Twp:CLIO City/Muni/Twp: CLIO

8	.13Mi.	**218 NEW ST** **CLIO, MI 48420-1320**	10/16/2025	$114,500	$71	1606	/2/1		8,625 SF

APN: 51-22-527-053 Document #: 202510160018101
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: O MapRef: LB 35 PG 639 Abbreviated Description: Map Ref:LB 35 PG 639Abbreviated Description:LOT: SOUTH 72 FT OF LOTS 15&16 City/Muni/Twp:CLIO City/Muni/Twp: CLIO

9	.19Mi.	**428 PINE ST** **CLIO, MI 48420-1533**	10/01/2025	$189,900	$116	1627	/3/1	1900	7,928 SF

APN: 51-22-527-079 Document #: 202510010014528
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: R MapRef: LB 35 PG 639 Abbreviated Description: Lot:11 Block:R Map Ref:LB 35 PG 639City/Muni/Twp:CLIO City/Muni/Twp: CLIO

10	.3Mi.	**312 HUGHES ST** **CLIO, MI 48420-1314**	09/24/2025	$195,400	$178	1092	/3/1	1929	13,504 SF

APN: 51-22-526-005 Document #: 202509240013503
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: HUGHES ADDITION MapRef: LB 21 PG 6 Abbreviated Description: Lot:5 Subdivision:HUGHES ADDITION Map Ref:LB 21 PG 6City/Muni/Twp:CLIO City/Muni/Twp: CLIO

11	.43Mi.	**3239 CENTENNIAL OAK CT** **CLIO, MI 48420-2900**	09/03/2025	$295,000	$178	1650	//2	2004	8,756 SF

APN: 18-22-601-057 Document #: 202509030009197
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: CENTENNIAL OAK CONDOMINIUM Legal Unit: 57 MapRef: DOC 200309170125189 Abbreviated Description: Subdivision:CENTENNIAL OAK CONDOMINIUM Legal Unit:57 Map Ref:DOC 200309170125189City/Muni/Twp:VIENNA City/Muni/Twp: VIENNA

12	.2Mi.	**324 PINE ST** **CLIO, MI 48420-1330**	08/19/2025	$175,000	$185	945	/2/1	1929	14,767 SF

APN: 51-22-527-089 Document #: 202508190006906
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: S MapRef: LB 35 PG 639 Abbreviated Description: Lot:11&12 Block:S Map Ref:LB 35 PG 639City/Muni/Twp:CLIO City/Muni/Twp: CLIO

13	.23Mi.	**129 BLUFF ST** **CLIO, MI 48420-1109**	07/28/2025	$127,000	$76	1652	/3/2	1930	7,928 SF

APN: 51-15-578-038 Document #: 202507280003533
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: C MapRef: LB 35 PG 639 Abbreviated Description: Lot:11 Block:C Map Ref:LB 35 PG 639City/Muni/Twp:CLIO City/Muni/Twp: CLIO

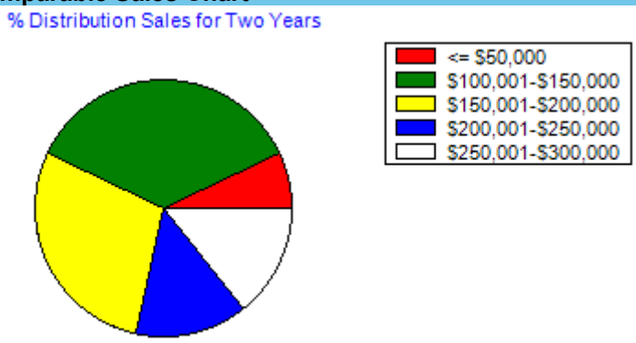
14	.28Mi.	**11469 HAVEN ST** **CLIO, MI 48420-1512**	07/24/2025	$130,000	$142	914	//1	1932	11,064 SF

APN: 18-22-503-019 Document #: 202507240003389
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29-31 Block: B Subdivision: BROWNWELLS ADDITION MapRef: LB 2 PG 23 Abbreviated Description: Lot:29-31 Block:B Subdivision:BROWNWELLS ADDITION Map Ref:LB 2 PG 23City/Muni/Twp:VIENNA City/Muni/Twp: VIENNA

ICE SiteX Report

OrderID: 97524917

Comparable Sales Chart



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.	**506 W VIENNA ST**	**08/05/2024**	$142,600	$71,300	1,560	/4/2	1920	7,928 SF	
.03Mi.	**522 W VIENNA ST**	**06/28/2021**	$149,400	$74,700	1,576	/3/1	1925	7,928 SF	
.04Mi.	**105 WASHINGTON ST**	**11/08/2012**	$108,400	$54,200	900	/3/1	1971	7,928 SF	
.05Mi.	**532 W VIENNA ST**	**01/14/2021**	$166,400	$83,200	1,368	/3/1	1920	15,856 SF	
.05Mi.	**519 LINCOLN ST**	**08/12/2022**	$129,200	$64,600	900	4/5/2	1968	7,928 SF	
.06Mi.	**521 W VIENNA ST**		$186,800	$93,400	2,134	/4/2	1900	15,856 SF	
.06Mi.	**529 LINCOLN ST**	**10/18/2023**	$115,000	$57,500	1,360	/3/1	1958	7,928 SF	
.07Mi.	**540 W VIENNA ST**		$144,200	$72,100	1,560	/3/1		6,621 SF	
.07Mi.	**527 W VIENNA ST**		$147,400	$73,700	1,902	/4/1	1900	23,740 SF	
.07Mi.	**120 NEW ST**	**04/04/2014**	$136,800	$68,400	2,075	/4/2	1900	7,928 SF	
.07Mi.	**531 W VIENNA ST**	**01/07/2025**	$150,200	$75,100	2,228	/5/1	1955	7,928 SF	
.08Mi.	**539 LINCOLN ST**	**02/15/2022**	$162,000	$81,000	1,396	/3/1	1958	11,761 SF	
.08Mi.	**326 W YOUNG ST**	**02/07/2024**	$107,400	$53,700	1,374	/3/1	1900	23,740 SF	
.08Mi.	**528 LINCOLN ST**		$216,600	$108,300	1,344	/4/2	1872	25,744 SF	
.08Mi.	**531 W VIENNA ST**	**01/07/2025**	$12,600	$6,300				7,928 SF	
.08Mi.	**511 JEFFERSON ST**		$69,400	$34,700	1,024	/2/1		11,892 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	44.7 years old	Households:	8,298
Median Household Income:	$68,172	Households w/Family:	62%
Household Income Per Capita:	$32,517	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Clio Area School District	Students:	2,491
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.50Mi.	**Clio Middle School** Number of Students: 564 Student-Teacher Ratio: 19.79	C-	Public	6 - 8
0.88Mi.	**Clio Area High School** Number of Students: 684 Student-Teacher Ratio: 23.7 Advanced Placement: Yes	B	Public	8 - 12

Flood Report

The Subject Property of **506 W VIENNA ST, CLIO, MI 48420-1387** 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

OrderID: 97524917

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	77%	NOTABLY LOWER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	114%	HIGHER
OVERALL	90%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 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 © 2026 Intercontinental Exchange, Inc. All Rights Reserved.