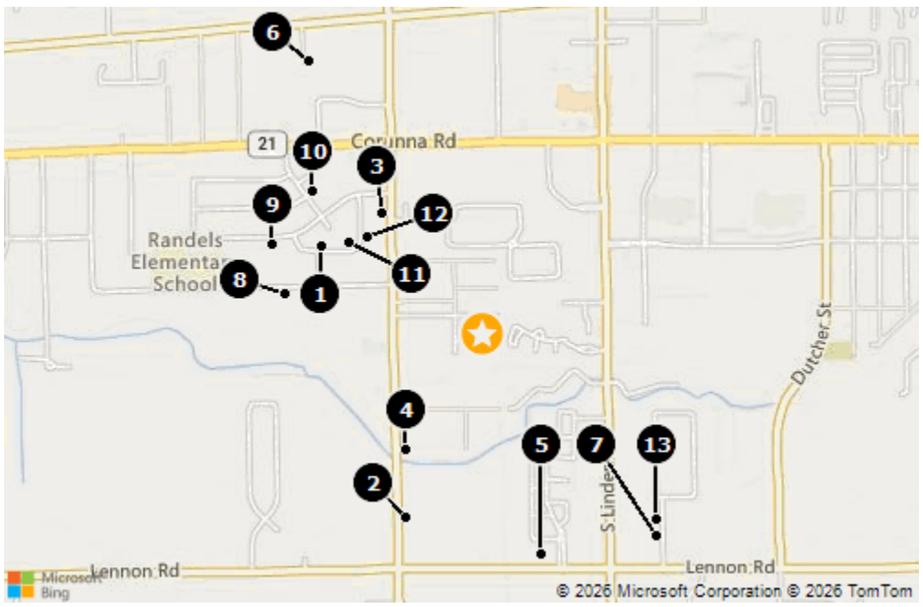
ICE SiteX Report

OrderID: 96815194

SiteX Property Information Report



Subject Property Location

5150 SUNBURST CT, FLINT, MI 48532-4147

County:	**GENESEE MI**	Census Tract:	260490108.133001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	07-20-527-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$189,000**	FSD:	11	Common Confidence Score:	55
Value Range:	$168,210 - $209,790	ICE Confidence Score:	89		

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:	$2,895
Total Assessed Value:	$67,400	Total Assessor Market Value:	$134,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 District: 07
Abbreviated Description: LOT 6 WALNUT RIDGE FR 0700313020
City/Muni/Twp: FLINT TWP

Property Characteristics

Lot Size:	12,502 SF	Bedrooms:	3	Pool:	
Building Area:	1326 SF	Baths:	1	Fireplace:	
Year Built:	1974	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/21/2025	Sales Price:	N/A
Document #:	202501210003171 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/01/2020	Sales Price:	$119,900
Document #:	202009010060487 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2020		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WALNUT RIDGE Map Ref: MB 48 PG 39
City/Muni/Twp: FLINT

Mortgage Record

Recording Date:	08/31/2020	Loan Amount:	N/A
Document #:	202008310060112 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 6 Subdivision: WALNUT RIDGE
City/Muni/Twp: FLINT

ICE SiteX Report

OrderID: 96815194

Prior Transfer

Recording Date:	08/27/2020	Sales Price:	$119,900
Document #:	202009010060487 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 District: 07
Abbreviated Description: LOT 6 WALNUT RIDGE FR 0700313020
City/Muni/Twp: FLINT TWP

Prior Transfer

Recording Date:	09/17/2016	Sales Price:	$40,900
Document #:	201609170065314 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/13/2016		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WALNUT RIDGE Map Ref: MB48 PG39
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	09/13/2016	Sales Price:	$40,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/07/2009	Sales Price:	$101,000
Document #:	200905070036550 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2009		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WALNUT RIDGE Map Ref: MB48 PG39
City/Muni/Twp: FLINT

Mortgage Record

Recording Date:	05/01/2009	Loan Amount:	N/A
Document #:	200905010035481 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:
Lot: 6 Subdivision: WALNUT RIDGE
City/Muni/Twp: FLINT

Prior Transfer

Recording Date:	01/13/2009	Sales Price:	N/A
Document #:	200901130001720 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/14/2000		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WALNUT RIDGE Map Ref: MB48 PG39
City/Muni/Twp: FLINT

Area Sales Analysis

Total Area Sales	$1,938,800	Median # of Bedrooms	3
Median Lot Size	19,689 SF	Median # of Baths	1
Median Living Area	1,124 SF	Median Year Built	1960
Price Range - 2 Yrs	$95,000 to $190,000	Age Range	60 years to 70 years
Median Value	$153,500	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**5352 ELMSFORD DR** **FLINT, MI 48532-4021**	12/08/2025	$181,000	$104	1724	/3/1	1965	10,062 SF	
		APN: 07-20-504-041 Document #: 202512080026038 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 76 Subdivision: WESTCHESTER SUBDIVISION NO1 MapRef: LB 34 PG 15 Abbreviated Description: Lot:76 Subdivision:WESTCHESTER SUBDIVISION NO1 Map Ref:LB 34 PG 15City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
2	.44Mi.	**2455 S DYE RD** **FLINT, MI 48532-4154**	11/26/2025	$145,000	$130	1112	/3/1		87,556 SF	
		APN: 07-20-576-008 Document #: 202511260024744 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SUNSHINE GARDENS MapRef: LB 13 PG 13 Abbreviated Description: Lot:11 Subdivision:SUNSHINE GARDENS Map Ref:LB 13 PG 13City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
3	.37Mi.	**2084 S DYE RD** **FLINT, MI 48532-4124**	11/19/2025	$145,000	$111	1298	/2/1		15,594 SF	
		APN: 07-20-100-021 Document #: 202511190023352 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2NE4NW4 S20T07NR06E MM Abbreviated Description: Sec/Twnship/Range:S2NE4NW4 S20T07NR06E MM City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
4	.32Mi.	**2373 S DYE RD** **FLINT, MI 48532-4129**	10/01/2025	$98,000	$87	1116	/3/1		37,549 SF	
		APN: 07-20-576-015 Document #: 202510010014835 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: SUNSHINE GARDENS MapRef: MB 13 PG 13 Abbreviated Description: Subdivision:SUNSHINE GARDENS Map Ref:MB 13 PG 13Abbreviated Description:LOT: WEST 2 OF LOT 18								
5	.54Mi.	**5084 LENNON RD** **FLINT, MI 48507-1048**	09/23/2025	$129,000	$114	1124	//1		55,713 SF	

ICE SiteX Report

OrderID: 96815194

APN: 07-20-400-021 Document #: 202509230013187
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S20T07NR06E Abbreviated Description: Sec/Twnship/Range:S20T07NR06E City/Muni/Twp:FLINT City/Muni/Twp: FLINT

6	.76Mi.	**1425 HENSON LN** **FLINT, MI 48532-4029**	09/09/2025	$154,000	$105	1464	/3/1	1966	48,352 SF

APN: 07-17-556-003 Document #: 202509090010774
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SUPERVISORS PLAT NO 43 MapRef: LB 21 PG 23 Sec/Twnship/Range: E2SW4 S17T07NR06E MIM Abbreviated Description: Lot:3 Subdivision:SUPERVISORS PLAT NO 43 Map Ref:LB 21 PG 23Sec/Twnship/Range:E2SW4 S17T07NR06E MIM City/Muni/Twp:FLINT City/Muni/Twp: FLINT

7	.62Mi.	**2494 MIAMI BEACH DR** **FLINT, MI 48507-1058**	08/19/2025	$95,000	$81	1170	/3/1	1960	23,043 SF

APN: 07-21-551-002 Document #: 202508190007176
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2&3 Subdivision: HIALEAH GARDENS MapRef: LB 31 PG 18 Abbreviated Description: Lot:2&3 Subdivision:HIALEAH GARDENS Map Ref:LB 31 PG 18City/Muni/Twp:FLINT City/Muni/Twp: FLINT

8	.48Mi.	**5399 BROBECK ST** **FLINT, MI 48532-4002**	08/11/2025	$177,400	$136	1296	/2/1	1956	26,441 SF

APN: 07-20-502-012 Document #: 202508110005326
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: SUPERVISORS PLAT NO 45 MapRef: LB 21 PG 24 Abbreviated Description: Subdivision:SUPERVISORS PLAT NO 45 Map Ref:LB 21 PG 24Abbreviated Description:LOT: EAST 107 FT OF LOT 9 City/Muni/Twp:FLINT City/Muni/Twp: FLINT

9	.54Mi.	**5425 WESTCHESTER DR** **FLINT, MI 48532-4054**	07/30/2025	$153,500	$161	948	/3/1	1965	10,803 SF

APN: 07-20-505-039 Document #: 202507300004128
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 128 Subdivision: WESTCHESTER SUBDIVISION NO 2 MapRef: LB 35 PG 44 Abbreviated Description: Lot:128 Subdivision:WESTCHESTER SUBDIVISION NO 2 Map Ref:LB 35 PG 44City/Muni/Twp:FLINT City/Muni/Twp: FLINT

10	.53Mi.	**2069 KENWOOD DR** **FLINT, MI 48532-4035**	07/15/2025	$190,000	$189	1004	/3/1	1958	10,367 SF

APN: 07-20-503-026 Document #: 202507150001754
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: WESTCHESTER SUBDIVISION MapRef: MB 33 PG 27 Abbreviated Description: Lot:26 Subdivision:WESTCHESTER SUBDIVISION Map Ref:MB 33 PG 27City/Muni/Twp:FLINT City/Muni/Twp: FLINT

11	.37Mi.	**2126 DEERFIELD DR** **FLINT, MI 48532-4018**	07/02/2025	$170,000	$159	1065	/3/1	1959	10,934 SF

APN: 07-20-504-046 Document #: 202507020000232
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: WESTCHESTER SUBDIVISION NO 1 MapRef: LB 34 PG 15&16 Abbreviated Description: Lot:81 Subdivision:WESTCHESTER SUBDIVISION NO 1 Map Ref:LB 34 PG 15&16City/Muni/Twp:FLINT City/Muni/Twp: FLINT

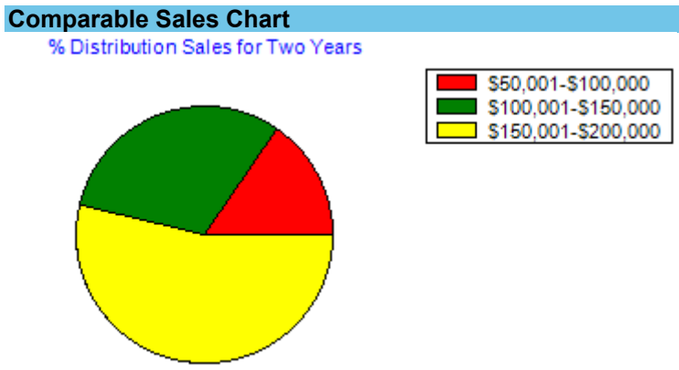
12	.35Mi.	**2115 DEERFIELD DR** **FLINT, MI 48532-4019**	06/27/2025	$180,900	$175	1032	/3/1	1959	10,193 SF

APN: 07-20-504-016 Document #: 202506270000017
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: WETCHESTER SUBDIVISION NO 1 MapRef: MB 34 PG 15&16 Abbreviated Description: Lot:51 Subdivision:WETCHESTER SUBDIVISION NO 1 Map Ref:MB 34 PG 15&16City/Muni/Twp:FLINT City/Muni/Twp: FLINT

13	.6Mi.	**2486 MIAMI BEACH DR** **FLINT, MI 48507-1058**	06/13/2025	$120,000	$58	2034	/4/1	1960	19,689 SF

APN: 07-21-551-004 Document #: 202506130000114
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3&4 Subdivision: HIALEAH GARDENS MapRef: LB 31 PG 18 Abbreviated Description: Lot:3&4 Subdivision:HIALEAH GARDENS Map Ref:LB 31 PG 18Abbreviated Description:LOT: NORTH 15 FT OF LOT 3 City/Muni/Twp:FLINT City/Muni/Twp: FLINT

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.

ICE SiteX Report

OrderID: 96815194

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.	**5150 SUNBURST CT**	**08/27/2020**	$134,800	$67,400	1,326	/3/1	1974	12,502 SF	
.02Mi.	**5160 SUNBURST CT**	**01/15/1993**	$137,000	$68,500	1,656	/3/1	1975	12,981 SF	
.02Mi.	**5144 SUNBURST CT**	**05/17/2018**	$131,600	$65,800	1,232	/3/1	1975	13,591 SF	
.03Mi.	**5151 FLAGLER ST**	**03/14/1997**	$144,400	$72,200	912	/3/1		9,017 SF	
.03Mi.	**5159 FLAGLER ST**	**07/06/1995**	$128,800	$64,400	921	/2/1		9,017 SF	
.03Mi.	**5141 FLAGLER ST**	**06/14/2022**	$168,400	$84,200	1,120	/3/1	1973	9,017 SF	
.03Mi.	**5138 SUNBURST CT**	**09/10/2021**	$138,400	$69,200	1,366	/3/1	1971	12,632 SF	
.03Mi.	**5168 SUNBURST CT**	**11/14/2019**	$128,000	$64,000	1,248	/2/2	1997	12,981 SF	
.04Mi.	**5149 SUNBURST CT**		$141,800	$70,900	1,366	/3/1	1977	10,803 SF	
.04Mi.	**5133 FLAGLER ST**	**09/11/2017**	$167,600	$83,800	1,008	/2/1	1972	12,589 SF	
.04Mi.	**5159 SUNBURST CT**		$128,000	$64,000	1,237	/3/1	1972	12,153 SF	
.04Mi.	**5167 FLAGLER ST**	**05/19/2016**	$232,200	$116,100	1,712	/4/2		17,990 SF	
.04Mi.	**5137 SUNBURST CT**		$161,800	$80,900	1,601	/3/1	1972	24,568 SF	
.05Mi.	**2237 LAUDERDALE ST**		$125,400	$62,700	1,212	/3/1	1970	12,981 SF	
.05Mi.	**5169 SUNBURST CT**	**07/19/2023**	$131,000	$65,500	1,256	/3/1	1972	12,153 SF	
.06Mi.	**5181 FLAGLER ST**	**12/20/2019**	$100,200	$50,100	960	/2/1		6,011 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	40.7 years old	Households:	7,720
Median Household Income:	$62,249	Households w/Family:	59%
Household Income Per Capita:	$33,075	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Carman-Ainsworth Community School District	Students:	4,024
Number of Schools:	10	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Carmanainsworth High School** Number of Students: 1,136 Student-Teacher Ratio: 18.65 Advanced Placement: Yes	C+	Public	8 - 12
1.60Mi.	**Dye Elementary School** Number of Students: 496 Student-Teacher Ratio: 15.54	D+	Public	KG - 5
5.62Mi.	**Rankin Elementary School** Number of Students: 306 Student-Teacher Ratio: 16.53	D+	Public	KG - 5
0.72Mi.	**Randels Elementary School** Number of Students: 392 Student-Teacher Ratio: 16.53	B-	Public	KG - 5
4.55Mi.	**Carmanainsworth Middle School** Number of Students: 815 Student-Teacher Ratio: 19.13	D+	Public	6 - 8
5.01Mi.	**Gladys Dillon Elementary School** Number of Students: 242 Student-Teacher Ratio: 13.87	D	Public	KG - 3

Flood Report

The Subject Property of **5150 SUNBURST CT, FLINT, MI 48532-4147** 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	115%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	78%	LOWER
MURDER	94%	SIMILAR
OVERALL	88%	LOWER

ICE SiteX Report

OrderID: 96815194

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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