ICE SiteX Report

OrderID: 96429278

SiteX Property Information Report



Subject Property Location

521 E COMSTOCK ST, OWOSSO, MI 48867-3107

County:	**SHIAWASSEE MI**	Census Tract:	261550305.004010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	050-180-001-011-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$110,000**	FSD:	25
Value Range:	$82,500 - $137,500	Confidence Score:	75

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:	$1,496
Total Assessed Value:	$55,500	Total Assessor Market Value:	$111,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 Block: 1 District: 50 Subdivision: DEWEY & STEWARTS ADD
Abbreviated Description: LOT 12 BLK 1 DEWEY & STEWARTS ADD
City/Muni/Twp: CITY OF OWOSSO

Property Characteristics

Lot Size:	8,712 SF	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
Mortgage Record

Recording Date:	07/07/2025	Loan Amount:	N/A
Document #:	3393323 BK-PG 1328-912	Loan Type:	FHA
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
Lot: 12 Block: 1 Subdivision: DEWEY AND STEWARTS ADDITION
City/Muni/Twp: OWOSSO

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	N/A
Document #:	3390868 BK-PG 1313-982	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/01/2024	Loan Amount:	N/A
Document #:	3378230 BK-PG 1313-982	Loan Type:	FHA
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
Lot: 12 Block: 1 Subdivision: DEWEY AND STEWARTS ADDITION
City/Muni/Twp: CITY OF OWOSSO

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Prior Transfer

Recording Date:	09/16/2009	Sales Price:	$26,000
Document #:	3203115 BK-PG 1140-0349	Type of Sale:	Full Amount on Deed
Contract Date:	09/14/2009		
Document Type:			

Legal Description:
Lot: 12 Block: 1 Subdivision: DEWEY AND STEWARTS ADDITION

Prior Transfer

Recording Date:	09/16/2009	Sales Price:	N/A
Document #:	3203114 BK-PG 1140-0348	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/14/2009		
Document Type:			

Legal Description:
Lot: 12 Block: 1 Subdivision: DEWEY AND STEWARTS ADDITION

Prior Transfer

Recording Date:	09/15/2009	Sales Price:	$26,000
Document #:	BK-PG 1140 -349	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 Block: 1 District: 50 Subdivision: DEWEY & STEWARTS ADD
Abbreviated Description: LOT 12 BLK 1 DEWEY & STEWARTS ADD
City/Muni/Twp: CITY OF OWOSSO

Prior Transfer

Recording Date:	01/08/2003	Sales Price:	$78,900
Document #:	3088748 BK-PG 1027-435	Type of Sale:	Full Amount on Deed
Contract Date:	12/30/2002		
Document Type:			

Legal Description:
Lot: 12 Block: 1 Subdivision: DEWEY & STEWARTS ADDITION Map Ref: LB1 PG98
City/Muni/Twp: OWOSSO

Area Sales Analysis

Total Area Sales	$1,766,131	Median # of Bedrooms	
Median Lot Size	8,712 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$61,666 to $222,000	Age Range	
Median Value	$128,983	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**514 E MASON ST** **OWOSSO, MI 48867-3036**	12/11/2025	$153,000			//		8,712 SF	
		APN: 050-668-000-042-00 Document #: 3398179 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: AL BO WILLIAMS SUBDIVISION OF OUTLOTS 8 9 MapRef: LB 1 PG 52 Abbreviated Description: Lot:33 Subdivision:AL BO WILLIAMS SUBDIVISION OF OUTLOTS 8 9 Map Ref:LB 1 PG 52City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
2	.16Mi.	**408 E EXCHANGE ST** **OWOSSO, MI 48867-3066**	11/12/2025	$222,000			//		8,712 SF	
		APN: 050-666-000-012-00 Document #: 3397319 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: MAP OF AL BO WILLIAMS SUBDIVISION OF OUTLOTS 6 7 MapRef: LB 6 PG 577 Abbreviated Description: Lot:10 Subdivision:MAP OF AL BO WILLIAMS SUBDIVISION OF OUTLOTS 6 7 Map Ref:LB 6 PG 577City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
3	.17Mi.	**216 N DEWEY ST** **OWOSSO, MI 48867-3208**	11/07/2025	$125,000			//		5,227 SF	
		APN: 050-410-001-003-00 Document #: 3397178 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 1 Subdivision: GR LYONS ADDITION MapRef: LB 1 PG 105 Abbreviated Description: Lot:3&4 Block:1 Subdivision:GR LYONS ADDITION Map Ref:LB 1 PG 105Abbreviated Description:N38FT LOT3&S2FT LOT4 City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
4	.17Mi.	**540 E MASON ST** **OWOSSO, MI 48867-3036**	10/20/2025	$125,000			//		8,712 SF	
		APN: 050-668-000-038-00 Document #: 3396534 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: AL AND BO WILLIAMS SUBDIVISION OF OUTLOTS 8 AND 9 MapRef: LB 1 PG 52 Abbreviated Description: Lot:29 Subdivision:AL AND BO WILLIAMS SUBDIVISION OF OUTLOTS 8 AND 9 Map Ref:LB 1 PG 52City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
5	.12Mi.	**624 E COMSTOCK ST** **OWOSSO, MI 48867-3202**	09/03/2025	$160,000			//		5,663 SF	
		APN: 050-580-000-035-00 Document #: 3395108 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: STAFFFORD GARDNER AND TRANKLES CENTRAL ADDITION MapRef: LB 1 PG 50 Abbreviated Description: Lot:36 Subdivision:STAFFFORD GARDNER AND TRANKLES CENTRAL ADDITION Map Ref:LB 1 PG 50City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
6	.12Mi.	**433 E MAIN ST** **OWOSSO, MI 48867-3159**	08/20/2025	$175,000			//		8,712 SF	
		APN: 050-666-000-023-00 Document #: 3394654 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: AL BO WILLIAMS SUBDIVISION OF OUTLOTS 6 7 MapRef: LB 6 PG 677 Abbreviated Description: Lot:21 Subdivision:AL BO WILLIAMS SUBDIVISION OF OUTLOTS 6 7 Map Ref:LB 6 PG 677City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
7	.16Mi.	**526 E MASON ST** **OWOSSO, MI 48867-3036**	08/12/2025	$61,666			//		8,712 SF	
		APN: 050-668-000-040-00 Document #: 3394389 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 31 Subdivision: AL BO WILLIAMS SUBDIVISION Abbreviated Description: Lot:31 Subdivision:AL BO WILLIAMS SUBDIVISION City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

8	.03Mi.	**512 E MAIN ST** **OWOSSO, MI 48867-3141**	08/01/2025	$99,000	//	10,019 SF

APN: 050-180-001-004-00 Document #: 3394072
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: DEWEY AND STEWARTS ADDITION MapRef: LB 1 PG 38 Abbreviated Description: Lot:6 Block:1 Subdivision:DEWEY AND STEWARTS ADDITION Map Ref:LB 1 PG 38City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

9	.19Mi.	**426 E MASON ST** **OWOSSO, MI 48867-3034**	07/28/2025	$135,000	//	6,534 SF

APN: 050-391-000-007-00 Document #: 3393906
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: JH LAVEROCKS SUBDIVISION MapRef: LB 1 PG 119 Abbreviated Description: Lot:5 Subdivision:JH LAVEROCKS SUBDIVISION Map Ref:LB 1 PG 119City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

10	.1Mi.	**532 GROVER ST** **OWOSSO, MI 48867-3115**	07/14/2025	$140,000	//	4,356 SF

APN: 050-180-004-004-00 Document #: 3393514
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: DEWEY AND STEWARTS ADDITION MapRef: LB 1 PG 98 Abbreviated Description: Lot:3 Block:4 Subdivision:DEWEY AND STEWARTS ADDITION Map Ref:LB 1 PG 98City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

11	.15Mi.	**210 N OAK ST** **OWOSSO, MI 48867-3022**	07/02/2025	$65,000	//	3,485 SF

APN: 050-666-000-028-00 Document #: 3393253
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: A L & B 0 WILLIAMS SUBDIVISION OF OUTLOTS MapRef: LB 6 PG 677 Abbreviated Description: Lot:1 Subdivision:A L & B 0 WILLIAMS SUBDIVISION OF OUTLOTS Map Ref:LB 6 PG 677City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

12	.12Mi.	**304 S OAK ST** **OWOSSO, MI 48867-3147**	06/25/2025	$132,965	//	8,712 SF

APN: 050-180-004-022-00 Document #: 3393085
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 5 Subdivision: DEWEY AND STEWARTS ADDITION MapRef: LB 1 PG 98 Abbreviated Description: Lot:2 Block:5 Subdivision:DEWEY AND STEWARTS ADDITION Map Ref:LB 1 PG 98City/Muni/Twp:OWOSSO CITY City/Muni/Twp: OWOSSO CITY

13	.04Mi.	**508 E MAIN ST** **OWOSSO, MI 48867-3141**	04/17/2025	$95,000	//	9,583 SF

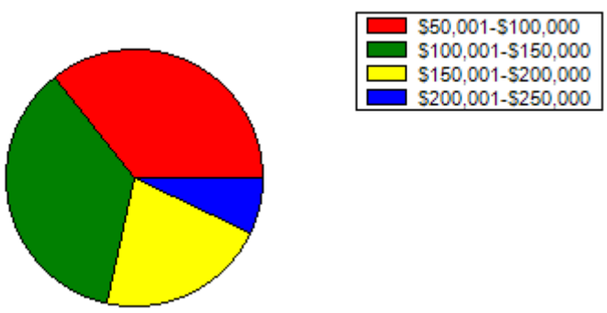
APN: 050-180-001-005-00 Document #: 3391076
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: DEWEY AND STEWARTS ADDITION MapRef: LB 1 PG 98A Abbreviated Description: Lot:7 Block:1 Subdivision:DEWEY AND STEWARTS ADDITION Map Ref:LB 1 PG 98ACity/Muni/Twp:OWOSSO CITY City/Muni/Twp: OWOSSO CITY

14	.1Mi.	**434 E COMSTOCK ST** **OWOSSO, MI 48867-3164**	03/07/2025	$77,500	//	5,663 SF

APN: 050-180-002-004-00 Document #: 3389472
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: DEWEY AND STEWARTS ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:DEWEY AND STEWARTS ADDITION City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

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.	**521 E COMSTOCK ST**	**09/15/2009**	$111,000	$55,500				8,712 SF	
.01Mi.	**527 E COMSTOCK ST**	**11/11/2014**	$62,400	$31,200				8,712 SF	
.01Mi.	**519 E COMSTOCK ST**	**10/27/2004**	$145,000	$72,500				8,712 SF	
.02Mi.	**533 E COMSTOCK ST**	**09/29/1995**	$158,400	$79,200				5,663 SF	
.03Mi.	**515 E COMSTOCK ST**	**12/31/1998**	$124,000	$62,000				8,712 SF	
.03Mi.	**512 E MAIN ST**	**05/01/2014**	$112,800	$56,400				10,019 SF	
.04Mi.	**508 E MAIN ST**	**09/16/1986**	$119,400	$59,700				9,583 SF	
.04Mi.	**520 E COMSTOCK ST**	**11/27/2009**						5,663 SF	
.04Mi.	**109 S OAK ST**	**10/25/1988**	$115,000	$57,500				3,485 SF	
.04Mi.	**116 S DEWEY ST**	**06/23/2006**	$119,800	$59,900				6,534 SF	
.04Mi.	**522 E COMSTOCK ST**		$92,600	$46,300				4,356 SF	
.04Mi.	**501 E COMSTOCK ST**	**11/06/2017**	$122,200	$61,100				5,227 SF	
.04Mi.	**516 E COMSTOCK ST**	**08/14/2002**	$96,200	$48,100				6,098 SF	
.04Mi.	**122 S DEWEY ST**	**02/22/2016**	$165,200	$82,600				5,227 SF	
.04Mi.	**512 E COMSTOCK ST**		$146,600	$73,300				7,841 SF	
.04Mi.	**528 E COMSTOCK ST**	**10/24/2022**	$120,600	$60,300				13,068 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	41.7 years old	Households:	11,599
Median Household Income:	$62,767	Households w/Family:	60%
Household Income Per Capita:	$32,560	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Owosso Public Schools	Students:	2,995
Number of Schools:	6	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**Owosso Middle School** Number of Students: 684 Student-Teacher Ratio: 19.73	D+	Public	6 - 8
1.20Mi.	**Owosso High School** Number of Students: 832 Student-Teacher Ratio: 19.48 Advanced Placement: Yes	B-	Public	9 - 12
0.39Mi.	**Emerson School** Number of Students: 462 Student-Teacher Ratio: 16.84	B-	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	118%	HIGHER
OVERALL	107%	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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