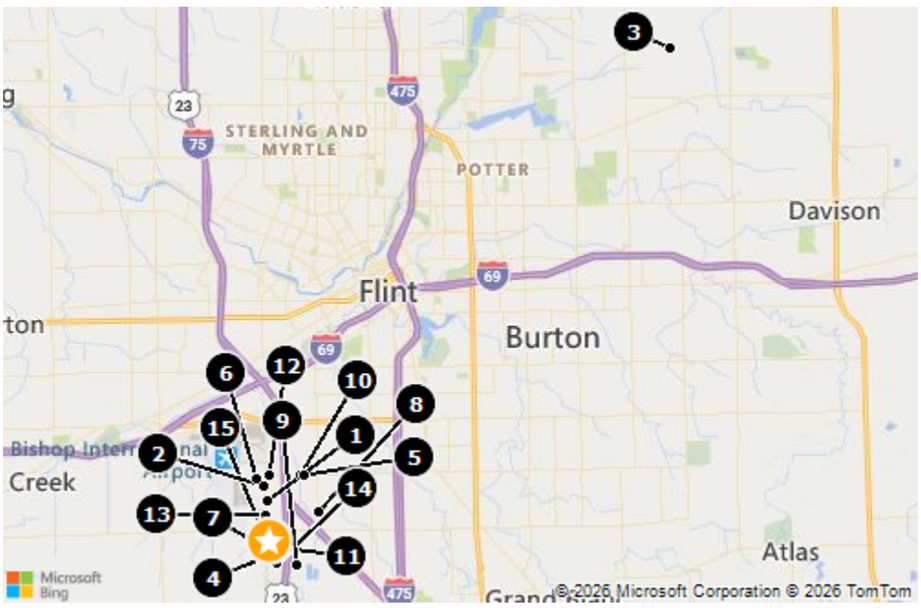
ICE SiteX Report

OrderID: 98190770

SiteX Property Information Report



Subject Property Location

6097 TORREY RD, FLINT, MI 48507-3841

County:	**GENESEE MI**	Census Tract:	260490129.041045
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	15-11-100-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$225,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$191,250 - $258,750	ICE Confidence Score:	85		

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:	$3,802
Total Assessed Value:	$95,700	Total Assessor Market Value:	$191,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 11 District: 15 Sec/Twnship/Range: SEC 11 TWN 06N RNG 06E
Abbreviated Description: S 110 FT OF N 1013 FT OF W 480 FT OF NW 1/4 OF NW 1/4 SEC 11 T6N R6E 1.21 A
City/Muni/Twp: MUNDY TWP

Property Characteristics

Lot Size:	1.210 AC	Bedrooms:		Pool:	
Building Area:	1638 SF	Baths:	2	Fireplace:	
Year Built:	1947	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:	1	A/C:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2026	Sales Price:	N/A
Document #:	202601230000670 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/02/2023	Sales Price:	$159,000
Document #:	202311020056973 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/27/2023		
Document Type:			
Legal Description:			

Sec/Twnship/Range: NW4NW4 S11T06NR06E
City/Muni/Twp: MUNDY

Prior Transfer

Recording Date:	10/27/2023	Sales Price:	$159,000
Document #:	202311020056973 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Section: 11 District: 15 Sec/Twnship/Range: SEC 11 TWN 06N RNG 06E
Abbreviated Description: S 110 FT OF N 1013 FT OF W 480 FT OF NW 1/4 OF NW 1/4 SEC 11 T6N R6E 1.21 A
City/Muni/Twp: MUNDY TWP

ICE SiteX Report

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Prior Transfer

Recording Date:	05/16/2014	Sales Price:	N/A
Document #:	201405160042291 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/14/2014	Loan Amount:	N/A
Document #:	201405140041979 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2044	Type Finance:	

Legal Description:
Abbreviated Description: STR: S110 FT N1013 FT W480 FT NW4NW4 S11T06NR06E

Prior Transfer

Recording Date:	04/20/2009	Sales Price:	N/A
Document #:	200904200033025 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/02/2009	Loan Amount:	N/A
Document #:	200903020022645 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Sec/Twnship/Range: S11T06NR06E

Mortgage Record

Recording Date:	03/08/2007	Loan Amount:	N/A
Document #:	200703080024219 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2037	Type Finance:	

Legal Description:
Abbreviated Description: SOUTH110 FT N1013 FT W480 FT NW4 NW4 SEC11 TWP06N RNG06E

Area Sales Analysis

Total Area Sales	$3,255,300	Median # of Bedrooms	
Median Lot Size	40,206 SF	Median # of Baths	1
Median Living Area	1,394 SF	Median Year Built	1965
Price Range - 2 Yrs	$151,900 to $320,000	Age Range	46 years to 96 years
Median Value	$212,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.78Mi.	**5233 TORREY RD** **FLINT, MI 48507-3807**	07/31/2026	$227,500	$168	1350	//1	1964	66,647 SF	
		APN: 15-02-100-003 Document #: 202607310045267 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W4 S02T06NT06E Abbreviated Description: Sec/Twnship/Range:W4 S02T06NT06E City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY								
2	1.05Mi.	**5090 TORREY RD** **FLINT, MI 48507-3804**	07/14/2026	$255,000	$157	1616	//1	1957	20,125 SF	
		APN: 15-03-526-008 Document #: 202607140042516 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: ROSE SUBDIVISION MapRef: LB 27 PG 48 Abbreviated Description: Lot:8 Subdivision:ROSE SUBDIVISION Map Ref:LB 27 PG 48City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY								
3	.15Mi.	**6109 WENDT DR** **FLINT, MI 48507-3823**	06/29/2026	$154,900	$134	1152	//1	1948	43,560 SF	
		APN: 15-11-100-021 Document #: 202606290039908 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S11T06NR06E Abbreviated Description: Sec/Twnship/Range:NW4 S11T06NR06E City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY								
4	.25Mi.	**6227 MCKENZIE DR** **FLINT, MI 48507-3835**	06/25/2026	$230,000	$163	1406	//1	1967	22,216 SF	
		APN: 15-11-502-023 Document #: 202606250039305 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: RANDOM ACRES NO 2 MapRef: LB 41 PG 20&21 Abbreviated Description: Lot:32 Subdivision:RANDOM ACRES NO 2 Map Ref:LB 41 PG 20&21City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY								
5	1.44Mi.	**2154 W MAPLE AVE** **FLINT, MI 48507-3504**	06/23/2026	$190,000	$97	1952	/2/2	1930	43,560 SF	
		APN: 07-35-400-013 Document #: 202606230038820 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2W2SE4 S35T07NR06E Abbreviated Description: Sec/Twnship/Range:E2W2SE4 S35T07NR06E City/Muni/Twp:FLINT City/Muni/Twp: FLINT								
6	1.2Mi.	**3101 W MAPLE AVE** **FLINT, MI 48507-3435**	06/01/2026	$191,500	$181	1056	//1	1940	40,511 SF	
		APN: 15-03-200-011 Document #: 202606010035304 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S03T06NR06E Abbreviated Description: Sec/Twnship/Range:NE4 S03T06NR06E City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY								
7	.27Mi.	**6236 MCKENZIE DR** **FLINT, MI 48507-3836**	05/30/2026	$280,000	$193	1446	//1	1965	24,394 SF	
		APN: 15-11-502-009 Document #: 202605300035157 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 18 Subdivision: RANDOM ACRES NO 2 MapRef: MB 41 PG 20&21 Abbreviated Description: Lot:18 Subdivision:RANDOM ACRES NO 2 Map Ref:MB 41 PG 20&21City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY

8	.97Mi.	**5366 VAN SLYKE RD** **FLINT, MI 48507-3954**	05/19/2026	$164,500	$201	818	//1	1930	104,762 SF

APN: 15-02-576-015 Document #: 202605190033230
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: HAPPY HOME ACRES MapRef: LB 19 PG 14 Abbreviated Description: Subdivision:HAPPY HOME ACRES Map Ref:LB 19 PG 14Abbreviated Description:LOT: NORTH 2 OF LOT 41 City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY

9	.66Mi.	**6332 LAURA LN** **FLINT, MI 48507-4630**	05/13/2026	$320,000	$145	2200	//2	1973	55,844 SF

APN: 15-11-577-026 Document #: 202605130032753
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: REID ROAD ESTATES NO 1 MapRef: LB 29 PG 44 Abbreviated Description: Lot:37 Subdivision:REID ROAD ESTATES NO 1 Map Ref:LB 29 PG 44City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY

10	1.43Mi.	**2190 W MAPLE AVE** **FLINT, MI 48507-3504**	05/11/2026	$151,900	$140	1080	/2/2		77,537 SF

APN: 07-35-400-009 Document #: 202605110031926
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2W2SE4 S35T07NR06E Abbreviated Description: Sec/Twnship/Range:E2W2SE4 S35T07NR06E City/Muni/Twp:FLINT City/Muni/Twp: FLINT

11	.09Mi.	**2502 HUTCHINSON LN** **FLINT, MI 48507-3828**	04/22/2026	$235,000	$168	1394	//1	1966	24,916 SF

APN: 15-11-502-016 Document #: 202604220024882
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: RANDOM ACRES NO 2 MapRef: LB 41 PG 20&21 Abbreviated Description: Lot:25 Subdivision:RANDOM ACRES NO 2 Map Ref:LB 41 PG 20&21City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY

12	1.25Mi.	**2492 W MAPLE AVE** **FLINT, MI 48507-3430**	03/12/2026	$153,000	$159	960	/3/1	1980	10,280 SF

APN: 07-35-552-014 Document #: 202603120007784
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: WESTHAVEN SUBDIVISION MapRef: LB 26 PG 32 Abbreviated Description: Lot:14 Subdivision:WESTHAVEN SUBDIVISION Map Ref:LB 26 PG 32City/Muni/Twp:FLINT City/Muni/Twp: FLINT

13	.51Mi.	**5374 TORREY RD** **FLINT, MI 48507-3808**	02/25/2026	$212,000	$152	1388	//1	1967	19,994 SF

APN: 15-03-576-005 Document #: 202602250005568
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ROCKCREEK FARMS MapRef: LB 43 PG 11&12 Abbreviated Description: Lot:5 Subdivision:ROCKCREEK FARMS Map Ref:LB 43 PG 11&12City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY

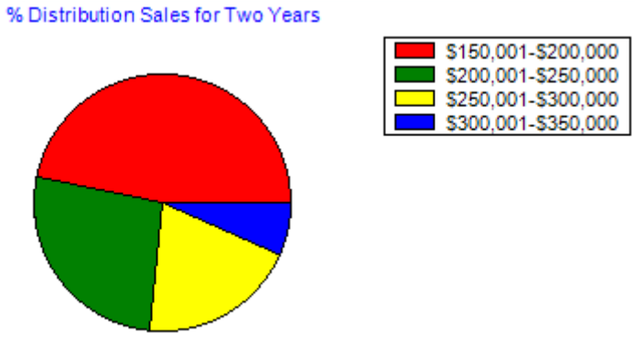
14	.42Mi.	**6315 MCKENZIE DR** **FLINT, MI 48507-3843**	02/19/2026	$290,000	$197	1466	//2	1976	13,983 SF

APN: 15-11-552-010 Document #: 202602190003978
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: THE VILLAGE NO 2 MapRef: LB 51 PG 46 Abbreviated Description: Lot:25 Subdivision:THE VILLAGE NO 2 Map Ref:LB 51 PG 46City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY

15	.24Mi.	**3040 W HILL RD** **FLINT, MI 48507-3860**	11/24/2025	$200,000	$136	1464	//2	1968	40,206 SF

APN: 15-03-576-020 Document #: 202511240024078
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20&21 Subdivision: ROCKCREEK FARMS MapRef: LB 43 PG 11&12 Abbreviated Description: Lot:20&21 Subdivision:ROCKCREEK FARMS Map Ref:LB 43 PG 11&12City/Muni/Twp:MUNDY City/Muni/Twp: MUNDY

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.

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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.	**6097 TORREY RD**	**10/27/2023**	$191,400	$95,700	1,638	//2	1947	1 SF	
.02Mi.	**6083 TORREY RD**	**11/10/2020**	$219,800	$109,900	1,708	//1	1965	1 SF	
.03Mi.	**6103 TORREY RD**	**04/17/2023**	$174,600	$87,300	1,328	//1	1928	2 SF	
.04Mi.	**6071 TORREY RD**	**08/31/2010**	$136,400	$68,200	792	//1	1924	1 SF	
.06Mi.	**6119 TORREY RD**	**02/18/2005**	$98,600	$49,300	720	//1	1930	1 SF	
.06Mi.	**6063 TORREY RD**		$119,600	$59,800	896	//1	1935	2 SF	
.07Mi.	**6088 WENDT DR**	**09/22/1994**	$127,000	$63,500	960	//1	1942	1 SF	
.07Mi.	**6106 WENDT DR**	**09/15/2003**	$141,400	$70,700	1,164	//1	1941	1 SF	
.08Mi.	**6078 WENDT DR**	**06/11/1997**	$136,800	$68,400	1,164	//1	1956	1 SF	
.09Mi.	**6094 TORREY RD**	**03/16/2018**	$160,800	$80,400	1,383	//1	1954	36,939 SF	
.09Mi.	**6135 TORREY RD**	**11/19/1976**	$156,400	$78,200	1,312	//1	1950	22,956 SF	
.09Mi.	**2502 HUTCHINSON LN**	**09/02/2005**	$184,000	$92,000	1,394	//1	1966	24,916 SF	
.09Mi.	**6122 WENDT DR**	**08/06/2004**	$183,000	$91,500	1,828	//2	1940	41,818 SF	
.09Mi.	**6084 TORREY RD**	**01/29/2013**	$170,600	$85,300	1,386	//1	1954	36,111 SF	
.09Mi.	**6106 TORREY RD**	**09/26/2013**	$151,600	$75,800	1,175	//1	1954	36,939 SF	
.09Mi.	**6056 WENDT DR**	**11/30/2001**	$255,600	$127,800	2,726	//2	1935	1 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	39.3 years old	Households:	12,482
Median Household Income:	$51,364	Households w/Family:	63%
Household Income Per Capita:	$27,463	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Swartz Creek Community Schools	Students:	3,483
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.48Mi.	**Swartz Creek Middle School** Number of Students: 758 Student-Teacher Ratio: 17.51	C-	Public	6 - 8
5.73Mi.	**Swartz Creek High School** Number of Students: 996 Student-Teacher Ratio: 20.2 Advanced Placement: Yes	C+	Public	9 - 12
2.42Mi.	**Morrish Elementary School** Number of Students: 435 Student-Teacher Ratio: 19.86	NA	Public	KG - 2

Flood Report

The Subject Property of **6097 TORREY RD, FLINT, MI 48507-3841** 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	133%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	84%	LOWER
MURDER	101%	SIMILAR
OVERALL	108%	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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ICE SiteX Report

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