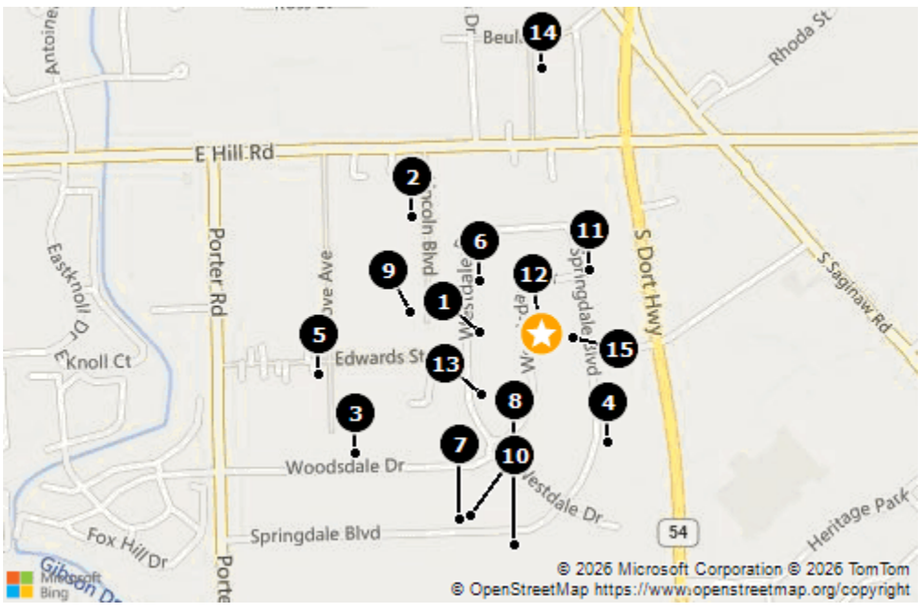
ICE SiteX Report

OrderID: 98677932

SiteX Property Information Report



Subject Property Location

6109 WOODSDALE DR, GRAND BLANC, MI 48439-8527

County:	**GENESEE MI**	Census Tract:	260490112.113003
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	12-08-529-038	Thomas Bros Pg-Grid:	

Valuation

Value:	**$211,000**	FSD:	18	Common Confidence Score:	41
Value Range:	$173,020 - $248,980	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$16,200	Market Land Value:	$32,400	Tax Year:	2025
Assd Improvement:	$85,200	Market Improvment Value:	$170,400	Total Taxable Value:	$5,402
Total Assessed Value:	$101,400	Total Assessor Market Value:	$202,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 115 District: 12 Subdivision: NATIONAL ESTATES
Abbreviated Description: N-1927-38 LOT 115 NATIONAL ESTATES NO 2
City/Muni/Twp: GRAND BLANC TWP

Property Characteristics

Lot Size:	11,718 SF	Bedrooms:	4	Pool:	
Building Area:	1494 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/14/2026	Sales Price:	$215,033
Document #:	202608140047491 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/03/2024	Sales Price:	N/A
Document #:	202410030051303 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/23/2024	Sales Price:	$219,000
Document #:	202408230044937 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/22/2024		
Document Type:			
Legal Description:			

Lot: 115 Subdivision: NATIONAL ESTATES NO 2 Map Ref: LB 26 PG 68
City/Muni/Twp: GRAND BLANC

Prior Transfer

Recording Date:	08/22/2024	Sales Price:	$219,000

ICE SiteX Report

OrderID: 98677932

Document #:	202408230044937 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 115 District: 12 Subdivision: NATIONAL ESTATES
Abbreviated Description: N-1927-38 LOT 115 NATIONAL ESTATES NO 2
City/Muni/Twp: GRAND BLANC TWP

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	$126,500
Document #:	202404300029075 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/11/2024		
Document Type:			

Legal Description:
Lot: 115 Subdivision: NATIONAL ESTATES NO 2 Map Ref: LB 26 PG 68
City/Muni/Twp: GRAND BLANC

Prior Transfer

Recording Date:	04/11/2024	Sales Price:	$126,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/08/2024	Sales Price:	$84,449
Document #:	202403080010247 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/28/2023		
Document Type:			

Legal Description:
Lot: 115 Subdivision: NATIONAL ESTATES NO 2 Map Ref: LB 26 PG 68
City/Muni/Twp: GRAND BLANC

Prior Transfer

Recording Date:	01/17/2024	Sales Price:	N/A
Document #:	202401170002246 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/12/2016	Loan Amount:	N/A
Document #:	201605120042159 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2046	Type Finance:	

Legal Description:
Lot: 115 Subdivision: NATIONAL ESTATES #2
City/Muni/Twp: GRAND BLANC

Prior Transfer

Recording Date:	04/22/2016	Sales Price:	$93,000
Document #:	201604220035509 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/08/2016		
Document Type:			

Legal Description:
Lot: 115 Subdivision: NATIONAL ESTATES #2 Map Ref: LB26 PG68
City/Muni/Twp: GRAND BLANC

Prior Transfer

Recording Date:	11/14/2014	Sales Price:	$26,708
Document #:	201411140078068 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/05/2014		
Document Type:			

Legal Description:
Lot: 115 Subdivision: NATIONAL ESTATES #2 Map Ref: LB26 PG68
City/Muni/Twp: GRAND BLANC

Area Sales Analysis

Total Area Sales	$2,527,900	Median # of Bedrooms	3
Median Lot Size	11,979 SF	Median # of Baths	1
Median Living Area	968 SF	Median Year Built	1956
Price Range - 2 Yrs	$94,000 to $255,000	Age Range	47 years to 79 years
Median Value	$173,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**6117 WESTDALE DR** **GRAND BLANC, MI 48439-8530**	09/21/2026	$210,000	$192	1092	5/3/1	1979	11,979 SF	
		APN: 12-08-528-035 Document #: 202609210053504 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: NATIONAL ESTATES NO 1 MapRef: MB 24 PG 58 Abbreviated Description: Lot:55 Subdivision:NATIONAL ESTATES NO 1 Map Ref:MB 24 PG 58City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC								
2	.22Mi.	**6044 LINCOLN BLVD** **GRAND BLANC, MI 48439-5050**	09/16/2026	$94,000	$80	1170	6/4/1	1955	19,123 SF	
		APN: 12-08-526-006 Document #: 202609160052824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: GROVELAWN MapRef: LB 15 PG 30 Abbreviated Description: Lot:7 Subdivision:GROVELAWN Map Ref:LB 15 PG 30City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC								
3	.26Mi.	**6284 WOODSDALE DR** **GRAND BLANC, MI 48439-8513**	08/27/2026	$185,000	$192	960	5/2/1	1957	12,589 SF	

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APN: 12-08-531-064 Document #: 202608270049659
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 247 Subdivision: NATIONAL ESTATES NO 4 MapRef: LB 32 PG 7&8 Abbreviated Description: Lot:247 Subdivision:NATIONAL ESTATES NO 4 Map Ref:LB 32 PG 7&8City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

4	.16Mi.	**6183 SPRINGDALE BLVD** **GRAND BLANC, MI 48439-8526**	08/08/2026	$231,000	$160	1440	6/3/2	1956	15,159 SF

APN: 12-08-530-056 Document #: 202608080046457
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 174 Subdivision: NATIONAL ESTATES NO 3 MapRef: LB 28 PG 69 Abbreviated Description: Lot:174 Subdivision:NATIONAL ESTATES NO 3 Map Ref:LB 28 PG 69City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

5	.27Mi.	**2324 EDWARDS ST** **GRAND BLANC, MI 48439-5054**	07/22/2026	$190,000	$208	912	6/2/1	1956	21,301 SF

APN: 12-08-526-052 Document #: 202607220044007
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57-59 Subdivision: GROVELAWN MapRef: LB 15 PG 30 Abbreviated Description: Lot:57-59 Subdivision:GROVELAWN Map Ref:LB 15 PG 30City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

6	.1Mi.	**6085 WESTDALE DR** **GRAND BLANC, MI 48439-8530**	06/16/2026	$173,000	$163	1056	5/3/1	1955	11,979 SF

APN: 12-08-528-039 Document #: 202606160037557
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: NATIONAL ESTATES NO 1 MapRef: LB 24 PG 68 Abbreviated Description: Lot:59 Subdivision:NATIONAL ESTATES NO 1 Map Ref:LB 24 PG 68City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

7	.24Mi.	**6302 SPRINGDALE BLVD** **GRAND BLANC, MI 48439-8550**	06/10/2026	$130,000	$125	1032	5/3/1	1957	13,199 SF

APN: 12-08-530-031 Document #: 202606100036681
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 149 Subdivision: NATIONAL ESTATES NO 3 MapRef: LB 28 PG 70 Abbreviated Description: Lot:149 Subdivision:NATIONAL ESTATES NO 3 Map Ref:LB 28 PG 70City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

8	.26Mi.	**6269 SPRINGDALE BLVD** **GRAND BLANC, MI 48439-8524**	05/20/2026	$177,000	$194	912	6/3/1	1956	11,151 SF

APN: 12-08-530-039 Document #: 202605200033392
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 157 Subdivision: NATIONAL ESTATES NO 3 MapRef: LB 28 PG 69&70 Abbreviated Description: Lot:157 Subdivision:NATIONAL ESTATES NO 3 Map Ref:LB 28 PG 69&70

9	.17Mi.	**6100 LINCOLN BLVD** **GRAND BLANC, MI 48439-5071**	05/14/2026	$255,000	$175	1456	6/3/1	1966	27,835 SF

APN: 12-08-526-014 Document #: 202605140032936
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15&16 Subdivision: GROVELAWN MapRef: LB 15 PG 30 Abbreviated Description: Lot:15&16 Subdivision:GROVELAWN Map Ref:LB 15 PG 30Abbreviated Description:LOT; SOUTH 30 FT OF LOT 15 City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

10	.23Mi.	**6294 SPRINGDALE BLVD** **GRAND BLANC, MI 48439-8524**	04/16/2026	$123,000	$142	864	5/3/1	1957	13,199 SF

APN: 12-08-530-030 Document #: 202604160024258
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 148 Subdivision: NATIONAL ESTATES NO 3 MapRef: LB 28 PG 69-70 Abbreviated Description: Lot:148 Subdivision:NATIONAL ESTATES NO 3 Map Ref:LB 28 PG 69-70City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

11	.1Mi.	**6071 SPRINGDALE BLVD** **GRAND BLANC, MI 48439-8521**	04/13/2026	$165,000	$190	864	5/3/1	1954	11,238 SF

APN: 12-08-528-010 Document #: 202604130013179
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: NATIONAL ESTATES NO 1 MapRef: LB 24 PG 58 Abbreviated Description: Lot:29 Subdivision:NATIONAL ESTATES NO 1 Map Ref:LB 24 PG 58City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

12	.01Mi.	**6101 WOODSDALE DR** **GRAND BLANC, MI 48439-8527**	04/07/2026	$180,000	$206	872	5/3/1	1955	11,413 SF

APN: 12-08-529-039 Document #: 202604070012407
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 116 Subdivision: NATIONAL ESTATES NO 2 MapRef: LB 26 PG 68 Abbreviated Description: Lot:116 Subdivision:NATIONAL ESTATES NO 2 Map Ref:LB 26 PG 68City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

13	.1Mi.	**6155 WESTDALE DR** **GRAND BLANC, MI 48439-8530**	01/29/2026	$159,900	$185	864	5/3/1	1955	11,848 SF

APN: 12-08-529-019 Document #: 202601290001523
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: NATIONAL ESTATES NO 2 MapRef: LB 26 PG 68 Abbreviated Description: Lot:96 Subdivision:NATIONAL ESTATES NO 2 Map Ref:LB 26 PG 68City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

14	.31Mi.	**5481 ALEXANDER ST** **GRAND BLANC, MI 48439-4372**	01/20/2026	$115,000	$118	968	7/3/1	1947	7,928 SF

APN: 12-05-577-007 Document #: 202601200000042
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: DIXIE GARDENS NO 1 MapRef: LB 19 PG 45 Abbreviated Description: Lot:38 Subdivision:DIXIE GARDENS NO 1 Map Ref:LB 19 PG 45City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

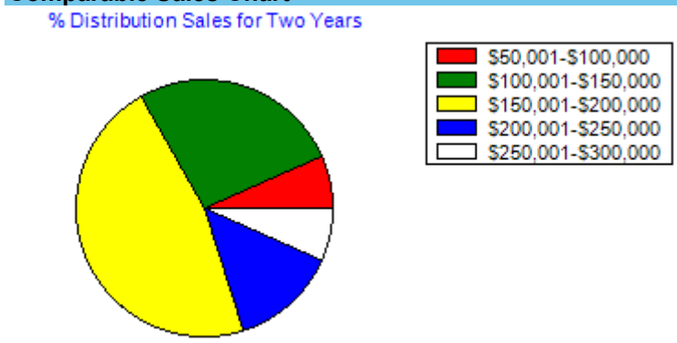
15	.03Mi.	**6114 SPRINGDALE BLVD** **GRAND BLANC, MI 48439-8522**	12/22/2025	$140,000	$134	1040	5/3/1	1953	11,979 SF

APN: 12-08-528-055 Document #: 202512220028037
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: NATIONAL ESTATES NO 1 MapRef: LB 24 PG 58 Abbreviated Description: Lot:75 Subdivision:NATIONAL ESTATES NO 1 Map Ref:LB 24 PG 58City/Muni/Twp:GRAND BLANC City/Muni/Twp: GRAND BLANC

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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.	**6109 WOODSDALE DR**	**08/22/2024**	$202,800	$101,400	1,494	8/4/2	1955	11,718 SF	
.01Mi.	**6117 WOODSDALE DR**	**01/20/2010**	$134,400	$67,200	816	5/3/1	1955	12,023 SF	
.01Mi.	**6101 WOODSDALE DR**	**03/26/2026**	$135,200	$67,600	872	5/3/1	1955	11,413 SF	
.03Mi.	**6123 WOODSDALE DR**	**02/12/1996**	$163,800	$81,900	1,258	7/3/1	1955	12,327 SF	
.03Mi.	**6093 WOODSDALE DR**		$146,400	$73,200	1,260	6/3/1	1955	11,108 SF	
.03Mi.	**6108 SPRINGDALE BLVD**	**11/12/2010**	$154,800	$77,400	1,256	6/3/1	1953	11,979 SF	
.03Mi.	**6114 SPRINGDALE BLVD**	**12/16/2025**	$137,400	$68,700	1,040	5/3/1	1953	11,979 SF	
.03Mi.	**6098 SPRINGDALE BLVD**		$123,800	$61,900	1,080	6/3/1	1954	11,979 SF	
.04Mi.	**6122 SPRINGDALE BLVD**	**04/03/2012**	$143,200	$71,600	1,008	5/2/1	1953	11,979 SF	
.04Mi.	**6131 WOODSDALE DR**	**02/11/2022**	$159,400	$79,700	1,190	6/3/1	1955	12,589 SF	
.04Mi.	**6092 SPRINGDALE BLVD**	**03/29/2016**	$146,600	$73,300	1,098	6/3/1	1953	11,979 SF	
.04Mi.	**6112 WOODSDALE DR**	**04/24/2012**	$138,800	$69,400	864	5/3/1	1953	13,024 SF	
.04Mi.	**6104 WOODSDALE DR**	**05/30/2014**	$143,400	$71,700	1,116	6/3/1	1953	12,589 SF	
.04Mi.	**6069 WOODSDALE DR**	**07/31/2024**	$134,000	$67,000	816	5/3/1	1955	12,720 SF	
.05Mi.	**6120 WOODSDALE DR**		$130,200	$65,100	864	5/3/1	1953	13,373 SF	
.05Mi.	**6096 WOODSDALE DR**	**03/04/1999**	$153,000	$76,500	867	5/3/1	1955	12,197 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	41.9 years old	Households:	19,535
Median Household Income:	$90,296	Households w/Family:	65%
Household Income Per Capita:	$44,439	Households w/Family Married:	50%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Grand Blanc Community Schools	Students:	7,489
Number of Schools:	13	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.90Mi.	**Bobcat Innovation** Number of Students: 343 Student-Teacher Ratio: 15.2	B-	Public	KG - 12
2.13Mi.	**Grand Blanc Community High School** Number of Students: 2,377 Student-Teacher Ratio: 21.1 Advanced Placement: Yes	B-	Public	8 - 12
0.85Mi.	**McGrath Elementary School** Number of Students: 380 Student-Teacher Ratio: 16.01	D+	Public	2 - 5
1.89Mi.	**Perry Learning Center** Number of Students: 5 Student-Teacher Ratio: 0.63	C	Public	PK - 12
0.94Mi.	**Anderson Elementary School** Number of Students: 203 Student-Teacher Ratio: 10.63	NA	Public	PK - 1
1.13Mi.	**Grand Blanc Middle School West**	B-	Public	6 - 8

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Number of Students: 757
Student-Teacher Ratio: 17.28

Flood Report

The Subject Property of **6109 WOODSDALE DR, GRAND BLANC, MI 48439-8527** 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	92%	SIMILAR
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	66%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY LOWER

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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