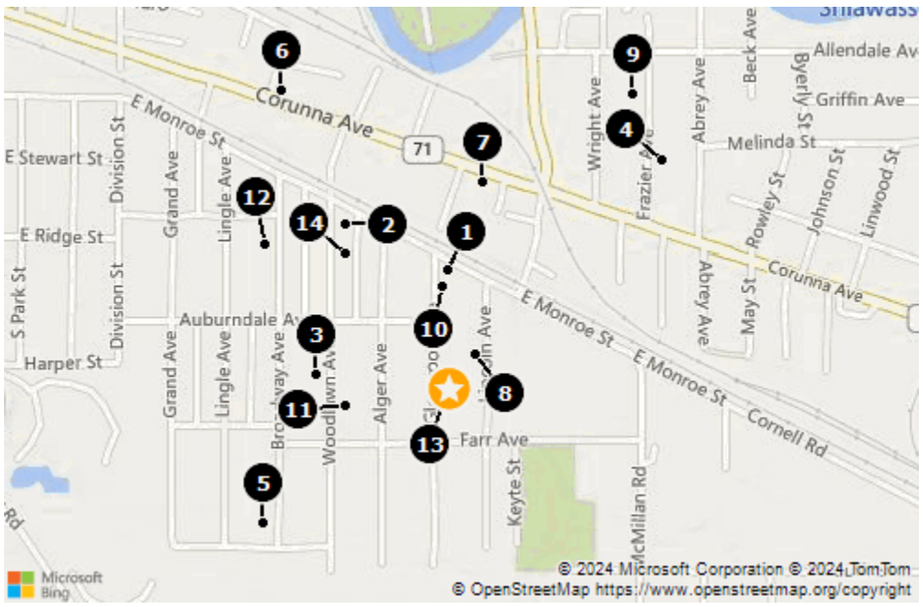
ICE SiteX Report

OrderID: 93347372

SiteX Property Information Report



Subject Property Location

651 GLENWOOD AVE, OWOSSO, MI 48867-4615

County:	**SHIAWASSEE MI**	Census Tract:	261550308.003023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	050-010-015-005-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$106,000**	FSD:	41
Value Range:	$62,540 - $149,460	Confidence Score:	59

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,977
Total Assessed Value:	$47,900	Total Assessor Market Value:	$95,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10-12 Block: 15 District: 50 Subdivision: GEO T ABREYS WOODLAWN PARK ADD
Abbreviated Description: LOTS 10 11 & 12 BLK 15 GEO T ABREYS WOODLAWN PARK ADD
City/Muni/Twp: CITY OF OWOSSO

Property Characteristics

Lot Size:	11,326 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

Prior Transfer

Recording Date:	10/16/2023	Sales Price:	$71,632
Document #:	3375660 BK-PG 1307-52	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/10/2023	Loan Amount:	N/A
Document #:	3371163 BK-PG 1307-52	Loan Type:	FHA
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Lot: 10-12 Block: 15 Subdivision: GEORGE T ABREYS WOODLAWN PARK ADDITION
City/Muni/Twp: OWOSSO

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	$10,000
Document #:	3359538 BK-PG 1295-623	Type of Sale:	Full Amount on Deed
Contract Date:	04/14/2022		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 10-12 Block: 15 Subdivision: GEORGE T ABREYS WOODLAWN PARK ADDITION Map Ref: LB 1 PG 120
City/Muni/Twp: OWOSSO

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Prior Transfer

Recording Date:	04/14/2022	Sales Price:	$10,000
Document #:	BK-PG 1295 -623	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10-12 Block: 15 District: 50 Subdivision: GEO T ABREYS WOODLAWN PARK ADD
Abbreviated Description: LOTS 10 11 & 12 BLK 15 GEO T ABREYS WOODLAWN PARK ADD
City/Muni/Twp: CITY OF OWOSSO

Prior Transfer

Recording Date:	09/20/2013	Sales Price:	$16,900
Document #:	3254127 BK-PG 01191-00089	Type of Sale:	Full Amount on Deed
Contract Date:	08/15/2013		
Document Type:	Deed		

Legal Description:
Lot: 10-12 Block: 15 Subdivision: GEO T ABREYS WOODLAWN PARK ADDITION
City/Muni/Twp: CITY OF OWOSSO

Prior Transfer

Recording Date:	10/03/2012	Sales Price:	$21,474
Document #:	3239963 BK-PG 01176-00967	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/26/2012		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 10-12 Block: 15
City/Muni/Twp: CITY OF OWOSSO

Prior Transfer

Recording Date:	03/05/2012	Sales Price:	$62,000
Document #:	BK-PG 1050-996	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/19/2003	Sales Price:	N/A
Document #:	3112558 BK-PG 1050-997	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/08/2003		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 10-12 Block: 15 Subdivision: GEORGE T ABREYS WOODLAWN PARK ADDITION
City/Muni/Twp: OWOSSO

Mortgage Record

Recording Date:	11/19/2003	Loan Amount:	N/A
Document #:	3112557 BK-PG 1050-996	Loan Type:	Unknown
TD Due Date:	12/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 10-12 Block: 15 Subdivision: GEORGE T ABREYS WOODLAWN PARK ADDITION
City/Muni/Twp: OWOSSO

Area Sales Analysis

Total Area Sales	$1,453,000	Median # of Bedrooms	
Median Lot Size	6,970 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$30,000 to $167,000	Age Range	
Median Value	$112,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**601 GLENWOOD AVE** **OWOSSO, MI 48867-4615**	11/26/2024	$50,000			//		5,663 SF	
		APN: 050-010-015-017-00 Document #: 3386878 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 35&36 Block: 15 Subdivision: GEORGE T ABREYS WOODLAWN PARK ADDITION MapRef: LB 1 PG 120 Abbreviated Description: Lot:35&36 Block:15 Subdivision:GEORGE T ABREYS WOODLAWN PARK ADDITION Map Ref:LB 1 PG 120City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
2	.23Mi.	**607 WOODLAWN AVE** **OWOSSO, MI 48867-4636**	10/22/2024	$125,000			//		7,405 SF	
		APN: 050-010-017-026-00 Document #: 3385916 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 45&46 Block: 17 Subdivision: GEO O ABREYS WOODLAWN PARK ADDITION Sec/Twnship/Range: S19T07NR03E Abbreviated Description: Lot:45&46 Block:17 Subdivision:GEO O ABREYS WOODLAWN PARK ADDITION Sec/Twnship/Range:S19T07NR03E City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
3	.16Mi.	**738 WOODLAWN AVE** **OWOSSO, MI 48867-4629**	10/11/2024	$155,000			//		7,841 SF	
		APN: 050-010-018-008-00 Document #: 3385636 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 14&15 Block: 18 Subdivision: WOODLAWN PARK ADDITION MapRef: LB 1 PG 120 Abbreviated Description: Lot:14&15 Block:18 Subdivision:WOODLAWN PARK ADDITION Map Ref:LB 1 PG 120City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
4	.37Mi.	**713 FRAZER AVE** **OWOSSO, MI 48867-3745**	08/19/2024	$72,000			//		4,356 SF	
		APN: 050-010-032-027-00 Document #: 3384115 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Block: 32 Subdivision: GEORGE T ABREYS WOODLAWN PARK ADDITION MapRef: LB 1 PG 120 Abbreviated Description: Lot:57 Block:32 Subdivision:GEORGE T ABREYS WOODLAWN PARK ADDITION Map Ref:LB 1 PG 120City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO								
5	.27Mi.	**1320 BROADWAY AVE**	07/30/2024	$110,000			//		6,970 SF	

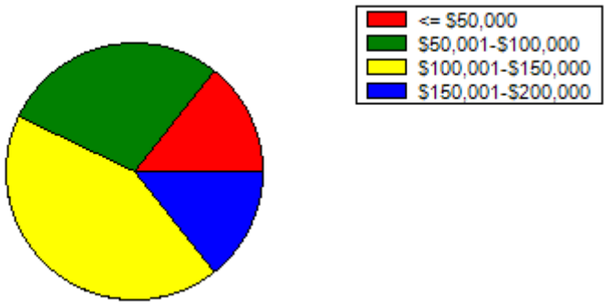
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		OWOSSO, MI 48867-4510				
	APN: 050-340-003-023-00 Document #: 3383510 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 3 Subdivision: M KEYTES MAPLE RIDGE HEIGHTS ADDITION Abbreviated Description: Lot:26 Block:3 Subdivision:M KEYTES MAPLE RIDGE HEIGHTS ADDITION City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO					
6	.41Mi.	**603 CORUNNA AVE**	06/13/2024	$73,000	//	4,792 SF
		OWOSSO, MI 48867-3649				
	APN: 050-430-000-027-00 Document #: 3382355 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO					
7	.24Mi.	**910 CORUNNA AVE**	06/11/2024	$125,000	//	4,356 SF
		OWOSSO, MI 48867-3732				
	APN: 050-011-020-005-00 Document #: 3382289 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 20 Subdivision: GEO T ABRAYS WOODLAWN PARK SUBDIVISION MapRef: LB 1 PG 120 Abbreviated Description: Lot:5 Block:20 Subdivision:GEO T ABRAYS WOODLAWN PARK SUBDIVISION Map Ref:LB 1 PG 120City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO					
8	.05Mi.	**640 LINCOLN AVE**	05/22/2024	$167,000	//	7,405 SF
		OWOSSO, MI 48867-4624				
	APN: 050-010-015-028-00 Document #: 3381757 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 53,54 Block: 15 Subdivision: GEO T ABREYS WOOD-LAWN PARK MapRef: LB 1 PG 120 Abbreviated Description: Lot:53,54 Block:15 Subdivision:GEO T ABREYS WOOD-LAWN PARK Map Ref:LB 1 PG 120					
9	.41Mi.	**612 FRAZER AVE**	05/03/2024	$115,000	//	8,712 SF
		OWOSSO, MI 48867-3744				
	APN: 050-010-033-015-00 Document #: 3381209 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 28,29 Block: 33 Subdivision: GEO T ABREYS WOODLAWR PARK ADDITION MapRef: LB 1 PG 120 Abbreviated Description: Lot:28,29 Block:33 Subdivision:GEO T ABREYS WOODLAWR PARK ADDITION Map Ref:LB 1 PG 120					
10	.12Mi.	**613 GLENWOOD AVE**	04/16/2024	$30,000	//	3,920 SF
		OWOSSO, MI 48867-4615				
	APN: 050-010-015-015-00 Document #: 3380676 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Block: 15 Subdivision: GEORGE T ABREYS WOODLAWN PARK ADDITION Abbreviated Description: Lot:32 Block:15 Subdivision:GEORGE T ABREYS WOODLAWN PARK ADDITION City/Muni/Twp:CITY OF OWOSSO City/Muni/Twp: CITY OF OWOSSO					
11	.12Mi.	**751 WOODLAWN AVE**	04/01/2024	$138,000	//	7,405 SF
		OWOSSO, MI 48867-4628				
	APN: 050-010-017-005-00 Document #: 3379785 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7,8 Block: 17 Subdivision: GEO T ABREYS WOODLAWN PARK ADDITION MapRef: LB 1 PG 120 Abbreviated Description: Lot:7,8 Block:17 Subdivision:GEO T ABREYS WOODLAWN PARK ADDITION Map Ref:LB 1 PG 120City/Muni/Twp:CITY OF OWOSSO City/Muni/Twp: CITY OF OWOSSO					
12	.28Mi.	**712 BROADWAY AVE**	03/14/2024	$100,000	//	5,663 SF
		OWOSSO, MI 48867-4504				
	APN: 050-420-007-022-00 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: KEYTES ADDITION MapRef: LB 1 OF PLS PG 92 Abbreviated Description: Subdivision:KEYTES ADDITION Map Ref:LB 1 OF PLS PG 92City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO					
13	.01Mi.	**653 GLENWOOD AVE**	02/26/2024	$124,000	//	7,841 SF
		OWOSSO, MI 48867-4615				
	APN: 050-010-015-004-00 Document #: 3378842 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 8,9 Block: 15 Subdivision: GEORGE T ABREYS WOODLAWN PARK ADDITION MapRef: LB 1 PG 120 Abbreviated Description: Lot:8,9 Block:15 Subdivision:GEORGE T ABREYS WOODLAWN PARK ADDITION Map Ref:LB 1 PG 120City/Muni/Twp:CITY OF OWOSSO City/Muni/Twp: CITY OF OWOSSO					
14	.2Mi.	**625 WOODLAWN AVE**	02/09/2024	$69,000	//	6,970 SF
		OWOSSO, MI 48867-4636				
	APN: 050-010-017-022-00 Document #: 3378454 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 39,40 Block: 17 Subdivision: GEO T ABREYS WOODLAWN PARK MapRef: LB 1 PG 120 Abbreviated Description: Lot:39,40 Block:17 Subdivision:GEO T ABREYS WOODLAWN PARK Map Ref:LB 1 PG 120City/Muni/Twp:CITY OF OWOSSO City/Muni/Twp: CITY OF 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.

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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.	**651 GLENWOOD AVE**	**04/14/2022**	$95,800	$47,900				11,326 SF	
.01Mi.	**653 GLENWOOD AVE**		$83,000	$41,500				7,841 SF	
.02Mi.	**645 GLENWOOD AVE**	**10/09/1996**	$93,200	$46,600				18,295 SF	
.03Mi.	**655 GLENWOOD AVE**	**08/06/2018**	$95,800	$47,900				7,405 SF	
.03Mi.	**656 LINCOLN AVE**	**02/03/2014**	$132,200	$66,100				20,038 SF	
.03Mi.	**650 LINCOLN AVE**	**11/01/2022**	$96,200	$48,100				7,405 SF	
.04Mi.	**642 LINCOLN AVE**	**03/21/2023**	$76,000	$38,000				7,405 SF	
.04Mi.	**658 GLENWOOD AVE**	**11/04/2016**	$130,400	$65,200				11,761 SF	
.04Mi.	**635 GLENWOOD AVE**	**07/16/2002**	$82,800	$41,400				7,405 SF	
.05Mi.	**640 LINCOLN AVE**	**04/14/2023**	$89,200	$44,600				7,405 SF	
.05Mi.	**668 LINCOLN AVE**	**10/26/2016**	$82,400	$41,200				7,405 SF	
.05Mi.	**667 GLENWOOD AVE**	**07/29/1997**	$106,400	$53,200				11,326 SF	
.06Mi.	**638 LINCOLN AVE**	**05/05/1993**	$60,800	$30,400				7,405 SF	
.06Mi.	**631 GLENWOOD AVE**	**08/25/2021**	$98,000	$49,000				11,326 SF	
.06Mi.	**664 GLENWOOD AVE**	**03/25/1992**	$159,600	$79,800				18,731 SF	
.07Mi.	**626 LINCOLN AVE**	**01/31/2022**	$8,000	$4,000				7,405 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	41.3 years old	Households:	11,597
Median Household Income:	$57,439	Households w/Family:	61%
Household Income Per Capita:	$31,302	Households w/Family Married:	43%
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
1.15Mi.	**Owosso Middle School** Number of Students: 684 Student-Teacher Ratio: 19.73	D-	Public	6 - 8
1.22Mi.	**Bryant School** Number of Students: 473 Student-Teacher Ratio: 17.26	C	Public	KG - 5
1.92Mi.	**Owosso High School** Number of Students: 832 Student-Teacher Ratio: 19.48 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	111%	HIGHER
MURDER	119%	HIGHER
OVERALL	115%	HIGHER

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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