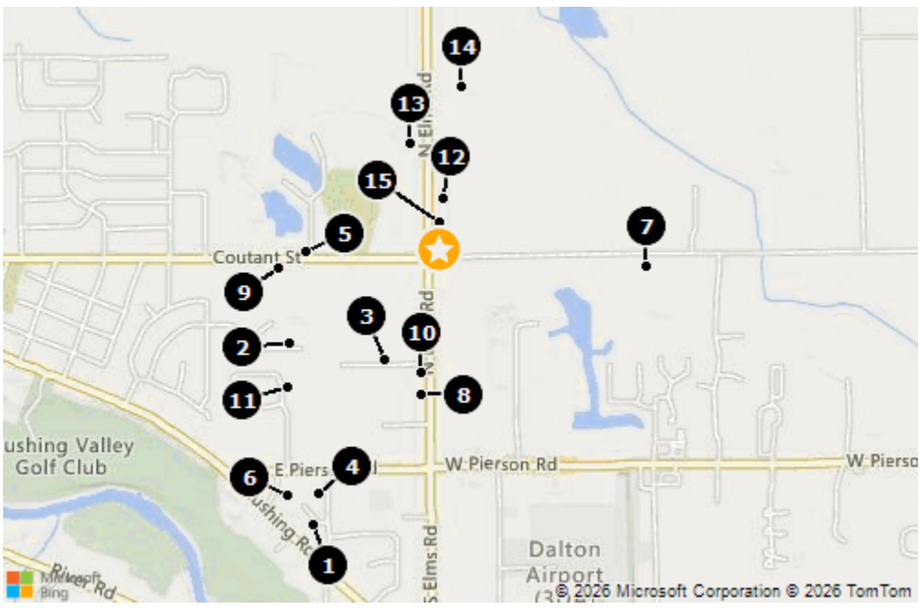
ICE SiteX Report

OrderID: 98351679

SiteX Property Information Report



Subject Property Location

6524 KELLY RD, FLUSHING, MI 48433-9056

County:	**GENESEE MI**	Census Tract:	260490105.021004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-30-100-011	Thomas Bros Pg-Grid:	

Valuation

Value:	**$329,000**	FSD:	9	Common Confidence Score:	79
Value Range:	$299,390 - $358,610	ICE Confidence Score:	91		

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:	$4,609
Total Assessed Value:	$162,000	Total Assessor Market Value:	$324,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: T District: 14 Sec/Twnship/Range: SEC 30 TWN 08N RNG 06E

Abbreviated Description: A PARCEL OF LAND BEG @ W 1/4 COR OF SEC TH N 89 DEG 06 MIN E 200.02 FT TH N 156.18 FT TH W 200 FT TH S 159.32 FT TO PL OF BEG

City/Muni/Twp: MT MORRIS TWP

Property Characteristics

Lot Size:	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:	07/16/2026	Sales Price:	N/A
Document #:	202607160042934 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/02/2026	Sales Price:	N/A
Document #:	202602020001857 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/21/2026		
Document Type:			
Legal Description:			
Sec/Twnship/Range: SW4NW4 S30T08R06E			
City/Muni/Twp: MT MORRIS			

Prior Transfer

Recording Date:	09/11/2025	Sales Price:	N/A
Document #:	202509110011401 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	08/27/2025	Sales Price:	$315,000
Document #:	202508270008518 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/2025		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4NW4 S30T08NR06E
City/Muni/Twp: MT MORRIS

Mortgage Record

Recording Date:	06/17/2021	Loan Amount:	N/A
Document #:	202106170055848 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4NW4 S30T08NR06E
City/Muni/Twp: MT MORRIS

Prior Transfer

Recording Date:	02/17/1999	Sales Price:	$12,000
Document #:	199902170013877 BK-PG 4076-0438	Type of Sale:	Full Amount on Deed
Contract Date:	02/17/1997		
Document Type:			

Legal Description:
Sec/Twnship/Range: PART SW4NW4 S30T08NR06E
City/Muni/Twp: MOUNT MORRIS

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: T District: 14 Sec/Twnship/Range: SEC 30 TWN 08N RNG 06E
Abbreviated Description: A PARCEL OF LAND BEG @ W 1/4 COR OF SEC TH N 89 DEG 06 MIN E 200.02 FT TH N 156.18 FT TH W 200 FT TH S 159.32 FT TO PL OF BEG
City/Muni/Twp: MT MORRIS TWP

Area Sales Analysis

Total Area Sales	$3,352,800	Median # of Bedrooms	
Median Lot Size	5,619 SF	Median # of Baths	2
Median Living Area	1,412 SF	Median Year Built	1984
Price Range - 2 Yrs	$3,000 to $485,000	Age Range	24 years to 80 years
Median Value	$210,000	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.72Mi.	**1448 BEAUMONT CIR** **FLUSHING, MI 48433-1872**	08/25/2026	$210,000	$122	1720	//2	1984	3,354 SF	
		APN: 55-36-526-007 Document #: 202608250049326 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: BEAUMONT PLACE MapRef: MB 60 PG 27-29 Abbreviated Description: Lot:7 Subdivision:BEAUMONT PLACE Map Ref:MB 60 PG 27-29City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING								
2	.41Mi.	**1447 CEDARWOOD DR** **FLUSHING, MI 48433-1875**	07/11/2026	$234,900	$166	1408	/3/2	1977	11,718 SF	
		APN: 55-25-577-013 Document #: 202607110041664 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: VILLAGEAST MapRef: LB 53 PG 17 Abbreviated Description: Lot:13 Subdivision:VILLAGEAST Map Ref:LB 53 PG 17City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING								
3	.29Mi.	**1607 CEDARWOOD DR** **FLUSHING, MI 48433-3609**	07/10/2026	$162,000	$162	998	/2/2	2002	5,619 SF	
		APN: 55-25-576-085 Document #: 202607100041329 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: HILLCREST ACRES MapRef: LB 20 PG 19 Abbreviated Description: Lot:33 Subdivision:HILLCREST ACRES Map Ref:LB 20 PG 19City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING								
4	.64Mi.	**108 RIVERVIEW BLVD** **FLUSHING, MI 48433-1837**	06/29/2026	$200,000	$88	2268	//2	1985	3,790 SF	
		APN: 55-36-526-026 Document #: 202606290039890 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: BEAUMONT PLACE MapRef: LB 60 PG 27 Abbreviated Description: Lot:26 Subdivision:BEAUMONT PLACE Map Ref:LB 60 PG 27City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING								
5	.32Mi.	**1449 COUTANT ST** **FLUSHING, MI 48433-1820**	06/11/2026	$325,000	$128	2536	//2	1997	16,771 SF	
		APN: 55-25-200-034 Document #: 202606110036833 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2W2NE4 S25T08NR05E Abbreviated Description: Sec/Twnship/Range:E2W2NE4 S25T08NR05E City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING								
6	.68Mi.	**115 CRESCENT DR** **FLUSHING, MI 48433-1812**	06/11/2026	$3,000	$1	1656	/4/2	1948	29,882 SF	
		APN: 55-36-532-013 Document #: 202606110036796 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING								
7	.49Mi.	**6273 KELLY RD** **FLUSHING, MI 48433-9029**	03/25/2026	$198,000			//		SF	
		APN: 14-30-552-006 Document #: 202603250010687 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 6 Subdivision: KELLY ROAD HEIGHTS MapRef: LB 38 PG 6 Abbreviated Description: Lot:6 Subdivision:KELLY ROAD HEIGHTS Map Ref:LB 38 PG 6City/Muni/Twp:MT MORRIS City/Muni/Twp: MT MORRIS

8	.34Mi.	**145 N ELMS RD** **FLUSHING, MI 48433-1828**	03/16/2026	$185,000	$131	1412	/3/2	1946	18,905 SF

APN: 55-25-576-070 Document #: 202603160009363
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: HILLCREST ACRES MapRef: LB 20 PG 19 Abbreviated Description: Subdivision:HILLCREST ACRES Map Ref:LB 20 PG 19Abbreviated Description:LOT: EAST 210 FT OF LOT 28 City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING

9	.39Mi.	**1440 COUTANT ST** **FLUSHING, MI 48433-1821**	10/17/2025	$270,000	$202	1332	//2	1958	54,886 SF

APN: 55-25-576-059 Document #: 202510170018165
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: HILLCREST ACRES MapRef: LB 20 PG 19 Abbreviated Description: Lot:60 Subdivision:HILLCREST ACRES Map Ref:LB 20 PG 19City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING

10	.29Mi.	**163 N ELMS RD** **FLUSHING, MI 48433-1828**	10/06/2025	$209,900	$104	2000	//2	1971	18,905 SF

APN: 55-25-576-028 Document #: 202510060015578
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: HILLCREST ACRES MapRef: LB 20 PG 19 Abbreviated Description: Subdivision:HILLCREST ACRES Map Ref:LB 20 PG 19Abbreviated Description:LOT: EASTERLY 210 FT OF LOT 31 City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING

11	.47Mi.	**166 BEACON POINT PKWY** **FLUSHING, MI 48433-1898**	09/15/2025	$265,000	$179	1476	/3/2	2002	SF

APN: 55-25-678-028 Document #: 202509150011514
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: BEACON POINT DUPLEX CONDOMINIUMS Legal Unit: 14A MapRef: DOC 200305230073128 Abbreviated Description: Subdivision:BEACON POINT DUPLEX CONDOMINIUMS Map Ref:DOC 200305230073128Abbreviated Description:UNIT : PART OF UNIT 14A & 14B City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING

12	.12Mi.	**4336 N ELMS RD** **FLUSHING, MI 48433-1450**	08/25/2025	$220,000			//		SF

APN: 14-30-501-019 Document #: 202508250007647
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: ROSE HAVEN MapRef: LB 25 PG 53 Abbreviated Description: Lot:19 Subdivision:ROSE HAVEN Map Ref:LB 25 PG 53City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS

13	.26Mi.	**459 N ELMS RD** **FLUSHING, MI 48433-1423**	08/15/2025	$485,000	$178	2722	//3	1991	178,466 SF

APN: 55-25-200-022 Document #: 202508150006582
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S25T08NR0E Abbreviated Description: Sec/Twnship/Range:NE4 S25T08NR0E City/Muni/Twp:FLUSHING City/Muni/Twp: FLUSHING

14	.4Mi.	**4440 N ELMS RD** **FLUSHING, MI 48433-1449**	05/23/2025	$335,000			//		SF

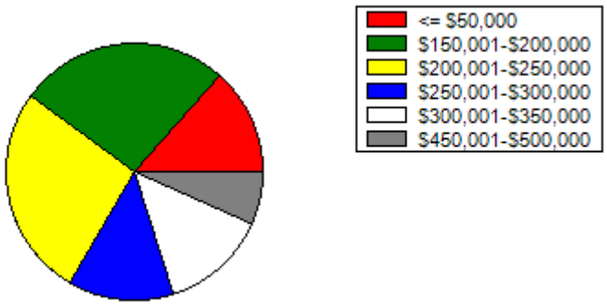
APN: 14-30-501-034 Document #: 202505230000140
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: A Subdivision: ROSE HAVEN MapRef: MB 25 PG 53 Sec/Twnship/Range: NW4 S30T08NR06E Abbreviated Description: Lot:A Subdivision:ROSE HAVEN Map Ref:MB 25 PG 53Sec/Twnship/Range:NW4 S30T08NR06E City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS

15	.07Mi.	**4304 N ELMS RD** **FLUSHING, MI 48433-1450**	05/20/2025	$50,000			//		SF

APN: 14-30-501-022 Document #: 202505200000115
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: ROSE HAVEN MapRef: LB 25 PG 53 Abbreviated Description: Lot:22 Subdivision:ROSE HAVEN Map Ref:LB 25 PG 53City/Muni/Twp:MOUNT MORRIS City/Muni/Twp: MOUNT MORRIS

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.	**6524 KELLY RD**		$324,000	$162,000					
.03Mi.	**4284 N ELMS RD**		$209,000	$104,500					
.04Mi.	**6504 KELLY RD**		$172,600	$86,300				1 SF	
.05Mi.	**4294 N ELMS RD**	**09/21/2018**	$163,000	$81,500					
.05Mi.	**401 N ELMS RD**	**07/10/2005**	$234,600	$117,300	1,512	/3/2	1940	42,907 SF	
.06Mi.	**6492 KELLY RD**	**04/06/2018**	$169,600	$84,800					
.07Mi.	**4304 N ELMS RD**		$166,800	$83,400					
.07Mi.	**331 N ELMS RD**	**05/29/2018**	$128,200	$64,100	1,056	/2/1	1960	30,797 SF	
.08Mi.	**1555 COUTANT ST**	**01/13/2022**	$190,800	$95,400	1,416	//1	1960	15,594 SF	
.08Mi.	**325 N ELMS RD**	**02/14/2025**	$188,200	$94,100	1,246	/3/2	1950	28,009 SF	
.09Mi.	**4316 N ELMS RD**	**09/27/2019**	$208,000	$104,000					
.09Mi.	**419 N ELMS RD**		$198,400	$99,200	1,080	//1	1958	3 SF	
.1Mi.	**6476 KELLY RD**		$216,000	$108,000					
.1Mi.	**1551 COUTANT ST**		$263,200	$131,600	1,464	//3	2001	17,206 SF	
.11Mi.	**4326 N ELMS RD**	**04/18/2014**	$202,000	$101,000					
.11Mi.	**425 N ELMS RD**	**05/30/2017**	$384,200	$192,100	2,744	//2	1968	2 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	42.4 years old	Households:	10,341
Median Household Income:	$79,820	Households w/Family:	69%
Household Income Per Capita:	$38,345	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Flushing Community Schools	Students:	4,094
Number of Schools:	8	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.89Mi.	**Flushing Early Childhood Center** Number of Students: 305 Student-Teacher Ratio: 17.45	NA	Public	PK - KG
0.76Mi.	**Springview Elementary School** Number of Students: 468 Student-Teacher Ratio: 17.14	B	Public	1 - 6
1.70Mi.	**Flushing High School** Number of Students: 1,229 Student-Teacher Ratio: 16.45	B+	Public	8 - 12
1.41Mi.	**Flushing Middle School** Number of Students: 636 Student-Teacher Ratio: 17.88	B	Public	6 - 8

Flood Report

The Subject Property of **6524 KELLY RD, FLUSHING, MI 48433-9056** 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	72%	NOTABLY LOWER
BURGLARY	56%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	77%	NOTABLY LOWER
OVERALL	54%	NOTABLY 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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Data deemed reliable, but not guaranteed.

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