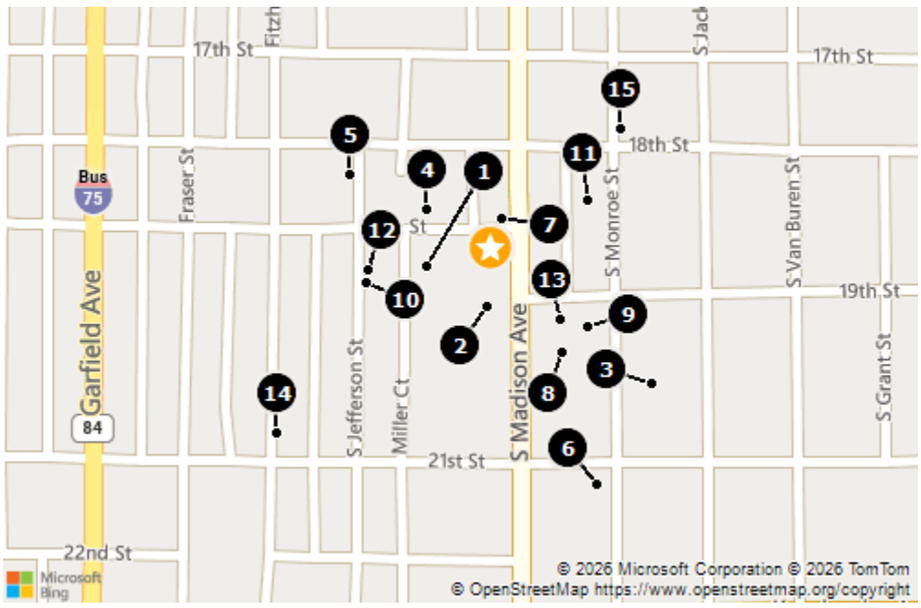
ICE SiteX Report

OrderID: 97892297

SiteX Property Information Report



Subject Property Location

718 S MADISON AVE, BAY CITY, MI 48708-7257

County:	**BAY MI**	Census Tract:	260172807.002029
Property Use:	Single Family Residential	Zoning:	R-2 DUPLEX
Parcel Number:	160-028-456-002-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$107,000**	FSD:	13	Common Confidence Score:	51
Value Range:	$93,090 - $120,910	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	160
Assd Land Value:		Market Land Value:		Tax Year:	2026
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,132
Total Assessed Value:	$51,600	Total Assessor Market Value:	$103,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 7 District: 160 Subdivision: PHILLIP SIMONS SUB
Abbreviated Description: LOT 5 BLK 7 PHILLIP SIMONS SUB OF OUTLOT 4 OF JAMES FRASERS OUTLOTS ALSO E 1/2 OF VAC ALLEY ADJ THRTO (COMB E 1/2 VAC ALLEY
City/Muni/Twp: BAY CITY

Property Characteristics

Lot Size:	5,489 SF	Bedrooms:	4	Pool:	
Building Area:	1176 SF	Baths:	1	Fireplace:	
Year Built:	1903	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/27/2025	Sales Price:	N/A
Document #:	202510949 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/12/2023	Sales Price:	$95,164
Document #:	202310251 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2023		
Document Type:			

Legal Description:
Lot: 5 Block: 7 Subdivision: PHILLIP SIMONS SUBDIVISION

Prior Transfer

Recording Date:	08/30/2023	Sales Price:	$95,164
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 7 District: 160 Subdivision: PHILLIP SIMONS SUB
Abbreviated Description: LOT 5 BLK 7 PHILLIP SIMONS SUB OF OUTLOT 4 OF JAMES FRASERS OUTLOTS ALSO E 1/2 OF VAC ALLEY ADJ THRTO (COMB E 1/2 VAC ALLEY
City/Muni/Twp: BAY CITY

ICE SiteX Report

OrderID: 97892297

Prior Transfer

Recording Date:	11/15/2021	Sales Price:	N/A
Document #:	202119311 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/11/2021		
Document Type:			

Legal Description:
Lot: 5 Block: 7 Subdivision: PHILLIP SIMONS SUBDIVISION Sec/Twnship/Range: S28T14NR05E
City/Muni/Twp: BAY CITY

Prior Transfer

Recording Date:	11/15/2021	Sales Price:	N/A
Document #:	202119310 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/11/2021		
Document Type:			

Legal Description:
Lot: 5 Block: 7 Subdivision: PHILLIP SIMONS SUBDIVISON Sec/Twnship/Range: S28T14NR05E
City/Muni/Twp: BAY CITY

Area Sales Analysis

Total Area Sales	$1,308,291	Median # of Bedrooms	3
Median Lot Size	5,489 SF	Median # of Baths	1
Median Living Area	1,104 SF	Median Year Built	1903
Price Range - 2 Yrs	$24,500 to $170,000	Age Range	71 years to 161 years
Median Value	$95,700	Median Age	123 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**808 19TH ST** **BAY CITY, MI 48708-7284**	04/14/2026	$95,700	$66	1439	/4/1	1870	9,017 SF	
		APN: 160-028-380-003-00 Document #: 202605322 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1-3 Block: 15 Subdivision: JOHN S WILSONS ADDITION MapRef: LB 1 PG 18 Abbreviated Description: Block:15 Subdivision:JOHN S WILSONS ADDITION Map Ref:LB 1 PG 18Abbreviated Description:LOT: WEST 2 OF LOT 1-3 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
2	.03Mi.	**732 S MADISON AVE** **BAY CITY, MI 48708-7257**	03/23/2026	$117,100	$109	1068	/2/1	1925	7,797 SF	
		APN: 160-028-456-005-00 Document #: 202603155 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 8 Subdivision: H M BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:1 Block:8 Subdivision:H M BRADLEYS ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
3	.12Mi.	**901 S MONROE ST** **BAY CITY, MI 48708-7294**	02/27/2026	$24,500	$22	1104	/3/1	1865	5,489 SF	
		APN: 160-028-458-007-00 Document #: 202602139 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 10 Subdivision: HM BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:14 Block:10 Subdivision:HM BRADLEYS ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
4	.05Mi.	**809 19TH ST** **BAY CITY, MI 48708-7236**	01/29/2026	$110,000	$52	2084	//1	1903	8,015 SF	
		APN: 160-028-349-007-00 Document #: 202601040 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 1 Subdivision: JOHNS WILSONS ADDITION MapRef: LB 1 PG 18 Abbreviated Description: Subdivision:JOHNS WILSONS ADDITION Map Ref:LB 1 PG 18Abbreviated Description:LOT: WEST 70 FT OF LOTS 1&2 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
5	.1Mi.	**710 18TH ST** **BAY CITY, MI 48708-7231**	12/29/2025	$100,000	$74	1334	/3/1	1920	5,009 SF	
		APN: 160-028-348-004-00 Document #: 202515940 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 266 Subdivision: PORTSMOUTH MapRef: LB 1 PG 38 Abbreviated Description: Lot:7 Block:266 Subdivision:PORTSMOUTH Map Ref:LB 1 PG 38City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
6	.15Mi.	**1000 S MONROE ST** **BAY CITY, MI 48708-7215**	11/17/2025	$170,000	$140	1208	/3/2	1955	5,489 SF	
		APN: 160-028-463-008-00 Document #: 202514358 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 26 Subdivision: H M BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:1 Block:26 Subdivision:H M BRADLEYS ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
7	.02Mi.	**714 S MADISON AVE** **BAY CITY, MI 48708-7292**	10/30/2025	$100,000	$111	900	/3/1	1883	5,009 SF	
		APN: 160-028-451-006-00 Document #: 202513605 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 6 Subdivision: PHILLIP SIMONS SUBDIVISION MapRef: LB 2 PG 40 Sec/Twnship/Range: S28T14NR05E Abbreviated Description: Lot:3 Block:6 Subdivision:PHILLIP SIMONS SUBDIVISION Map Ref:LB 2 PG 40Sec/Twnship/Range:S28T14NR05E City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
8	.07Mi.	**901 S MADISON AVE** **BAY CITY, MI 48708-4705**	10/17/2025	$80,000	$64	1248	/4/1	1915	5,489 SF	
		APN: 160-028-457-003-00 Document #: 202513127 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 9 Subdivision: H M BRADLEYS ADDITION Abbreviated Description: Lot:16 Block:9 Subdivision:H M BRADLEYS ADDITION City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
9	.07Mi.	**908 19TH ST** **BAY CITY, MI 48708-7271**	10/13/2025	$52,000	$47	1088	/3/1	1910	5,489 SF	
		APN: 160-028-457-010-00 Document #: 202512869 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 9 Subdivision: H M BRADLEYS ADDITION MapRef: LB 2 PG 10 Abbreviated Description: Lot:2 Block:9 Subdivision:H M BRADLEYS ADDITION Map Ref:LB 2 PG 10City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
10	.07Mi.	**811 S JEFFERSON ST**	09/23/2025	$38,000	$67	560	/2/1	1885	2,483 SF	

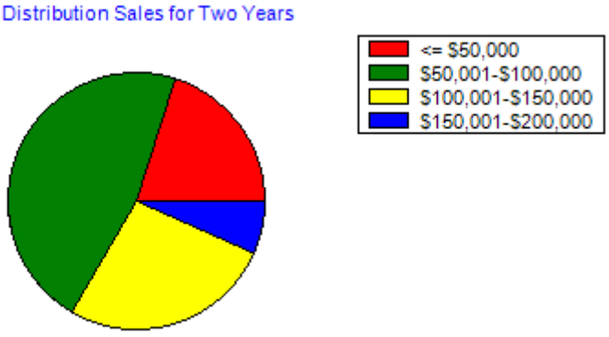
ICE SiteX Report

OrderID: 97892297

		BAY CITY, MI 48708-7243							
	APN: 160-028-380-006-00 Document #: 202512062 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 15 Subdivision: JOHN S WILSONS ADDITION Abbreviated Description: Block:15 Subdivision:JOHN S WILSONS ADDITION Abbreviated Description:LOT; SOUTH2 OF LOT 10 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
11	.06Mi.	**706 S MONROE ST** **BAY CITY, MI 48708-7289**	09/22/2025	$125,000	$66	1874	/5/3	1900	5,009 SF
	APN: 160-028-452-008-00 Document #: 202511959 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 5 Subdivision: PHILLIPS SIMMONS SUBDIVISION MapRef: LB 2 PG 40 Sec/Twnship/Range: S28T14NR05E Abbreviated Description: Lot:12 Block:5 Subdivision:PHILLIPS SIMMONS SUBDIVISION Map Ref:LB 2 PG 40Sec/Twnship/Range:S28T14NR05E City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
12	.06Mi.	**809 S JEFFERSON ST** **BAY CITY, MI 48708-7243**	08/11/2025	$60,000	$81	740	/2/1	1870	2,483 SF
	APN: 160-028-380-005-00 Document #: 202510197 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 15 Subdivision: JOHN S WILSONS ADDITION Abbreviated Description: Block:15 Subdivision:JOHN S WILSONS ADDITION Abbreviated Description:LOT: NORTH 2 OF LOT 10 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
13	.05Mi.	**801 S MADISON AVE** **BAY CITY, MI 48708-7258**	07/25/2025	$41,000	$21	1888	/4/1	1936	5,489 SF
	APN: 160-028-457-001-00 Document #: 202509256 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Block: 9 Subdivision: H M BRADLEYS ADDITION Abbreviated Description: Block:9 Subdivision:H M BRADLEYS ADDITION Abbreviated Description:LOT: NORTH 2 OF LOT 17&18 City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
14	.16Mi.	**921 FITZHUGH ST** **BAY CITY, MI 48708-7196**	05/07/2025	$77,776	$74	1046	/3/1	1897	5,009 SF
	APN: 160-028-379-012-00 Document #: 202506010 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 264 MapRef: LB 1 PG 38 Abbreviated Description: Lot:5 Block:264 Map Ref:LB 1 PG 38City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								
15	.11Mi.	**1001 18TH ST** **BAY CITY, MI 48708-7341**	04/28/2025	$117,215	$125	933	/3/1	1920	5,009 SF
	APN: 160-028-415-003-00 Document #: 202505589 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: JAMES FRASERS OUT LOTS MapRef: LB 1 PG 59 Sec/Twnship/Range: SE4 S28T14NR05E Abbreviated Description: Subdivision:JAMES FRASERS OUT LOTS Map Ref:LB 1 PG 59Sec/Twnship/Range:SE4 S28T14NR05E City/Muni/Twp:BAY CITY City/Muni/Twp: BAY CITY								

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.

ICE SiteX Report

OrderID: 97892297

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.	**718 S MADISON AVE**	**08/30/2023**	$103,200	$51,600	1,176	/4/1	1903	5,489 SF	
.01Mi.	**724 S MADISON AVE**	**09/17/2021**	$117,000	$58,500	1,774	/4/2	1910	5,489 SF	
.02Mi.	**714 S MADISON AVE**	**10/23/2025**	$92,800	$46,400	900	/3/1	1883	5,009 SF	
.02Mi.	**728 S MADISON AVE**	**11/01/1988**	$99,700	$49,850	1,202	/4/1	1892	8,451 SF	
.02Mi.	**816 19TH ST**	**05/10/2019**	$117,900	$58,950	1,358	/3/1	1890	14,767 SF	
.03Mi.	**712 S MADISON AVE**	**10/06/2006**	$95,600	$47,800	943	/2/1	1900	5,009 SF	
.03Mi.	**819 19TH ST**	**06/01/1988**	$47,600	$23,800	804	/2/1	1915	3,615 SF	
.03Mi.	**817 19TH ST**	**12/14/2020**	$86,100	$43,050	1,260	/2/1	1900	3,615 SF	
.03Mi.	**810 19TH ST**				1,200	//1	1970	8,843 SF	
.03Mi.	**732 S MADISON AVE**	**03/18/2026**	$78,800	$39,400	1,068	/2/1	1925	7,797 SF	
.04Mi.	**729 S MADISON AVE**	**07/17/2009**	$90,000	$45,000	973	/2/1	1880	8,494 SF	
.04Mi.	**815 19TH ST**	**04/24/2009**	$67,900	$33,950	1,003	/2/1	1900	4,879 SF	
.04Mi.	**800 S MADISON AVE**	**07/22/2022**	$104,400	$52,200	903	//1	1900	9,757 SF	
.04Mi.	**808 19TH ST**	**07/24/2014**	$95,100	$47,550	1,439	/4/1	1870	9,017 SF	
.05Mi.	**818 18TH ST**		$135,000	$67,500	1,689	//2	1906	5,009 SF	
.05Mi.	**809 19TH ST**	**01/28/2026**	$131,300	$65,650	2,084	//1	1903	8,015 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	42.5 years old	Households:	11,105
Median Household Income:	$49,536	Households w/Family:	54%
Household Income Per Capita:	$28,171	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Bay City School District	Students:	6,030
Number of Schools:	13	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.70Mi.	**Bay City Central High School** Number of Students: 921 Student-Teacher Ratio: 17.02 Advanced Placement: Yes	B-	Public	9 - 12
1.09Mi.	**Washington Elementary School** Number of Students: 362 Student-Teacher Ratio: 12.07	B	Public	KG - 5
2.05Mi.	**Handy Middle School** Number of Students: 598 Student-Teacher Ratio: 13.66	C-	Public	6 - 8

Flood Report

The Subject Property of **718 S MADISON AVE, BAY CITY, MI 48708-7257** 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	142%	NOTABLY HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	148%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	128%	HIGHER
OVERALL	126%	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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ICE SiteX Report

OrderID: 97892297

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