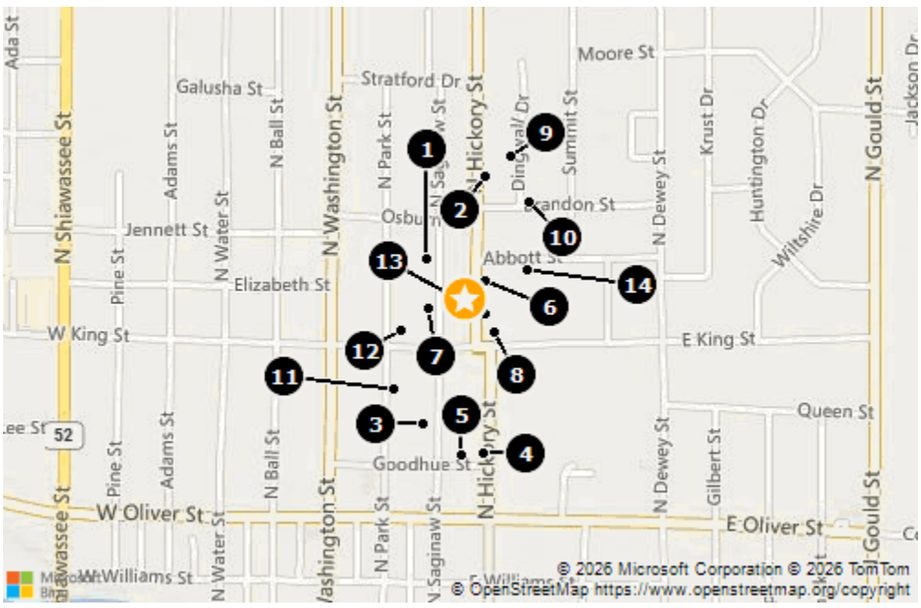
# ICE SiteX Report

**OrderID: 98730188**

## SiteX Property Information Report




## Subject Property Location

### 723 N HICKORY ST, OWOSSO, MI 48867-1803

| | | | |
|---|---|---|---|
| County: | **SHIAWASSEE MI** | Census Tract: | 261550305.002007 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 050-610-001-007-00 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$157,000** | FSD: | 10 | Common Confidence Score: | 64 |
| Value Range: | $141,300 - $172,700 | ICE Confidence Score: | 90 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | | Market Improvment Value: | | Total Taxable Value: | $1,870 |
| Total Assessed Value: | $58,400 | Total Assessor Market Value: | $116,800 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 4 Block: 1 District: 50 Subdivision: STRUBERS SUB DIV
Abbreviated Description: E 12 OF LOT 4 BLK 1 L STRUBERS SUB DIV OF OUTLOT 13 & PART OF 12 OF JENNETT H KELLYS ADD
City/Muni/Twp: CITY OF OWOSSO

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,227 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: | 09/18/2025 | Sales Price: | N/A |
| Document #: | 3395583 BK-PG 1284-34 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/21/2021 | Sales Price: | $100,000 |
| Document #: | 3347817 BK-PG 1284-33 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 06/17/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 4 Block: 1 Subdivision: L STRUBERS SUBDIVISION Map Ref: LB 1 PG 104
Abbreviated Description: EAST2 LOT4
City/Muni/Twp: OWOSSO

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2021 | Sales Price: | $100,000 |
| Document #: | BK-PG 1284 -33 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 4 Block: 1 District: 50 Subdivision: STRUBERS SUB DIV
Abbreviated Description: E 12 OF LOT 4 BLK 1 L STRUBERS SUB DIV OF OUTLOT 13 & PART OF 12 OF JENNETT H KELLYS ADD
City/Muni/Twp: CITY OF OWOSSO

# ICE SiteX Report

**OrderID: 98730188**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/31/2018 | Sales Price: | $75,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,092,430 | Median # of Bedrooms | |
| Median Lot Size | 8,712 SF | Median # of Baths | |
| Median Living Area | SF | Median Year Built | |
| Price Range - 2 Yrs | $36,100 to $224,300 | Age Range | |
| Median Value | $155,000 | Median Age | |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .07Mi. | **743 N SAGINAW ST**<br>**OWOSSO, MI 48867-1750** | 07/14/2026 | $165,000 | | | // | | 9,148 SF | |
| | | APN: 050-610-002-009-00 Document #: 3405148<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 8 Block: 2 Subdivision: L STRUBERS SUBDIVISION MapRef: LB 1 PG 104 Abbreviated Description: Lot:8 Block:2 Subdivision:L STRUBERS SUBDIVISION Map Ref:LB 1 PG 104City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 2 | .15Mi. | **918 N HICKORY ST**<br>**OWOSSO, MI 48867-1808** | 07/02/2026 | $167,000 | | | // | | 6,098 SF | |
| | | APN: 050-440-000-007-00 Document #: 3404833<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Subdivision: NORTHSIDE SUBDIVISION MapRef: LB 1 PG 139 Abbreviated Description: Lot:7 Subdivision:NORTHSIDE SUBDIVISION Map Ref:LB 1 PG 139City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 3 | .16Mi. | **621 N SAGINAW ST**<br>**OWOSSO, MI 48867-2341** | 06/24/2026 | $56,000 | | | // | | 9,583 SF | |
| | | APN: 050-240-003-006-00 Document #: 3404600<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 5&8 Block: C Subdivision: CL GOODHUES SUBDIVISION Abbreviated Description: Lot:5&8 Block:C Subdivision:CL GOODHUES SUBDIVISION Abbreviated Description:NORTH5FT LOT5 City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 4 | .18Mi. | **323 GOODHUE ST**<br>**OWOSSO, MI 48867-2323** | 06/02/2026 | $196,700 | | | // | | 7,405 SF | |
| | | APN: 050-240-002-005-00 Document #: 3403856<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: B Subdivision: CL GOODHUES SUBDIVISION MapRef: LB 1339 PG 02772 Abbreviated Description: Lot:4 Block:B Subdivision:CL GOODHUES SUBDIVISION Map Ref:LB 1339 PG 02772City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 5 | .18Mi. | **309 GOODHUE ST**<br>**OWOSSO, MI 48867-2323** | 04/27/2026 | $154,000 | | | // | | 10,890 SF | |
| | | APN: 050-240-002-003-00 Document #: 3402637<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 2&3 Block: B Subdivision: GOODHUES SUBDIVISION MapRef: LB V PG 635 Abbreviated Description: Lot:2&3 Block:B Subdivision:GOODHUES SUBDIVISION Map Ref:LB V PG 635City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 6 | .04Mi. | **734 N HICKORY ST**<br>**OWOSSO, MI 48867-1804** | 02/10/2026 | $155,000 | | | // | | 8,712 SF | |
| | | APN: 050-541-000-006-00 Document #: 3399758<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Sec/Twnship/Range: SW4NW4 S18T07NR03E Abbreviated Description: Sec/Twnship/Range:SW4NW4 S18T07NR03E City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 7 | .05Mi. | **719 N SAGINAW ST**<br>**OWOSSO, MI 48867-1750** | 01/27/2026 | $160,000 | | | // | | 6,970 SF | |
| | | APN: 050-610-002-004-00 Document #: 3399362<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: 2 Subdivision: L STRUBERS SUBDIVISION MapRef: LB 1 PG 104 Abbreviated Description: Lot:4 Block:2 Subdivision:L STRUBERS SUBDIVISION Map Ref:LB 1 PG 104City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 8 | .05Mi. | **403 E KING ST**<br>**OWOSSO, MI 48867-2402** | 01/23/2026 | $36,100 | | | // | | 8,712 SF | |
| | | APN: 050-541-000-002-00 Document #: 3399253<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Sec/Twnship/Range: NW4 S18T07NR03E Abbreviated Description: Sec/Twnship/Range:NW4 S18T07NR03E City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 9 | .18Mi. | **921 DINGWALL DR**<br>**OWOSSO, MI 48867-1846** | 12/23/2025 | $144,330 | | | // | | 5,663 SF | |
| | | APN: 050-440-000-012-00 Document #: 3398543<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Subdivision: NORTHSIDE SUBDIVISION MapRef: LB 1 PG 139 Abbreviated Description: Lot:12 Subdivision:NORTHSIDE SUBDIVISION Map Ref:LB 1 PG 139City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 10 | .15Mi. | **435 BRANDON ST**<br>**OWOSSO, MI 48867-1882** | 12/03/2025 | $155,000 | | | // | | 10,019 SF | |
| | | APN: 050-541-000-038-00 Document #: 3397946<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Sec/Twnship/Range: NW4 S18T07NR03E Abbreviated Description: Sec/Twnship/Range:NW4 S18T07NR03E City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 11 | .13Mi. | **638 N PARK ST**<br>**OWOSSO, MI 48867-2357** | 11/05/2025 | $150,000 | | | // | | 4,356 SF | |
| | | APN: 050-240-003-016-00 Document #: 3397131<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 14 Subdivision: C L GOODHUES SUBDIVISION OF OUTLOT 2 MapRef: LB Y PG 635 Abbreviated Description: Lot:14 Subdivision:C L GOODHUES SUBDIVISION OF OUTLOT 2 Map Ref:LB Y PG 635City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO | | | | | | | | |
| 12 | .09Mi. | **203 E KING ST** | 09/15/2025 | $224,300 | | | // | | 18,295 SF | |

# ICE SiteX Report

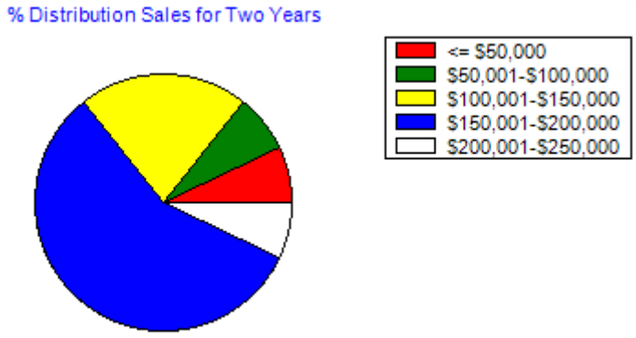
**OrderID: 98730188**

**OWOSSO, MI 48867-2333**
APN: 050-320-000-059-00 Document #: 3395446
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: JENNETT H KELLYS ADDITION MapRef: LB 12 PG 645 Abbreviated Description: Lot:13 Block:2 Subdivision:JENNETT H KELLYS ADDITION Map Ref:LB 12 PG 645City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

13 .04Mi. **716 N HICKORY ST** 09/11/2025 $145,000 // 8,712 SF
**OWOSSO, MI 48867-1804**
APN: 050-541-000-003-00 Document #: 3395346
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NW4 S18T07NR03E Abbreviated Description: Sec/Twnship/Range:SE4NW4 S18T07NR03E City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

14 .08Mi. **430 ABBOTT ST** 08/07/2025 $184,000 // 12,197 SF
**OWOSSO, MI 48867-1827**
APN: 050-140-001-003-00 Document #: 3394289
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: A CRAWFORDS ADDITION MapRef: LB 1 PG 53 Abbreviated Description: Lot:3 Block:1 Subdivision:A CRAWFORDS ADDITION Map Ref:LB 1 PG 53City/Muni/Twp:OWOSSO City/Muni/Twp: OWOSSO

## 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. | **723 N HICKORY ST** | **06/17/2021** | $116,800 | $58,400 | | | | 5,227 SF | |
| .01Mi. | **719 N HICKORY ST** | **02/13/2006** | $117,600 | $58,800 | | | | 5,227 SF | |
| .02Mi. | **722 N SAGINAW ST** | **03/07/2022** | $152,800 | $76,400 | | | | 5,227 SF | |
| .02Mi. | **735 N HICKORY ST** | **07/05/2023** | $158,600 | $79,300 | | | | 9,148 SF | |
| .02Mi. | **718 N SAGINAW ST** | **09/05/2017** | $124,800 | $62,400 | | | | 5,227 SF | |
| .02Mi. | **730 N SAGINAW ST** | **03/10/2026** | $109,600 | $54,800 | | | | 4,792 SF | |
| .02Mi. | **715 N HICKORY ST** | **05/03/2002** | $139,200 | $69,600 | | | | 5,227 SF | |
| .03Mi. | **736 N SAGINAW ST** | **10/21/2019** | $192,600 | $96,300 | | | | 4,792 SF | |
| .03Mi. | **714 N SAGINAW ST** | **10/26/2016** | $131,600 | $65,800 | | | | 5,227 SF | |
| .03Mi. | **737 N HICKORY ST** | **04/23/2021** | $135,400 | $67,700 | | | | 5,227 SF | |
| .03Mi. | **728 N HICKORY ST** | **08/10/2018** | $113,400 | $56,700 | | | | 8,712 SF | |
| .03Mi. | **722 N HICKORY ST** | | $90,200 | $45,100 | | | | 8,712 SF | |
| .04Mi. | **738 N SAGINAW ST** | **10/14/2005** | $132,000 | $66,000 | | | | 5,227 SF | |
| .04Mi. | **734 N HICKORY ST** | **01/30/2026** | $130,000 | $65,000 | | | | 8,712 SF | |
| .04Mi. | **716 N HICKORY ST** | | $134,800 | $67,400 | | | | 8,712 SF | |
| .04Mi. | **309 E KING ST** | **06/01/2022** | $173,400 | $86,700 | | | | 7,405 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 24% | Households Occupied by Owners: | 69% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 41.7 years old | Households: | 11,599 |
| Median Household Income: | $62,767 | Households w/Family: | 60% |
| Household Income Per Capita: | $32,560 | Households w/Family Married: | 44% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 27% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Owosso Public Schools | Students: | 2,863 |
| Number of Schools: | 6 | Rating: | C- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

# ICE SiteX Report

**OrderID: 98730188**

| | | | | |
|---|---|---|---|---|
| 0.67Mi. **Owosso Middle School**<br>Number of Students: 641<br>Student-Teacher Ratio: 19.06 | | D | Public | 6 - 8 |
| 0.67Mi. **Owosso High School**<br>Number of Students: 805<br>Student-Teacher Ratio: 17.38<br>Advanced Placement: Yes | | C | Public | 9 - 12 |
| 0.28Mi. **Emerson School**<br>Number of Students: 421<br>Student-Teacher Ratio: 15.25 | | C | Public | KG - 5 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 130% | NOTABLY HIGHER |
| **BURGLARY** | 126% | HIGHER |
| **MOTOR VEHICLE THEFT** | 132% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 108% | SIMILAR |
| **AGGRAVATED ASSAULT** | 118% | HIGHER |
| **FORCIBLE RAPE** | 104% | SIMILAR |
| **MURDER** | 118% | HIGHER |
| **OVERALL** | 107% | SIMILAR |

## Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

**Disclaimer:** THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
**Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.**