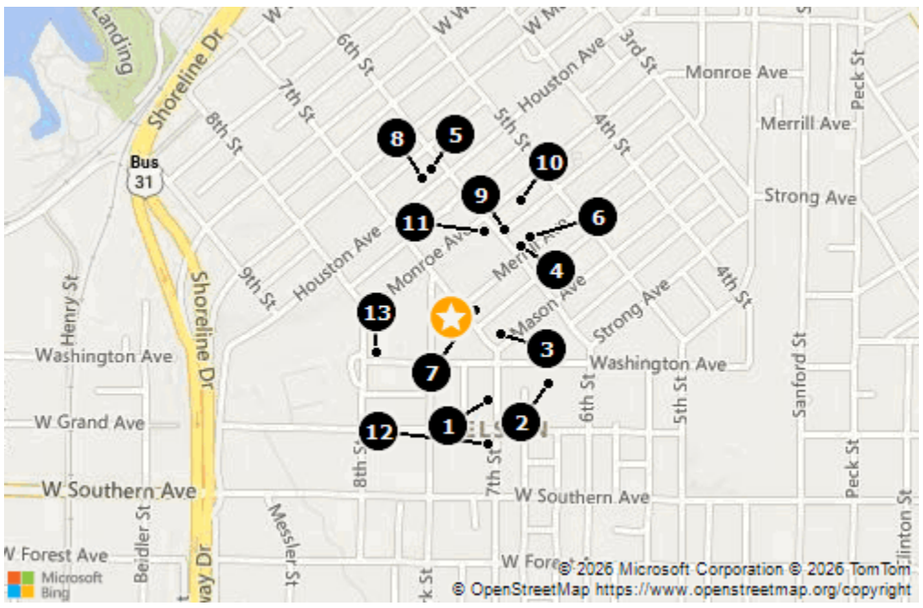
ICE SiteX Report

OrderID: 97726091

SiteX Property Information Report



Subject Property Location

1371 7TH ST, MUSKEGON, MI 49441-1963

County:	**MUSKEGON MI**	Census Tract:	261210042.004008
Property Use:	Single Family Residential	Zoning:	FBC-UR
Parcel Number:	61-24-205-375-0003-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$169,000**	FSD:	33	Common Confidence Score:	21
Value Range:	$113,230 - $224,770	ICE Confidence Score:	67		

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:	$1,737
Total Assessed Value:	$67,400	Total Assessor Market Value:	$134,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 375 District: 24 Subdivision: CITY OF MUSKEGON REVISED PLAT (OF 1903) Sec/Twnship/Range: SEC 05 TWN 9N RNG 17W
Abbreviated Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 EX SW 20 FT BLK 375
City/Muni/Twp: MUSKEGON CITY

Property Characteristics

Lot Size:	7,275 SF	Bedrooms:	3	Pool:	
Building Area:	1406 SF	Baths:	1	Fireplace:	1
Year Built:		Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Space
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/01/2024	Sales Price:	$175,001
Document #:	5832923 BK-PG 4367-361	Type of Sale:	Full Amount on Deed
Contract Date:	09/20/2024		
Document Type:			

Legal Description:
Lot: 3 Block: 375 Subdivision: MUSKEGON REVISED PLAT OF 1903 Map Ref: LB 3 PG 7
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	09/20/2024	Sales Price:	$175,001
Document #:	BK-PG 4367 -361	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 375 District: 24 Subdivision: CITY OF MUSKEGON REVISED PLAT (OF 1903) Sec/Twnship/Range: SEC 05 TWN 9N RNG 17W
Abbreviated Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 EX SW 20 FT BLK 375
City/Muni/Twp: MUSKEGON CITY

Prior Transfer

Recording Date:	05/31/2023	Sales Price:	$58,000 Multiple Parcels Involved in this transaction
Document #:	5796614 BK-PG 4331-20	Type of Sale:	Full Amount on Deed
Contract Date:	05/26/2023		
Document Type:			

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Legal Description:
Lot: 2&3 Block: 375 Subdivision: REVISED PLAT OF 1903 Map Ref: LB 3 PG 7
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	05/31/2023	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	5796613 BK-PG 4331-19	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/26/2023		
Document Type:			

Legal Description:
Lot: 2&3 Block: 375 Subdivision: MUSKEGON REVISED PLAT OF 1903 Map Ref: LB 3 PG 7
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	N/A
Document #:	5794483 BK-PG 4328-888	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/28/2023		
Document Type:			

Legal Description:
Lot: 3 Block: 375
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	10/25/2013	Sales Price:	N/A
Document #:	5468547 BK-PG 4002-635	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/11/2013		
Document Type:			

Legal Description:
Lot: 3 Block: 375 Subdivision: CITY OF MUSKEGON

Prior Transfer

Recording Date:	04/07/2010	Sales Price:	N/A
Document #:	5342924 BK-PG 3841-362	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/07/2010		
Document Type:			

Legal Description:
Lot: 3 Block: 375 Subdivision: REVISED PLAT OF THE CITY OF MUSKEGON
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	03/20/2009	Sales Price:	N/A
Document #:	5306493 BK-PG 3805-393	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/20/2009		
Document Type:			

Legal Description:
Lot: 3 Block: 375 Subdivision: REVISED PLAT OF THE CITY OF MUSKEGON
City/Muni/Twp: MUSKEGON

Area Sales Analysis

Total Area Sales	$1,683,500	Median # of Bedrooms	3
Median Lot Size	5,271 SF	Median # of Baths	1
Median Living Area	1,384 SF	Median Year Built	1940
Price Range - 2 Yrs	$35,000 to $255,000	Age Range	6 years to 87 years
Median Value	$149,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**1457 7TH ST** **MUSKEGON, MI 49441-2105**	05/21/2026	$150,000	$187	799	1/1/1		5,489 SF	
		APN: 61-24-205-407-0011-10 Document #: 5884343 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 407 MapRef: LB 3 PG 71 Abbreviated Description: Lot:11 Block:407 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
2	.13Mi.	**313 WASHINGTON AVE** **MUSKEGON, MI 49441-2143**	05/12/2026	$70,000	$49	1403	3/3/1		15,856 SF	
		APN: 61-24-205-406-0005-00 Document #: 5883575 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 406 Subdivision: THE REVISED PLAT OF 1903 OF THE CITY OF MUSKEGON MapRef: LB 3 PG 7 Abbreviated Description: Lot:5&6 Block:406 Subdivision:THE REVISED PLAT OF 1903 OF THE CITY OF MUSKEGON Map Ref:LB 3 PG 7City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
3	.06Mi.	**352 MASON AVE** **MUSKEGON, MI 49441-1946**	04/27/2026	$255,000	$175	1456	/3/2	2020	8,712 SF	
		APN: 61-24-205-389-0008-00 Document #: 5882337 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 389 Subdivision: REVISED PLAT OF 1903 THE CITY OF MUSKEGON MapRef: LB 3 PG 71 Abbreviated Description: Lot:8 Block:389 Subdivision:REVISED PLAT OF 1903 THE CITY OF MUSKEGON Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
4	.12Mi.	**1320 6TH ST** **MUSKEGON, MI 49441-1933**	03/20/2026	$46,000	$33	1384	3/3/1	1940	4,051 SF	
		APN: 61-24-205-377-0007-20 Document #: 5878403 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 377 MapRef: LB 3 PG 71 Abbreviated Description: Lot:7 Block:377 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
5	.18Mi.	**428 HOUSTON AVE** **MUSKEGON, MI 49441-1950**	02/05/2026	$149,000	$106	1396	1/1/2		13,068 SF	

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APN: 61-24-205-347-0012-00 Document #: 5873168
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 347 Abbreviated Description: Lot:11&12 Block:347 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

6	.13Mi.	**330 MERRILL AVE** **MUSKEGON, MI 49441-2012**	01/26/2026	$35,000	$32	1092	2/2/1		5,271 SF

APN: 61-24-205-377-0008-00 Document #: 5872400
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 377 MapRef: LB 3 PG 71 Abbreviated Description: Lot:8 Block:377 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

7	.03Mi.	**393 MERRILL AVE** **MUSKEGON, MI 49441-1953**	09/24/2025	$145,000	$119	1217	3/3/1		5,097 SF

APN: 61-24-205-389-0006-00 Document #: 5862930
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 389 Abbreviated Description: Lot:6 Block:389 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

8	.17Mi.	**440 HOUSTON AVE** **MUSKEGON, MI 49441-1950**	09/11/2025	$155,000	$169	912	2/2/1		4,356 SF

APN: 61-24-205-347-0011-00 Document #: 5861892
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 347 MapRef: LB 3 PG 71 Abbreviated Description: Block:347 Map Ref:LB 3 PG 71Abbreviated Description:SOUTHWEST33FT LOT11 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

9	.12Mi.	**1302 6TH ST** **MUSKEGON, MI 49441-1933**	09/05/2025	$190,000	$104	1824	5/5/2		3,311 SF

APN: 61-24-205-377-0006-10 Document #: 5861439
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 377 MapRef: LB 3 PG 71 Abbreviated Description: Lot:6 Block:377 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

10	.16Mi.	**353 MONROE AVE** **MUSKEGON, MI 49441-2015**	08/18/2025	$160,000	$115	1388	4/4/2	1939	4,356 SF

APN: 61-24-205-377-0003-00 Document #: 5859827
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 377 MapRef: LB 3 PG 71 Abbreviated Description: Block:377 Map Ref:LB 3 PG 71Abbreviated Description:WEST2 LOT3 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

11	.11Mi.	**391 MONROE AVE** **MUSKEGON, MI 49441-1939**	08/05/2025	$66,000	$33	2000	4/4/3		5,750 SF

APN: 61-24-205-376-0001-00 Document #: 5858779
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 376 Subdivision: REVISED PLAT OF 1903 OF THE CITY OF MUSKEGON MapRef: LB 3 PG 71 Abbreviated Description: Lot:1 Block:376 Subdivision:REVISED PLAT OF 1903 OF THE CITY OF MUSKEGON Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

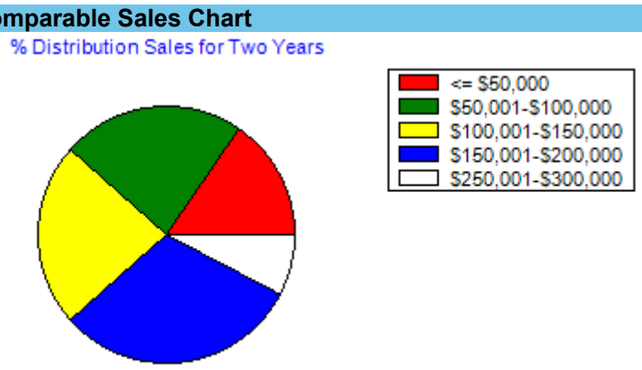
12	.16Mi.	**1505 7TH ST** **MUSKEGON, MI 49441-2107**	07/21/2025	$80,000	$82	972	3/3/1		6,011 SF

APN: 61-24-205-418-0013-20 Document #: 5857253
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 418 Abbreviated Description: Lot:13&14 Block:418 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

13	.1Mi.	**1416 8TH ST** **MUSKEGON, MI 49441-1942**	07/09/2025	$182,500	$157	1162	4/4/2		4,617 SF

APN: 61-24-205-374-0008-00 Document #: 5856460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 374 Abbreviated Description: Lot:8 Block:374 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

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.

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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.	**1371 7TH ST**	**09/20/2024**	$134,800	$67,400	1,406	3/3/1		7,275 SF	
.01Mi.	**1377 7TH ST**		$75,600	$37,800	885	2/2/1		4,400 SF	
.01Mi.	**1376 PARK ST**		$8,200	$4,100	1,920	5/5/1		5,271 SF	
.01Mi.	**1382 PARK ST**	**01/31/2022**	$66,400	$33,200	650	2/2/1		1,699 SF	
.02Mi.	**1392 PARK ST**	**01/26/2022**	$227,800	$113,900	1,152	1//2	2021	4,487 SF	
.03Mi.	**393 MERRILL AVE**		$114,800	$57,400	1,217	3/3/1		5,097 SF	
.03Mi.	**1402 PARK ST**		$230,400	$115,200	1,152	1//2	2021	3,136 SF	
.03Mi.	**1362 7TH ST**		$88,200	$44,100	864	2/2/1		3,093 SF	
.03Mi.	**412 WASHINGTON AVE**		$144,400	$72,200	1,332	1//1		6,882 SF	
.04Mi.	**408 WASHINGTON AVE**		$225,400	$112,700	1,152	1//2	2022	6,882 SF	
.04Mi.	**1388 7TH ST**	**01/05/2024**	$94,000	$47,000	936	1/1/1		3,615 SF	
.04Mi.	**420 WASHINGTON AVE**		$217,200	$108,600	1,152	1//1	2020	4,269 SF	
.04Mi.	**396 WASHINGTON AVE**		$8,200	$4,100	1,428	4/4/2		5,358 SF	
.04Mi.	**392 MERRILL AVE**		$222,000	$111,000	1,152	1//2	2022	4,356 SF	
.04Mi.	**389 MERRILL AVE**		$117,600	$58,800	856	2/2/1	1940	8,712 SF	
.05Mi.	**380 WASHINGTON AVE**		$81,800	$40,900	1,080	2/2/1		4,966 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	41.3 years old	Households:	16,151
Median Household Income:	$68,467	Households w/Family:	63%
Household Income Per Capita:	$35,336	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Muskegon City School District	Students:	3,371
Number of Schools:	7	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**Muskegon High School**	C-	Public	9 - 12
Number of Students: 1,003 Student-Teacher Ratio: 22.24 Advanced Placement: Yes				
0.73Mi.	**Charles Hackley Middle School**	D-	Public	6 - 8
Number of Students: 774 Student-Teacher Ratio: 20.51				

Flood Report

The Subject Property of **1371 7TH ST, MUSKEGON, MI 49441-1963** 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	123%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	94%	SIMILAR

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

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