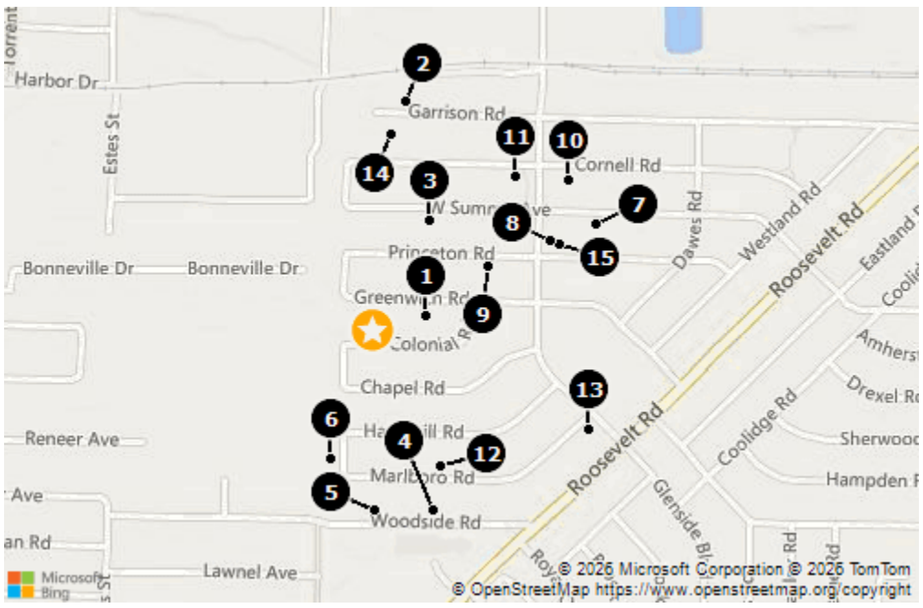
ICE SiteX Report

OrderID: 98677913

SiteX Property Information Report



Subject Property Location

1550 COLONIAL RD, MUSKEGON, MI 49441-3759

County:	**MUSKEGON MI**	Census Tract:	261210022.002001
Property Use:	Single Family Residential	Zoning:	SFR
Parcel Number:	61-25-544-000-0866-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$227,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$208,840 - $245,160	ICE Confidence Score:	92		

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:	$2,696
Total Assessed Value:	$132,100	Total Assessor Market Value:	$264,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 866 District: 25 Subdivision: ROOSEVELT PARK
Abbreviated Description: CITY ROOSEVELT PARK ROOSEVELT PARK NO 4 LOT 866
City/Muni/Twp: ROOSEVELT PARK CITY

Property Characteristics

Lot Size:	8,625 SF	Bedrooms:	3	Pool:	
Building Area:	1237 SF	Baths:	1	Fireplace:	1
Year Built:	1961	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/30/2026	Sales Price:	$100,097
Document #:	5887602 BK-PG 3926-609	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/05/2012	Sales Price:	N/A
Document #:	5434372 BK-PG 3932-684	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/27/2012		
Document Type:			

Legal Description:
Lot: 866 Subdivision: ROOSEVELT PARK #4 Map Ref: LB17 PG6
City/Muni/Twp: ROOSEVELT PARK

Prior Transfer

Recording Date:	10/05/2012	Sales Price:	N/A
Document #:	5428300 BK-PG 3926-608	Type of Sale:	Price Not Disclosed
Contract Date:	09/24/2012		
Document Type:			

Legal Description:
Lot: 866 Subdivision: ROOSEVELT PARK #4 Map Ref: LB17 PG6
City/Muni/Twp: ROOSEVELT PARK

ICE SiteX Report

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Prior Transfer

Recording Date:	09/24/2012	Sales Price:	$96,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 866 District: 25 Subdivision: ROOSEVELT PARK
Abbreviated Description: CITY ROOSEVELT PARK ROOSEVELT PARK NO 4 LOT 866
City/Muni/Twp: ROOSEVELT PARK CITY

Prior Transfer

Recording Date:	01/06/2005	Sales Price:	N/A
Document #:	5134054 BK-PG 3633-689	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/03/2005		
Document Type:			

Legal Description:
Lot: 866 Subdivision: ROOSEVELT PARK #4 Map Ref: LB17 PG6 Sec/Twnship/Range: S01T09NR17W
City/Muni/Twp: ROOSEVELT PARK

Area Sales Analysis

Total Area Sales	$4,008,800	Median # of Bedrooms	3
Median Lot Size	8,102 SF	Median # of Baths	1
Median Living Area	1,308 SF	Median Year Built	1966
Price Range - 2 Yrs	$153,000 to $412,500	Age Range	32 years to 83 years
Median Value	$265,000	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**1501 GREENWICH RD** **MUSKEGON, MI 49441-3762**	09/25/2026	$249,900	$208	1196	1//1	1960	8,102 SF	
		APN: 61-25-543-000-0825-00 Document #: 5894855 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 825 Subdivision: ROOSEVELT PARK MapRef: LB 15 PG 13 Abbreviated Description: Lot:825 Subdivision:ROOSEVELT PARK Map Ref:LB 15 PG 13City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK								
2	.28Mi.	**1524 GARRISON RD** **MUSKEGON, MI 49441-3557**	08/25/2026	$360,000	$271	1328	3/3/2	1991	10,542 SF	
		APN: 61-25-260-000-0010-00 Document #: 5892531 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: GARRISON SUBDIVISION MapRef: LB 22 PG 49 Abbreviated Description: Lot:10 Subdivision:GARRISON SUBDIVISION Map Ref:LB 22 PG 49City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK								
3	.14Mi.	**1497 W SUMMIT AVE** **MUSKEGON, MI 49441-3770**	08/25/2026	$226,000	$188	1196	3/3/1	1960	7,841 SF	Yes
		APN: 61-25-543-000-0755-00 Document #: 5892536 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 755 Subdivision: ROOSEVELT PARK MapRef: MB 37 PG 1038 Abbreviated Description: Lot:755 Subdivision:ROOSEVELT PARK Map Ref:MB 37 PG 1038City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK								
4	.22Mi.	**1496 WOODSIDE RD** **MUSKEGON, MI 49441-3827**	08/17/2026	$322,000	$193	1664	3/3/2	1967	8,276 SF	
		APN: 61-25-544-000-1018-00 Document #: 5891727 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1018 Subdivision: ROOSEVELT PARK NO 4 MapRef: LB 17 PG 6 Abbreviated Description: Lot:1018 Subdivision:ROOSEVELT PARK NO 4 Map Ref:LB 17 PG 6City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK								
5	.21Mi.	**1548 WOODSIDE RD** **MUSKEGON, MI 49441-3829**	07/22/2026	$286,000	$144	1985	3/3/2	1969	8,756 SF	
		APN: 61-25-544-000-1023-00 Document #: 5889509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1023 Subdivision: ROOSEVELT PARK NO 4 MapRef: LB 17 PG 6&7 Abbreviated Description: Lot:1023 Subdivision:ROOSEVELT PARK NO 4 Map Ref:LB 17 PG 6&7City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK								
6	.16Mi.	**3127 HAVERHILL CT** **MUSKEGON, MI 49441-3809**	07/09/2026	$305,000	$217	1400	3/3/2	1966	9,583 SF	
		APN: 61-25-544-000-0976-00 Document #: 5888444 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 976 Subdivision: ROOSEVELT PARK SUBDIVISION NO 4 MapRef: LB 17 PG 6&7 Abbreviated Description: Lot:976 Subdivision:ROOSEVELT PARK SUBDIVISION NO 4 Map Ref:LB 17 PG 6&7City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK								
7	.29Mi.	**1349 W SUMMIT AVE** **MUSKEGON, MI 49441-3825**	06/05/2026	$165,000	$150	1094	3/3/1	1945	5,619 SF	
		APN: 61-25-541-000-0402-00 Document #: 5885554 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 402 Subdivision: ROOSEVELT PARK NO 1 MapRef: LB 8 PG 58 Abbreviated Description: Lot:402 Subdivision:ROOSEVELT PARK NO 1 Map Ref:LB 8 PG 58City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK								
8	.23Mi.	**2934 GLENSIDE BLVD** **MUSKEGON, MI 49441-3804**	06/03/2026	$249,000	$241	1032	3/3/1	1967	6,926 SF	
		APN: 61-25-541-000-0431-00 Document #: 5885317 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 431 Subdivision: ROOSEVELT PARK NO 1 MapRef: LB 8 PG 58 Abbreviated Description: Lot:431 Subdivision:ROOSEVELT PARK NO 1 Map Ref:LB 8 PG 58City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
9	.16Mi.	**1445 PRINCETON RD** **MUSKEGON, MI 49441-3766**	05/21/2026	$240,000	$222	1081	3/3/1	1958	8,407 SF	
		APN: 61-25-543-000-0855-00 Document #: 5884351 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 855 Subdivision: ROOSEVELT PARK NO 3 MapRef: LB 15 PG 13 Abbreviated Description: Lot:855 Subdivision:ROOSEVELT PARK NO 3 Map Ref:LB 15 PG 13City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK								
10	.29Mi.	**1369 CORNELL RD** **MUSKEGON, MI 49441-3834**	05/15/2026	$153,000	$127	1203	3/3/1	1943	5,619 SF	

ICE SiteX Report

OrderID: 98677913

APN: 61-25-541-000-0363-00 Document #: 5883964
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 363 Subdivision: ROOSEVELT PARK NO 1 MapRef: LB 8 PG 58 Abbreviated Description: Lot:363 Subdivision:ROOSEVELT PARK NO 1 Map Ref:LB 8 PG 58City/Muni/Twp:ROKOSEVELT PARK City/Muni/Twp: ROKOSEVELT PARK

11	.25Mi.	**1423 CORNELL RD MUSKEGON, MI 49441-3776**	03/12/2026	$277,000	$232	1192	2/2/2	1961	8,407 SF	

APN: 61-25-543-000-0792-00 Document #: 5876101
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 792 Subdivision: ROOSEVELT PARK NO 3 MapRef: LB 15 PG 13 Abbreviated Description: Lot:792 Subdivision:ROOSEVELT PARK NO 3 Map Ref:LB 15 PG 13City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK

12	.18Mi.	**1490 MARLBORO RD MUSKEGON, MI 49441-3817**	02/25/2026	$278,500	$160	1736	3/3/1	1966	7,579 SF	Yes

APN: 61-25-544-000-0968-00 Document #: 5874633
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 968 Subdivision: ROOSEVELT PARK NO 4 MapRef: LB 17 PG 6&7 Abbreviated Description: Lot:968 Subdivision:ROOSEVELT PARK NO 4 Map Ref:LB 17 PG 6&7City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK

13	.28Mi.	**3093 GLENSIDE BLVD MUSKEGON, MI 49441-3842**	02/12/2026	$265,000	$200	1320	3/3/1	1967	8,015 SF	

APN: 61-25-544-000-1001-00 Document #: 5873670
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1001 Subdivision: ROOSEVELT PARK NO 4 MapRef: LB 17 PG 6 Abbreviated Description: Lot:1001 Subdivision:ROOSEVELT PARK NO 4 Map Ref:LB 17 PG 6City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK

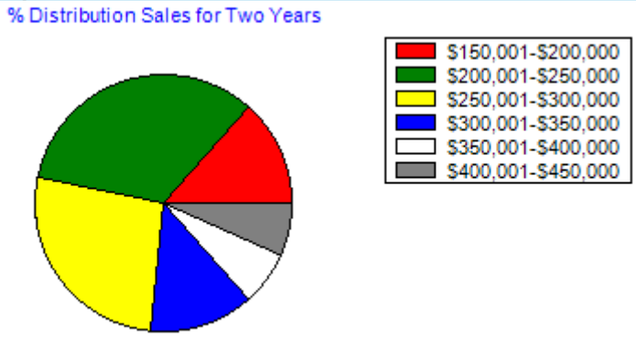
14	.24Mi.	**1537 GARRISON RD MUSKEGON, MI 49441-3552**	02/10/2026	$412,500	$198	2080	4/4/3	1994	14,767 SF	

APN: 61-25-260-000-0012-00 Document #: 5873439
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: GARRISON SUBDIVISION MapRef: LB 22 PG 49&50 Abbreviated Description: Lot:12 Subdivision:GARRISON SUBDIVISION Map Ref:LB 22 PG 49&50City/Muni/Twp:ROOSEVELT PARK City/Muni/Twp: ROOSEVELT PARK

15	.24Mi.	**1378 PRINCETON RD MUSKEGON, MI 49441-3822**	01/08/2026	$219,900	$168	1308	3/3/2	1944	5,619 SF	

APN: 61-25-541-000-0430-00 Document #: 5871272
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 430 Subdivision: ROOSEVELT PARK NO 1 MapRef: LB 8 PG 58 Abbreviated Description: Lot:430 Subdivision:ROOSEVELT PARK NO 1 Map Ref:LB 8 PG 58City/Muni/Twp:ROOSEVEIT PARK City/Muni/Twp: ROOSEVEIT PARK

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.	**1550 COLONIAL RD**	**09/24/2012**	$264,200	$132,100	1,237	3/3/1	1961	8,625 SF	
.01Mi.	**1538 COLONIAL RD**	**09/04/1998**	$287,400	$143,700	1,614	3/3/2	1964	7,579 SF	
.01Mi.	**1562 COLONIAL RD**	**06/30/2023**	$256,800	$128,400	1,460	3/3/1	1961	8,102 SF	
.02Mi.	**1553 GREENWICH RD**	**07/21/2025**	$219,200	$109,600	1,040	3/3/1	1960	7,013 SF	
.02Mi.	**1545 GREENWICH RD**	**05/13/2016**	$232,200	$116,100	1,092	3/3/1	1960	7,579 SF	
.03Mi.	**1563 GREENWICH RD**	**02/15/2024**	$201,400	$100,700	1,182	3/3/1	1961	7,579 SF	
.03Mi.	**1528 COLONIAL RD**	**10/31/2008**	$246,200	$123,100	1,304	3/3/2	1961	8,625 SF	
.03Mi.	**1570 COLONIAL RD**	**05/23/2017**	$266,200	$133,100	1,330	3/3/2	1965	8,712 SF	
.03Mi.	**1533 GREENWICH RD**	**09/24/2015**	$248,800	$124,400	1,261	4/4/1	1960	7,579 SF	Yes
.03Mi.	**1553 COLONIAL RD**	**02/26/1997**	$204,200	$102,100	1,214	3/3/1	1963	7,579 SF	
.03Mi.	**1543 COLONIAL RD**	**09/14/2006**	$264,400	$132,200	1,315	3/3/1	1964	7,579 SF	
.04Mi.	**1571 GREENWICH RD**		$199,600	$99,800	1,316	3/3/1	1960	7,405 SF	
.04Mi.	**3030 CHAPEL CT**	**04/07/2022**	$284,800	$142,400	1,422	4/4/1	1963	9,496 SF	
.04Mi.	**1533 COLONIAL RD**	**03/18/2003**	$224,200	$112,100	1,264	3/3/1	1964	7,579 SF	
.04Mi.	**1523 GREENWICH RD**	**06/18/2019**	$228,400	$114,200	1,098	5/5/2	1960	7,013 SF	
.04Mi.	**1518 COLONIAL RD**	**12/13/2006**	$216,000	$108,000	1,214	3/3/1	1961	7,579 SF	

ICE SiteX Report

OrderID: 98677913

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:	Mona Shores Public School District	Students:	3,971
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.98Mi.	**Mona Shores High School** Number of Students: 1,268 Student-Teacher Ratio: 19.77 Advanced Placement: Yes	C+	Public	9 - 12
0.22Mi.	**Mona Shores Middle School** Number of Students: 930 Student-Teacher Ratio: 17.6	C+	Public	6 - 8
0.26Mi.	**Campbell Elementary School** Number of Students: 454 Student-Teacher Ratio: 17.67	C-	Public	KG - 5

Flood Report

The Subject Property of **1550 COLONIAL RD, MUSKEGON, MI 49441-3759** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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

4/10/2026 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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