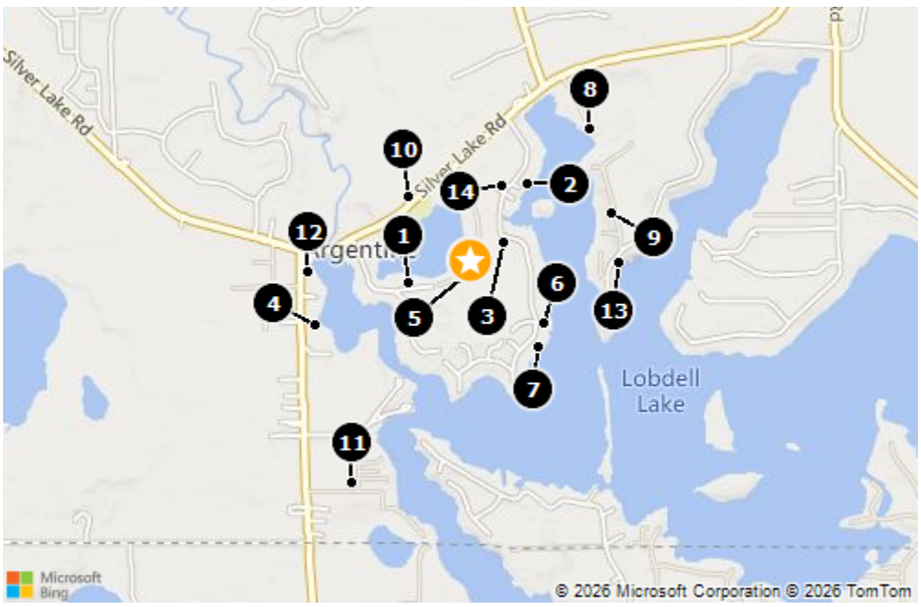
ICE SiteX Report

OrderID: 98730208

SiteX Property Information Report



Subject Property Location

16186 SOFTWATER LAKE DR, LINDEN, MI 48451-9702

County:	**GENESEE MI**	Census Tract:	260490130.022012
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	01-35-526-192	Thomas Bros Pg-Grid:	

Valuation

Value:	**$472,000**	FSD:	15	Common Confidence Score:	46
Value Range:	$401,200 - $542,800	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$70,600	Market Land Value:	$141,200	Tax Year:	2025
Assd Improvement:	$164,400	Market Improvment Value:	$328,800	Total Taxable Value:	$7,462
Total Assessed Value:	$235,000	Total Assessor Market Value:	$470,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 346 District: 01 Subdivision: ARGENTINE PARK
Abbreviated Description: LOT 346 ARGENTINE PARK LOBDELL LAKE
City/Muni/Twp: ARGENTINE TWP

Property Characteristics

Lot Size:	10,934 SF	Bedrooms:	5	Pool:	
Building Area:	2234 SF	Baths:	3	Fireplace:	1
Year Built:	1938	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/19/2026	Sales Price:	N/A
Document #:	202609190053435 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/11/2024	Sales Price:	$460,000
Document #:	202410110052570 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/08/2024		
Document Type:			

Legal Description:
Lot: 346 Subdivision: ARGENTINE PARK LOBDELL LAKE Map Ref: LB 9 PG 29
City/Muni/Twp: ARGENTINE

Prior Transfer

Recording Date:	10/08/2024	Sales Price:	$460,000
Document #:	202410110052570 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 346 District: 01 Subdivision: ARGENTINE PARK
Abbreviated Description: LOT 346 ARGENTINE PARK LOBDELL LAKE
City/Muni/Twp: ARGENTINE TWP

ICE SiteX Report

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Prior Transfer

Recording Date:	05/02/2024	Sales Price:	$200,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/02/2024	Sales Price:	$200,000
Document #:	202405020029506 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2024		
Document Type:			

Legal Description:
Lot: 346 Subdivision: ARGENTINE PARK LOBDELL LAKE Map Ref: LB 9 PG 29
City/Muni/Twp: LINDEN

Prior Transfer

Recording Date:	03/28/2023	Sales Price:	$136,742
Document #:	202303280014058 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/22/2023		
Document Type:			

Legal Description:
Lot: 346 Subdivision: ARGENTINE PARK
City/Muni/Twp: ARGENTINE

Prior Transfer

Recording Date:	06/04/2021	Sales Price:	N/A
Document #:	202106040053012 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/15/2021		
Document Type:			

Legal Description:
Lot: 346 Subdivision: ARGUET PARK

Area Sales Analysis

Total Area Sales	$8,127,677	Median # of Bedrooms	3
Median Lot Size	15,508 SF	Median # of Baths	2
Median Living Area	1,492 SF	Median Year Built	1971
Price Range - 2 Yrs	$185,000 to $1,450,000	Age Range	6 years to 106 years
Median Value	$453,839	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**16280 SOFTWATER LAKE DR** **LINDEN, MI 48451-8501**	10/16/2026	$455,000	$307	1479	/3/2	1950	15,769 SF	

APN: 01-35-502-064 Document #: 202610160058302
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64&65 Subdivision: SUNSET BEACH MapRef: LB 22 PG 35 Abbreviated Description: Lot:64&65 Subdivision:SUNSET BEACH Map Ref:LB 22 PG 35City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

2	.22Mi.	**16083 WHITEHEAD DR** **LINDEN, MI 48451-8713**	10/08/2026	$955,000	$200	4752	/5/4	2008	12,240 SF	

APN: 01-35-526-124 Document #: 202610080057168
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 223&224 Subdivision: ARGENTINE PARK LOBDELL LAKE MapRef: LB 9 PG 29&30 Abbreviated Description: Lot:223&224 Subdivision:ARGENTINE PARK LOBDELL LAKE Map Ref:LB 9 PG 29&30Abbreviated Description:NORTHEAST24FT LOT224 City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

3	.09Mi.	**16166 WHITEHEAD DR** **LINDEN, MI 48451-8773**	08/24/2026	$340,000	$265	1280	/3/2	2003	21,388 SF	

APN: 01-35-526-281 Document #: 202608240049157
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: ARGENTINE PARK SUBDIVISION Land Lot: A MapRef: LB 9 PG 29-30 Abbreviated Description: Subdivision:ARGENTINE PARK SUBDIVISION Land Lot:A Map Ref:LB 9 PG 29-30City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

4	.4Mi.	**16263 SEYMOUR RD** **LINDEN, MI 48451-9736**	08/08/2026	$725,000	$177	4085	/5/4	1975	15,246 SF	

APN: 01-34-527-062 Document #: 202608080046438
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 18 Subdivision: VILLAGE OF ARGENTINE MapRef: LB 14 PG 47 Abbreviated Description: Lot:3 Block:18 Subdivision:VILLAGE OF ARGENTINE Map Ref:LB 14 PG 47City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

5	.47Mi.	**16342 STAGES IS** **LINDEN, MI 48451-8714**	08/04/2026	$452,677	$395	1144	/3/1		2,962 SF	

APN: 01-35-526-061 Document #: 202608040045601
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 98&99 Subdivision: ARGENTINE PARK LOBDELL LAKE MapRef: LB 9 PG 29&30 Abbreviated Description: Lot:98&99 Subdivision:ARGENTINE PARK LOBDELL LAKE Map Ref:LB 9 PG 29&30City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

6	.23Mi.	**16295 WHITEHEAD DR** **LINDEN, MI 48451-8774**	07/10/2026	$1,315,000	$479	2741	/3/3	2018	12,763 SF	

APN: 01-35-526-153 Document #: 202607100041291
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 283&284 Subdivision: ARGENTINE PARK LOBDELL LAKE MapRef: LB 9 PG 29 Abbreviated Description: Lot:283&284 Subdivision:ARGENTINE PARK LOBDELL LAKE Map Ref:LB 9 PG 29City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

7	.26Mi.	**16319 WHITEHEAD DR** **LINDEN, MI 48451-8775**	06/23/2026	$300,000	$205	1458	/2/2	1920	7,405 SF	

APN: 01-35-526-159 Document #: 202606230038767
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 291 Subdivision: ARGENTINE PARK LOBDELL LAKE MapRef: LB 9 PG 29&30 Abbreviated Description: Lot:291 Subdivision:ARGENTINE PARK LOBDELL LAKE Map Ref:LB 9 PG 29&30City/Muni/Twp:RGENTINE City/Muni/Twp: RGENTINE

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8	.42Mi.	**16048 MORAN DR** **LINDEN, MI 48451-8715**	04/23/2026	$330,000	$381	864	/2/1	1955	12,676 SF

APN: 01-35-526-104 Document #: 202604230025211
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 173-175 Subdivision: ARGENTINE PARK LOBDELL LAKE MapRef: LB 9 PG 29 Abbreviated Description: Lot:173-175 Subdivision:ARGENTINE PARK LOBDELL LAKE Map Ref:LB 9 PG 29Abbreviated Description:LOT: PART OF LOT 175 City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

9	.34Mi.	**16172 CREST DR** **LINDEN, MI 48451-8718**	02/12/2026	$480,000	$308	1556	/2/2		19,994 SF

APN: 01-35-526-092 Document #: 202602120003394
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 150&151 Subdivision: ARGENTINE PARK LOBDELL LAKE MapRef: MB 9 PG 29&30 Abbreviated Description: Lot:150&151 Subdivision:ARGENTINE PARK LOBDELL LAKE Map Ref:MB 9 PG 29&30City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

10	.22Mi.	**8466 SILVER LAKE RD** **LINDEN, MI 48451-9777**	01/06/2026	$220,000	$172	1275	/3/1	1955	29,621 SF

APN: 01-35-100-003 Document #: 202601060000070
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S35T05NR05E Abbreviated Description: Sec/Twnship/Range:S35T05NR05E City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

11	.6Mi.	**16420 LOCKE DR** **LINDEN, MI 48451-9728**	12/22/2025	$185,000	$175	1056	/3/1	1975	21,693 SF

APN: 01-35-552-006 Document #: 202512220028015
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: ROSEVUE MapRef: LB 13 PG 7 Abbreviated Description: Subdivision:ROSEVUE Map Ref:LB 13 PG 7Abbreviated Description:LOT: POR OF LOT 3 City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

12	.38Mi.	**16191 SEYMOUR RD** **LINDEN, MI 48451-9775**	12/18/2025	$550,000	$250	2200	/5/4	1950	7,231 SF

APN: 01-34-527-048 Document #: 202512180027568
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 16 MapRef: LB 14 PG 47 Abbreviated Description: Block:16 Map Ref:LB 14 PG 47Abbreviated Description:LOT: NORTH 50 FT OF LOT 4 City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

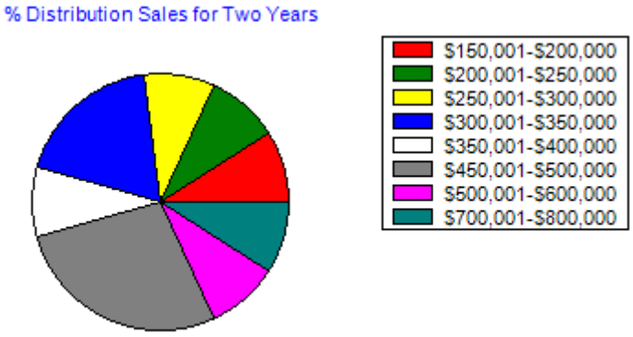
13	.36Mi.	**16229 KNOBHILL DR** **LINDEN, MI 48451-8787**	09/23/2025	$1,450,000	$638	2270	/4/3	2020	21,301 SF

APN: 01-35-526-047 Document #: 202509230013141
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 65&66 Subdivision: ARGENTINE PARK LOBDELL LAKE SUBDIVISION MapRef: LB 9 PG 29&30 Abbreviated Description: Lot:65&66 Subdivision:ARGENTINE PARK LOBDELL LAKE SUBDIVISION Map Ref:LB 9 PG 29&30City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

14	.2Mi.	**16106 WHITEHEAD DR** **LINDEN, MI 48451-8773**	09/11/2025	$370,000	$246	1504	/3/1	1967	34,761 SF

APN: 01-35-501-007 Document #: 202509110011322
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: STEDMAN PLAT MapRef: LB 30 PG 27&28 Abbreviated Description: Lot:7 Subdivision:STEDMAN PLAT Map Ref:LB 30 PG 27&28City/Muni/Twp:ARGENTINE City/Muni/Twp: ARGENTINE

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.	**16186 SOFTWATER LAKE DR**	**10/08/2024**	$470,000	$235,000	2,234	/5/3	1938	10,934 SF	
.01Mi.	**16196 SOFTWATER LAKE DR**		$162,400	$81,200	924	/2/1	1935	9,975 SF	
.01Mi.	**16180 SOFTWATER LAKE DR**	**07/18/1996**	$261,000	$130,500	1,200	/2/1		11,151 SF	
.03Mi.	**16206 SOFTWATER LAKE DR**		$307,200	$153,600	1,344	/3/1		13,504 SF	
.03Mi.	**16176 SOFTWATER LAKE DR**	**02/27/2020**	$270,600	$135,300	1,344	/1/1		18,339 SF	
.05Mi.	**16216 SOFTWATER LAKE DR**	**09/18/2009**	$236,200	$118,100	884	/2/1		18,208 SF	
.05Mi.	**16164 SOFTWATER LAKE DR**		$394,800	$197,400	1,456	/3/2	2002	27,051 SF	
.06Mi.	**16175 SOFTWATER LAKE DR**	**11/07/2003**	$323,200	$161,600	1,232	/3/2	2003	21,780 SF	
.06Mi.	**16163 SOFTWATER LAKE DR**	**11/25/2024**	$427,200	$213,600	1,472	/3/3	2000	21,780 SF	
.07Mi.	**16228 SOFTWATER LAKE DR**		$220,600	$110,300	1,046	//2	1925	7,275 SF	
.08Mi.	**16155 SOFTWATER LAKE DR**	**01/22/2021**	$366,200	$183,100	1,258	/3/3	1998	16,204 SF	
.08Mi.	**16142 SOFTWATER LAKE DR**	**09/22/2011**	$335,800	$167,900	1,560	/6/2		23,043 SF	
.08Mi.	**16156 WHITEHEAD DR**	**04/15/2019**	$326,400	$163,200	1,562	/3/2	2005	9,975 SF	
.09Mi.	**16244 SOFTWATER LAKE DR**	**06/21/2018**	$221,400	$110,700	804	/2/1	1927	16,814 SF	
.09Mi.	**16166 WHITEHEAD DR**	**06/07/2019**	$346,400	$173,200	1,280	/3/2	2003	21,388 SF	
.1Mi.	**16150 WHITEHEAD DR**	**01/27/2006**	$449,600	$224,800	1,645	/3/3	1998	13,939 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	87%

Demographics & Income

Median Age:	43.3 years old	Households:	6,087
Median Household Income:	$95,810	Households w/Family:	72%
Household Income Per Capita:	$41,012	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Linden Community Schools	Students:	2,350
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.47Mi.	**Linden Middle School**	B+	Public	6 - 8
Number of Students: 577 Student-Teacher Ratio: 17.48				
1.78Mi.	**Central Elementary School**	A-	Public	4 - 5
Number of Students: 337 Student-Teacher Ratio: 18.99				
1.65Mi.	**Linden High School**	B+	Public	9 - 12
Number of Students: 775 Student-Teacher Ratio: 18.49 Advanced Placement: Yes				

Flood Report

The Subject Property of **16186 SOFTWATER LAKE DR, LINDEN, MI 48451-9702** 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	78%	LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	85%	LOWER
OVERALL	75%	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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ICE SiteX Report

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