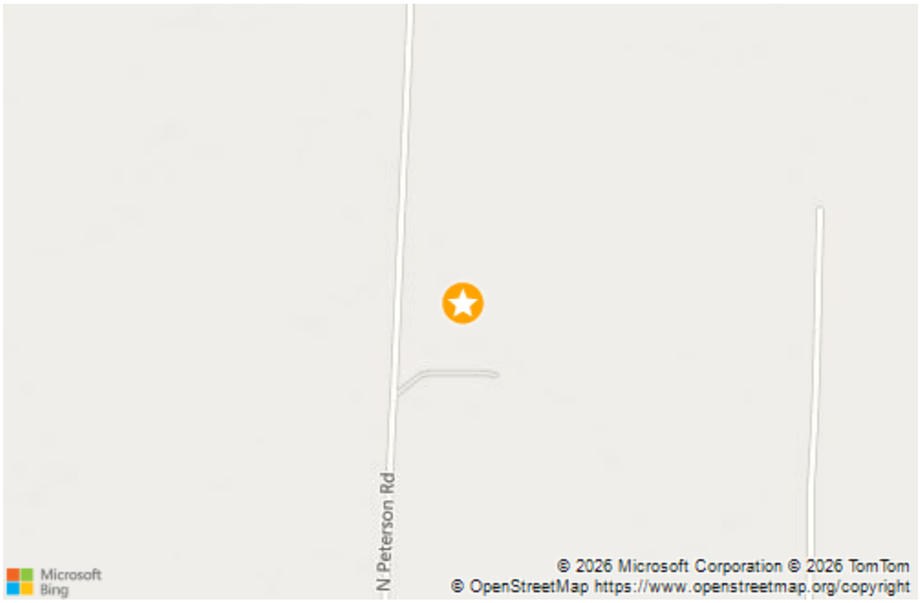
ICE SiteX Report

OrderID: 97753203

SiteX Property Information Report



Subject Property Location

1916 N PETERSON RD, MUSKEGON, MI 49445-9682

County:	**MUSKEGON MI**	Census Tract:	261210016.002000
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	R2
Parcel Number:	61-09-004-200-0015-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$236,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$193,520 - $278,480	ICE Confidence Score:	82		

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:	$1,410
Total Assessed Value:	$72,400	Total Assessor Market Value:	$144,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 09 Sec/Twnship/Range: SEC 04 TWN 10N RNG 16W

Abbreviated Description: LAKETON TOWNSHIP SEC 4 T10N R17W THE N 200 FT OF THE W 800 FT OF THE S 878.86 FT OF THE SW 1/4 OF THE NE 1/4

City/Muni/Twp: LAKETON TOWNSHIP

Property Characteristics

Lot Size:	3.673 AC	Bedrooms:		Pool:	
Building Area:	1680 SF	Baths:	1	Fireplace:	1
Year Built:	2008	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	1	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	$220,000
Document #:	5828726 BK-PG 4363-162	Type of Sale:	Full Amount on Deed
Contract Date:	08/02/2024		
Document Type:			

Legal Description:

Sec/Twnship/Range: SW4NE4 S04T10NR17W

City/Muni/Twp: LAKETON

Prior Transfer

Recording Date:	08/02/2024	Sales Price:	$220,000
Document #:	BK-PG 4363 -162	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

District: 09 Sec/Twnship/Range: SEC 04 TWN 10N RNG 16W

Abbreviated Description: LAKETON TOWNSHIP SEC 4 T10N R17W THE N 200 FT OF THE W 800 FT OF THE S 878.86 FT OF THE SW 1/4 OF THE NE 1/4

City/Muni/Twp: LAKETON TOWNSHIP

Prior Transfer

Recording Date:	05/01/2024	Sales Price:	$115,440
Document #:	5822203 BK-PG 4356-634	Type of Sale:	Full Amount on Deed
Contract Date:	04/10/2024		

ICE SiteX Report

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Document Type:
Legal Description:
Sec/Twnship/Range: SW4NE4S04T10NR17W
City/Muni/Twp: LAKETON TOWNSHIP

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$124,612
Document #:	5775143 BK-PG 4309-529	Type of Sale:	Full Amount on Deed
Contract Date:	08/26/2022		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4NE4 S04T10NR17W
City/Muni/Twp: LAKETON

Prior Transfer

Recording Date:	10/31/2016	Sales Price:	N/A
Document #:	5568751 BK-PG 3794-581	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/20/2015	Sales Price:	$120,951
Document #:	5510227 BK-PG 3794-0581	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/28/2008	Loan Amount:	N/A
Document #:	5295552 BK-PG 3794-581	Loan Type:	FHA
TD Due Date:	11/01/2038	Type Finance:	

Legal Description:
Sec/Twnship/Range: S04T10NR17W
City/Muni/Twp: LAKETON

Prior Transfer

Recording Date:	05/07/2007	Sales Price:	N/A
Document #:	5242119 BK-PG 3741-612	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/22/2007		
Document Type:			

Legal Description:
Abbreviated Description: NORTH200 FT W800 FT S878.86 FT SW4 NE4 SEC04 TWP10N RNG17W
City/Muni/Twp: LAKETON

Prior Transfer

Recording Date:	06/02/2006	Sales Price:	$205,000 Multiple Parcels Involved in this transaction
Document #:	5202702 BK-PG 3702-254	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2006		
Document Type:			

Legal Description:
Sec/Twnship/Range: PART SW4NE4 S04T10NR17W
City/Muni/Twp: LAKETON

No Comparable Sales Found

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.	**1916 N PETERSON RD**	**08/02/2024**	$144,800	$72,400	1,680	1//1	2008	4 SF	
.75Mi.	**3869 W RIVER RD**		$101,400	$50,700	1,248	1//1	1991		
.81Mi.	**2077 SIMONELLI RD**	**03/30/2016**	$110,000	$55,000	1,568	3/3/2	2003	4 SF	
.97Mi.	**2375 SIMONELLI RD**	**08/16/2023**	$142,800	$71,400	1,620	1//2	1996	5 SF	
1.01Mi.	**2480 SIMONELLI RD**	**03/15/2001**	$192,000	$96,000	2,052	4/4/2	2001	6 SF	
1.05Mi.	**2445 SIMONELLI RD**		$158,600	$79,300	1,456	1//1	1990	5 SF	
1.12Mi.	**2552 SIMONELLI RD**		$141,200	$70,600	1,976	1//1	1998	2 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	42.8 years old	Households:	8,842
Median Household Income:	$84,705	Households w/Family:	73%
Household Income Per Capita:	$40,331	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

ICE SiteX Report

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School District

School District Zone:	Reeths-Puffer Schools	Students:	3,451
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.76Mi.	**Reethspuffer High School** Number of Students: 1,107 Student-Teacher Ratio: 18.36 Advanced Placement: Yes	B+	Public	9 - 12
2.24Mi.	**Central Elementary School** Number of Students: 428 Student-Teacher Ratio: 17.28	C-	Public	PK - 4
5.47Mi.	**Reethspuffer Intermediate School** Number of Students: 479 Student-Teacher Ratio: 16.74	C	Public	5 - 6
2.13Mi.	**Reethspuffer Middle School** Number of Students: 537 Student-Teacher Ratio: 17.98	C+	Public	6 - 8

Flood Report

The Subject Property of **1916 N PETERSON RD, MUSKEGON, MI 49445-9682** 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	74%	NOTABLY LOWER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	92%	SIMILAR
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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