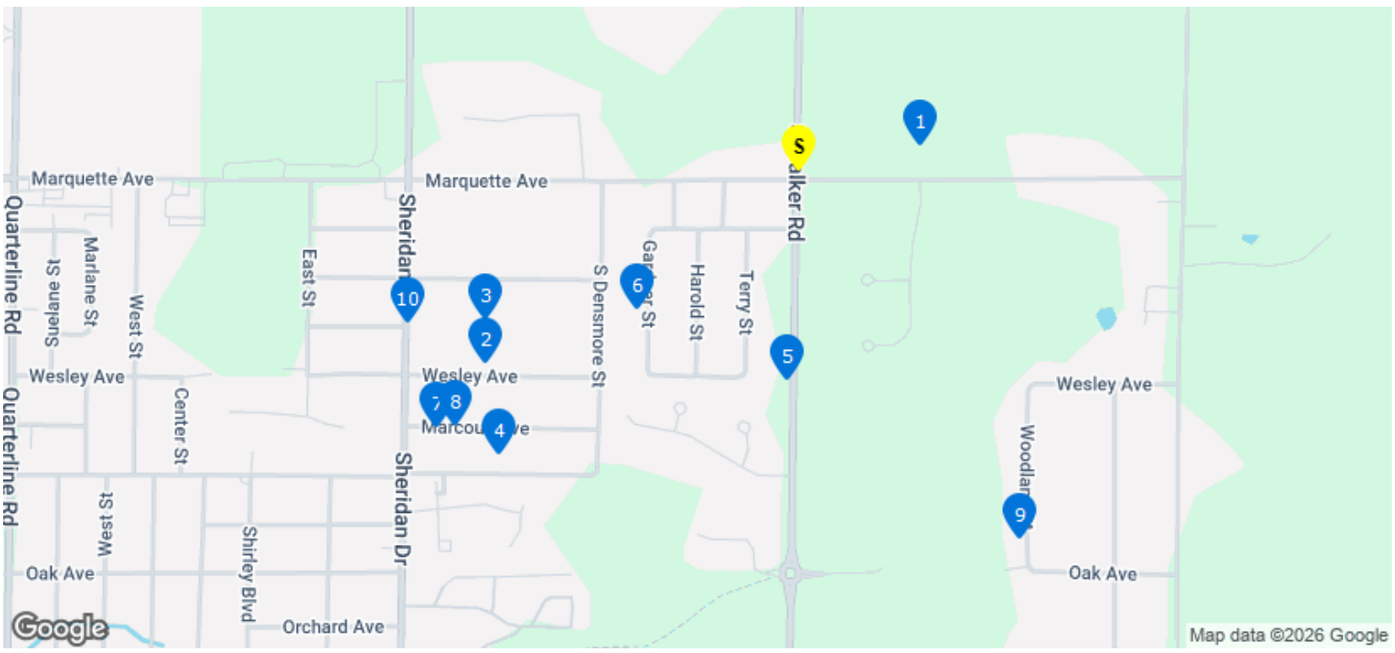
ICE SiteX Report

OrderID: 98779409

SiteX Property Information Report



Subject Property Location

2788 MARQUETTE AVE, MUSKEGON, MI 49442-2628

County:	**MUSKEGON MI**	Census Tract:	0019.01
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	61-10-620-000-0004-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$240,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$180,000 - $300,000	ICE Confidence Score:	75		

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:	$3,191
Total Assessed Value:	$98,500	Total Assessor Market Value:	$197,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4,100 District: 10 Subdivision: MARQUETTE MANOR

Abbreviated Description:	MUSKEGON CHARTER TOWNSHIP SEC 23 T10N R16W MM-4 MARQUETTE MANOR LOT 4, & COM @ NE COR SD LOT 4 FOR POB, TH W 114.75 FT TO N
City/Muni/Twp:	MUSKEGON CHARTER TWP

Property Characteristics

Lot Size:	26,615 SF	Bedrooms:	2	Pool:	
Building Area:	1338 SF	Baths:	1	Fireplace:	1
Year Built:	1978	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	2	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	5	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/16/2025	Sales Price:	$162,800
Document #:	5856974 BK-PG 4331-828	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/29/2024	Loan Amount:	N/A
Document #:	5818941 BK-PG 4353-369	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/19/2024		
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:

Subdivision: MARQUETTE MANOR Map Ref: 0 Sec/Twnship/Range: S23T10NR16W
City/Muni/Twp: MUSKEGON

Mortgage Record

Recording Date:	03/22/2024	Loan Amount:	N/A
Document #:	5817897 BK-PG 4352-324	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/14/2024		
TD Due Date:	07/01/2048	Type Finance:	

ICE SiteX Report

OrderID: 98779409

Legal Description:
Subdivision: MARQUETTE MANOR Map Ref: 0 Sec/Twnship/Range: S23T10NR16W
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	06/16/2023	Sales Price:	N/A
Document #:	5797801 BK-PG 4266-674	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/12/2023	Loan Amount:	N/A
Document #:	5797422 BK-PG 4331-828	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/07/2023		
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Subdivision: MARQUETTE MANOR Map Ref: 0 Sec/Twnship/Range: S23T10NR16W
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	07/13/2021	Sales Price:	N/A
Document #:	5733077 BK-PG 3633-206	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/02/2021	Loan Amount:	N/A
Document #:	5732331 BK-PG 4266-674	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/28/2021		
TD Due Date:	07/01/2036	Type Finance:	

Legal Description:
Subdivision: MARQUETTE MANOR Map Ref: 0 Sec/Twnship/Range: S23T10NR16W
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	03/01/2012	Sales Price:	$122,216
Document #:	5405388 BK-PG 3633-0206	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	09/15/2009	Sales Price:	N/A
Document #:	5325921 BK-PG 3633-0206	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/21/2005	Sales Price:	N/A
Document #:	5143401 BK-PG 3631-308	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/04/2005	Loan Amount:	N/A
Document #:	5133570 BK-PG 3633-206	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/22/2004		
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Subdivision: MARQUETTE MANOR Map Ref: 0
City/Muni/Twp: MUSKEGON

Mortgage Record

Recording Date:	12/16/2004	Loan Amount:	N/A
Document #:	5131670 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/06/2004		
TD Due Date:	09/01/2034	Type Finance:	

Legal Description:
Subdivision: MARQUETTE MANOR Map Ref: LB16 PG8 Sec/Twnship/Range: S23T10NR16W
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	12/16/2004	Sales Price:	$122,300
Document #:	5131669 BK-PG 3631-307	Type of Sale:	Arms-Length Transfer
Contract Date:	08/06/2004		
Document Type:	Deed		

Legal Description:
Subdivision: MARQUETTE MANOR Map Ref: LB16 PG8 Sec/Twnship/Range: S23T10NR16W
City/Muni/Twp: MUSKEGON

Mortgage Record

Recording Date:	11/20/2003	Loan Amount:	N/A
Document #:	5078331 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	10/28/2003		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: MARQUETTE MANOR Sec/Twnship/Range: S23T10NR16W
City/Muni/Twp: MUSKEGON

ICE SiteX Report

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Prior Transfer

Recording Date:	11/20/2003	Sales Price:	$85,236
Document #:	5078330 BK-PG 3578-081	Type of Sale:	Lender Sold
Contract Date:	10/28/2003		
Document Type:	Deed		

Legal Description:
Subdivision: MARQUETTE MANOR Sec/Twnship/Range: S23T10NR16W
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	08/05/2003	Sales Price:	N/A
Document #:	5058900 BK-PG 3558-697	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	12/18/2002		
Document Type:	Deed		

Legal Description:
Subdivision: MARQUETTE MANOR Map Ref: LB16 PG8 Sec/Twnship/Range: S23T10NR16W
Abbreviated Description: ALSO PCL NE4 NW4 SD SEC23
City/Muni/Twp: MUSKEGON

Area Sales Analysis

Total Area Sales	$2,344,100	Median # of Bedrooms	3
Median Lot Size	16,117 SF	Median # of Baths	1
Median Living Area	1,151 SF	Median Year Built	1958
Price Range - 2 Yrs	$195,000 to $308,400	Age Range	32 years to 79 years
Median Value	$229,500	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**2910 MARQUETTE AVE** **MUSKEGON, MI 49442-2632**	03/20/2026	$247,200	$209	1184	2/2/1	1951	84,506 SF	
		APN: 61-10-023-200-0010-00 Document #: 5878028 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2NW4NE4 S23T10NR16W Abbreviated Description: Sec/Twnship/Range:S2NW4NE4 S23T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
2	.17Mi.	**415 ESCANABA LN** **MUSKEGON, MI 49442-7603**	03/10/2025	$274,900	$229	1200	3/3/2	2002	17,729 SF	
		APN: 61-10-624-000-0027-00 Document #: 5844444 Document Type: Fiduciary Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 27 Subdivision: MARQUETTE TRAILS MapRef: LB 3 PG 11 Abbreviated Description: Lot:27 Subdivision:MARQUETTE TRAILS Map Ref:LB 3 PG 11City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
3	.22Mi.	**428 ESCANABA LN** **MUSKEGON, MI 49442-7603**	06/05/2026	$340,000	$276	1232	4/4/3	2002	18,774 SF	
		APN: 61-10-624-000-0003-00 Document #: 5885563 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: MARQUETTE TRAILS MapRef: LB 30 PG 11 Abbreviated Description: Lot:3 Subdivision:MARQUETTE TRAILS Map Ref:LB 30 PG 11City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
4	.23Mi.	**2909 HALL RD** **MUSKEGON, MI 49442-1567**	08/08/2025	$215,000	$158	1360	3/3/1	1952	165,528 SF	
		APN: 61-10-023-200-0002-00 Document #: 5859152 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2NW4NE4 S23T10NR16W Abbreviated Description: Sec/Twnship/Range:N2NW4NE4 S23T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
5	.25Mi.	**579 S WALKER RD** **MUSKEGON, MI 49442-7104**	04/20/2026	$280,900	$235	1196	/3/2	2023	15,420 SF	
		APN: 61-10-023-100-0033-00 Document #: 5881784 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
6	.26Mi.	**415 S DENSMORE ST** **MUSKEGON, MI 49442-2601**	02/03/2026	$345,500	$124	2797	4/4/3	1984	34,630 SF	
		APN: 61-10-764-001-0024-00 Document #: 5872977 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 24 Block: 1 Subdivision: SHERIDAN WOODS MapRef: LB 10 PG 35 Abbreviated Description: Block:1 Subdivision:SHERIDAN WOODS Map Ref:LB 10 PG 35Abbreviated Description:NORTH2 LOT24 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
7	.27Mi.	**2637 HALL RD** **MUSKEGON, MI 49442-1522**	04/24/2026	$247,500	$221	1120	3/3/2	2000	17,598 SF	
		APN: 61-10-023-100-0007-20 Document #: 5882260 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2W2W2NE4NW4 S23T10NR16W Abbreviated Description: Sec/Twnship/Range:N2W2W2NE4NW4 S23T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
8	.27Mi.	**511 GARDNER ST** **MUSKEGON, MI 49442-2683**	04/03/2026	$308,400	$244	1262	3/3/2	1964	41,818 SF	
		APN: 61-10-331-000-0059-00 Document #: 5879616 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 59&58 Subdivision: GARDNERS SUBDIVISION NO 1 MapRef: LB 15 PG 29 Sec/Twnship/Range: SE4NW4 S23T10NR16W Abbreviated Description: Lot:59&58 Subdivision:GARDNERS SUBDIVISION NO 1 Map Ref:LB 15 PG 29Sec/Twnship/Range:SE4NW4 S23T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
9	.27Mi.	**586 TERRY ST** **MUSKEGON, MI 49442-2666**	02/03/2026	$257,000	$248	1037	3/3/1	1976	38,507 SF	P
		APN: 61-10-621-000-0022-00 Document #: 5872990 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Subdivision: MARQUETTE MANOR NO 1 MapRef: LB 16 PG 39 Abbreviated Description: Lot:22 Subdivision:MARQUETTE MANOR NO 1 Map Ref:LB 16 PG 39City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
10	.28Mi.	**365 S DENSMORE ST**	05/20/2025	$325,000	$159	2040	3/3/2	1996	12,284 SF	P

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MUSKEGON, MI 49442-1592
APN: 61-10-232-000-0023-00 Document #: 5852629
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: CARDINAL MEADOWS NO 3 Abbreviated Description: Lot:23 Subdivision:CARDINAL MEADOWS NO 3 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

11	.29Mi.	**127 S WALKER RD**	04/30/2026	$199,900	$168	1188	3/3/2	1996	39,248 SF

MUSKEGON, MI 49442-7106
APN: 61-10-014-300-0081-00 Document #: 5882689
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2S2S2E2E2E2SW4 S14T10NR16W Abbreviated Description: Sec/Twnship/Range:E2S2S2E2E2E2SW4 S14T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

12	.3Mi.	**123 DARWIN DR**	06/25/2025	$260,000	$154	1692	4/4/1	1999	29,708 SF

MUSKEGON, MI 49442-1588
APN: 61-10-014-300-0073-00 Document #: 5855359
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2E2SE4SW4 S14T10NR16W Abbreviated Description: Sec/Twnship/Range:W2E2SE4SW4 S14T10NR16W

13	.31Mi.	**627 S WALKER RD**	08/19/2026	$364,900	$191	1912	/3/2	2022	15,682 SF

MUSKEGON, MI 49442-7102
APN: 61-10-545-000-0008-00 Document #: 5891950
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: KINGSTON POINTE CONDOMINIUMS Legal Unit: 8 MapRef: LB 3550 PG 995 Abbreviated Description: Subdivision:KINGSTON POINTE CONDOMINIUMS Legal Unit:8 Map Ref:LB 3550 PG 995Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 107 City/Muni/Twp: MUSKEGON

14	.34Mi.	**2517 RENAE DR**	05/19/2026	$280,000	$185	1512	3/3/2	1998	20,604 SF

MUSKEGON, MI 49442-7101
APN: 61-10-232-000-0043-00 Document #: 5884229
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: CARDINAL MEADOWS NO 3 MapRef: LB 24 PG 35-36 Abbreviated Description: Lot:43 Subdivision:CARDINAL MEADOWS NO 3 Map Ref:LB 24 PG 35-36City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

15	.35Mi.	**2526 JAMES AVE**	06/03/2026	$60,000	$90	667	1/1/1	1950	19,602 SF

MUSKEGON, MI 49442-2680
APN: 61-10-764-001-0017-00 Document #: 5885422
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Block: 1 Subdivision: SHERIDAN WOODS MapRef: LB 10 PG 35 Abbreviated Description: Lot:17 Block:1 Subdivision:SHERIDAN WOODS Map Ref:LB 10 PG 35City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

16	.35Mi.	**2498 MARQUETTE AVE**	04/28/2025	$278,000	$170	1636	4/4/2	1995	14,985 SF

MUSKEGON, MI 49442-2622
APN: 61-10-231-000-0018-00 Document #: 5850829
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: CARDINAL MEADOWS NO 2 MapRef: LB 23 PG 25 Abbreviated Description: Lot:18 Subdivision:CARDINAL MEADOWS NO 2 Map Ref:LB 23 PG 25City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

17	.41Mi.	**3112 MARQUETTE AVE**	08/18/2026	$179,500	$235	764	2/2/1	1946	42,253 SF

MUSKEGON, MI 49442-2636
APN: 61-10-023-200-0023-00 Document #: 5891809
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NE4NE4 S23T10NR16W Abbreviated Description: Sec/Twnship/Range:SE4NE4NE4 S23T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

18	.44Mi.	**2492 WESLEY AVE**	07/30/2026	$194,900	$226	864	3/3/1	1960	19,602 SF

MUSKEGON, MI 49442-2654
APN: 61-10-764-002-0014-00 Document #: 5890125
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2 Subdivision: SHERIDAN WOODS MapRef: LB 10 PG 35 Abbreviated Description: Lot:14 Block:2 Subdivision:SHERIDAN WOODS Map Ref:LB 10 PG 35City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

19	.44Mi.	**2465 JAMES AVE**	07/15/2025	$221,500	$171	1292	3/3/1	1953	19,602 SF

MUSKEGON, MI 49442-2617
APN: 61-10-764-002-0036-00 Document #: 5856839
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 36 Block: 2 Subdivision: SHERIDAN WOODS Abbreviated Description: Lot:36 Block:2 Subdivision:SHERIDAN WOODS

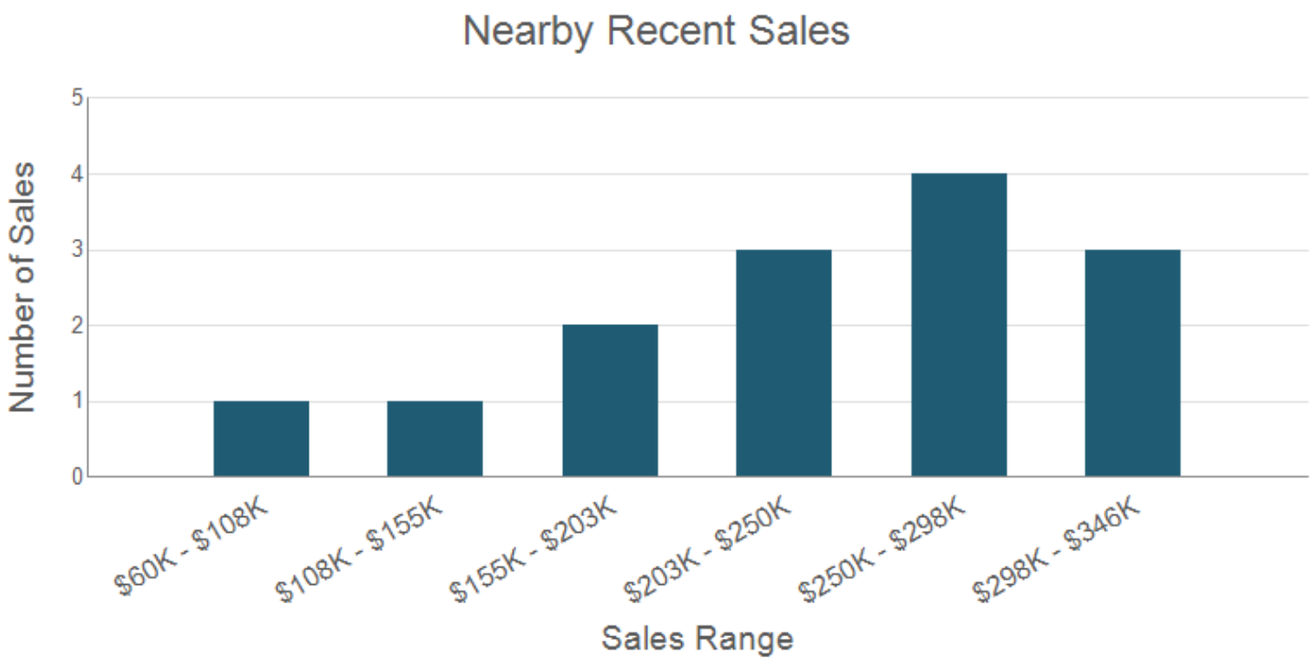
20	.44Mi.	**2661 EZEKIEL DR**	05/30/2025	$385,000	$249	1546	/3/3	2023	44,431 SF

MUSKEGON, MI 49442-4598
APN: 61-10-545-000-0026-00 Document #: 5853476
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: KINGSTON POINTE CONDOMINIUMS Legal Unit: 26 MapRef: LB 3550 PG 995 Abbreviated Description: Subdivision:KINGSTON POINTE CONDOMINIUMS Legal Unit:26 Map Ref:LB 3550 PG 995Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 107 City/Muni/Twp: MUSKEGON

ICE SiteX Report

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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.	**2788 MARQUETTE AVE**	**08/06/2004**	$197,000	$98,500	1,338	2/2/1	1978	26,615 SF	
.02Mi.	**2770 MARQUETTE AVE**	**12/07/1992**	$223,000	$111,500	988	3/3/1	1988	12,023 SF	
.03Mi.	**2802 MARQUETTE AVE**	**09/23/2015**	$263,000	$131,500	1,056	3/3/2	1997	12,023 SF	
.04Mi.	**2756 MARQUETTE AVE**	**12/16/2025**	$214,000	$107,000	988	3/3/1	1986	12,023 SF	
.05Mi.	**2789 MARQUETTE AVE**	**03/12/2021**	$235,200	$117,600	1,394	3/3/2	1962	9,365 SF	
.05Mi.	**2779 MARQUETTE AVE**	**10/20/2021**	$217,600	$108,800	864	2/2/1	1960	9,235 SF	
.05Mi.	**2812 MARQUETTE AVE**	**11/03/2017**	$263,800	$131,900	1,274	3/3/3	1998	12,023 SF	
.05Mi.	**348 S WALKER RD**	**11/13/2019**	$319,000	$159,500	1,313	3/3/2	1999	32,757 SF	
.05Mi.	**2761 MARQUETTE AVE**	**06/30/2021**	$214,400	$107,200	1,108	3/3/1	1956	11,892 SF	
.06Mi.	**330 S WALKER RD**		$353,200	$176,600	1,764	1//2	1998	39,030 SF	
.07Mi.	**2822 MARQUETTE AVE**	**04/21/2021**	$193,600	$96,800	960	2/2/1	1998	12,023 SF	
.07Mi.	**2740 MARQUETTE AVE**	**03/12/1999**	$183,800	$91,900	960	3/3/1	1940	2 SF	
.07Mi.	**2790 DUCEY AVE**	**03/02/2011**	$169,400	$84,700	832	2/2/1	1978	12,632 SF	
.07Mi.	**325 S WALKER RD**	**12/21/1999**	$381,200	$190,600	1,810	1//2	2000	2 SF	
.08Mi.	**2731 MARQUETTE AVE**		$165,200	$82,600	912	3/3/2	1956	17,424 SF	
.08Mi.	**2774 DUCEY AVE**	**11/12/1998**	$230,000	$115,000	1,270	3/3/2	1968	13,199 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	37.3 years old	Households:	16,660
Median Household Income:	$49,063	Households w/Family:	57%
Household Income Per Capita:	$25,216	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Orchard View Schools	Students:	2,064
Number of Schools:	5	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.69Mi.	**Orchard View Middle School** Number of Students: 422 Student-Teacher Ratio: 14.65	D	Public	6 - 8
0.99Mi.	**Orchard View High School** Number of Students: 543 Student-Teacher Ratio: 16.23	D-	Public	9 - 12

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0.80Mi. **Orchard View Early Elementary School** Number of Students: 331 Student-Teacher Ratio: 13.79		NA	Public	KG - 1
0.55Mi. **Cardinal Elementary School** Number of Students: 611 Student-Teacher Ratio: 13.83		D	Public	2 - 5

Flood Report

The Subject Property of **2788 MARQUETTE AVE, MUSKEGON, MI 49442-2628** 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	130%	NOTABLY HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	92%	SIMILAR
MURDER	114%	HIGHER
OVERALL	116%	HIGHER

Disaster Alerts

4/10/2026 - Severe Tornados, Flooding

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