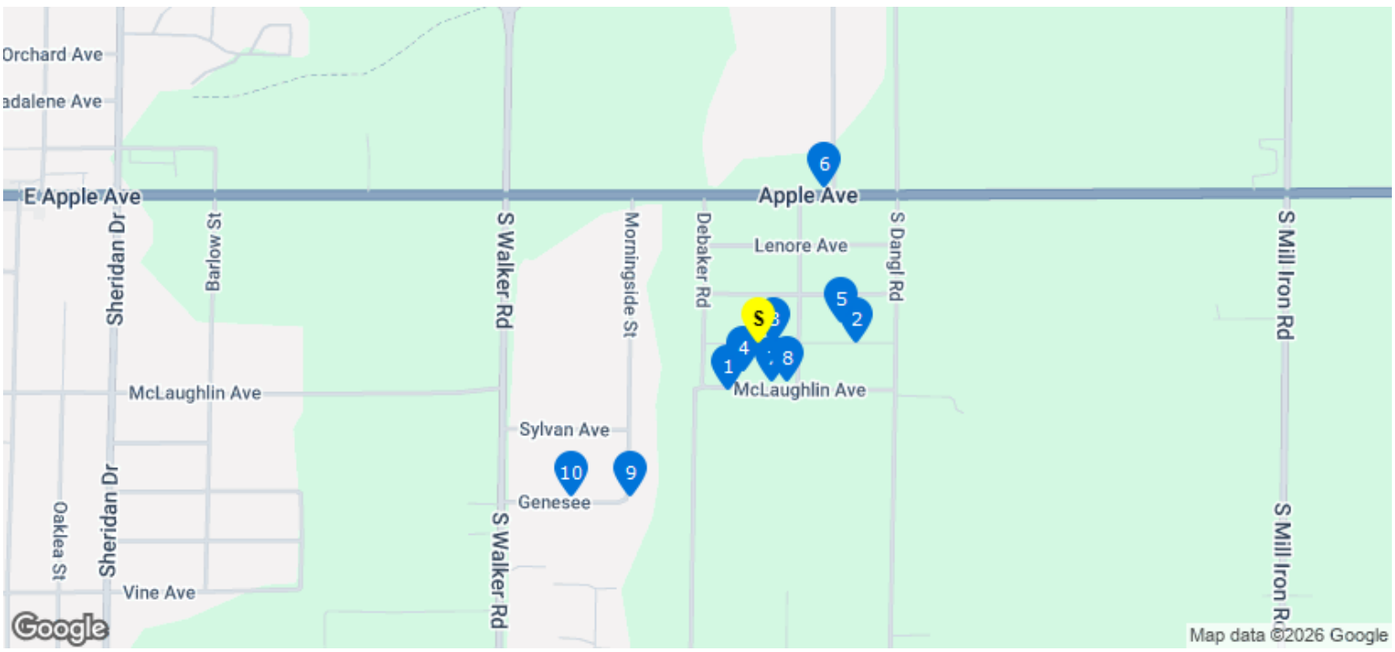
ICE SiteX Report

OrderID: 98745839

SiteX Property Information Report



Subject Property Location

3040 GLENRICK AVE, MUSKEGON, MI 49442-4522

County:	**MUSKEGON MI**	Census Tract:	0020.00
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	61-10-026-200-0061-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$230,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$209,300 - $250,700	ICE Confidence Score:	91		

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:	$2,999
Total Assessed Value:	$95,600	Total Assessor Market Value:	$191,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 10

Abbreviated Description:	MUSKEGON CHARTER TOWNSHIP SEC 26 T10N R16W 675C COM 693 FT S & 993 FT W OF NE COR OF NE 1/4 OF NE 1/4; TH S 264 FT, TH W 100
City/Muni/Twp:	MUSKEGON CHARTER TWP

Property Characteristics

Lot Size:	13,199 SF	Bedrooms:	3	Pool:	
Building Area:	1292 SF	Baths:	1	Fireplace:	1
Year Built:	1990	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 unit
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/15/2010	Loan Amount:	N/A
Document #:	5337978 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/28/2010		
TD Due Date:	02/01/2040	Type Finance:	

Legal Description:
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	02/15/2010	Sales Price:	$51,800
Document #:	5337977 BK-PG 3836-476	Type of Sale:	Lender Sold
Contract Date:	01/28/2010		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	09/17/2009	Sales Price:	$107,775
Document #:	5326139 BK-PG 3824-828	Type of Sale:	Lender Owned
Contract Date:	09/11/2009		
Document Type:	Deed		

ICE SiteX Report

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Legal Description:
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	05/04/2007	Sales Price:	N/A
Document #:	5242036 BK-PG 3612-0073	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/09/2007	Loan Amount:	N/A
Document #:	5226966 BK-PG -	Loan Type:	Adjustable Rate Mortgage
Contract Date:	12/29/2006		
TD Due Date:	01/01/2037	Type Finance:	ADJ

Legal Description:
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	01/09/2007	Sales Price:	$104,000
Document #:	5226965 BK-PG 3726-482	Type of Sale:	Arms-Length Transfer
Contract Date:	12/29/2006		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	12/29/2006	Sales Price:	$104,000
Document #:	BK-PG 3836-476	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 10
Abbreviated Description: MUSKEGON CHARTER TOWNSHIP SEC 26 T10N R16W 675C COM 693 FT S & 993 FT W OF NE COR OF NE 1/4 OF NE 1/4; TH S 264 FT, TH W 100
City/Muni/Twp: MUSKEGON CHARTER TWP

Prior Transfer

Recording Date:	12/22/2006	Sales Price:	$82,975
Document #:	5225478 BK-PG 3724-995	Type of Sale:	Lender Owned
Contract Date:	12/08/2006		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: MUSKEGON

Mortgage Record

Recording Date:	07/21/2004	Loan Amount:	N/A
Document #:	5112395 BK-PG 3612-073	Loan Type:	Unknown Loan Type
Contract Date:	06/24/2004		
TD Due Date:	08/01/2034	Type Finance:	ADJ

Legal Description:
Map Ref: 0
City/Muni/Twp: MUSKEGON

Area Sales Analysis

Total Area Sales	$2,065,723	Median # of Bedrooms	3
Median Lot Size	17,533 SF	Median # of Baths	1
Median Living Area	1,014 SF	Median Year Built	1987
Price Range - 2 Yrs	$159,900 to $277,000	Age Range	29 years to 97 years
Median Value	$204,950	Median Age	39.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**3054 GLENRICK AVE** **MUSKEGON, MI 49442-4522**	03/17/2026	$191,000	$189	1008	2/2/1	1980	13,199 SF	
		APN: 61-10-026-200-0063-00 Document #: 5876629 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S26T10NR16W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S26T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
2	.04Mi.	**3031 GLENRICK AVE** **MUSKEGON, MI 49442-4522**	08/18/2025	$205,000	$214	960	/2/1	1996	13,068 SF	
		APN: 61-10-026-200-0081-00 Document #: 5859820 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S26T10NR16W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S26T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
3	.05Mi.	**3057 GLENRICK AVE** **MUSKEGON, MI 49442-4522**	06/12/2026	$210,000	$206	1020	3/3/1	1941	26,180 SF	
		APN: 61-10-026-200-0084-00 Document #: 5886253 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S26T10NR16W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S26T10NR16W City/Muni/Twp:MUSKEGON TOWNSHIP City/Muni/Twp: MUSKEGON TOWNSHIP								
4	.06Mi.	**3073 GLENRICK AVE** **MUSKEGON, MI 49442-4522**	08/12/2025	$159,900	$159	1008	3/3/1	1935	26,180 SF	
		APN: 61-10-026-200-0085-00 Document #: 5859411 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S26T10NR16W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S26T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								

ICE SiteX Report

OrderID: 98745839

5	.07Mi.	**1150 DEBAKER RD** **MUSKEGON, MI 49442-4589**	09/15/2026	$195,000	$203	960	3/3/1	1996	13,242 SF
		APN: 61-10-026-200-0080-00 Document #: 5894062 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S26T10NR16W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S26T10NR16W							
6	.1Mi.	**3075 LENORE AVE** **MUSKEGON, MI 49442-4525**	11/25/2025	$100,000	$107	936	1//1	1950	13,199 SF
		APN: 61-10-026-200-0040-00 Document #: 5868029 Document Type: Personal Representatives Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2&NE4NE4 S26T10NR16W Abbreviated Description: Sec/Twnship/Range:E2&NE4NE4 S26T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
7	.13Mi.	**3142 GLENRICK AVE** **MUSKEGON, MI 49442-4524**	04/17/2026	$239,500	$249	960	3/3/1	1997	13,199 SF
		APN: 61-10-026-200-0072-00 Document #: 5881704 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S26T10NR16W Abbreviated Description: Sec/Twnship/Range:NE4 S26T10NR16W City/Muni/Twp:MUSKEGON TOWNSHIP City/Muni/Twp: MUSKEGON TOWNSHIP							
8	.13Mi.	**1062 S WOODLAND ST** **MUSKEGON, MI 49442-4564**	06/25/2025	$179,900	$186	968	3/3/1	1946	10,019 SF
		APN: 61-10-026-200-0044-00 Document #: 5855311 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S26T10NR16W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S26T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
9	.14Mi.	**1070 MORNINGSIDE ST** **MUSKEGON, MI 49442-4530**	06/17/2025	$150,000	$184	816	/2/1	1954	24,524 SF
		APN: 61-10-360-000-0001-20 Document #: 5854746 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: GOLDEN ACRES MapRef: LB 11 PG 15 Abbreviated Description: Lot:1 Subdivision:GOLDEN ACRES Map Ref:LB 11 PG 15City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
10	.17Mi.	**1083 MORNINGSIDE ST** **MUSKEGON, MI 49442-4530**	08/11/2025	$210,000	$137	1529	2/2/1	1943	31,058 SF
		APN: 61-10-360-000-0054-10 Document #: 5859334 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 53&54 Subdivision: GOLDEN ACRES MapRef: LB 11 PG 15 Sec/Twnship/Range: W2NW4 S26T10NR16W Abbreviated Description: Lot:53&54 Subdivision:GOLDEN ACRES Map Ref:LB 11 PG 15Sec/Twnship/Range:W2NW4 S26T10NR16W Abbreviated Description:NORTH33.00FT LOT53 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
11	.2Mi.	**3010 E APPLE AVE** **MUSKEGON, MI 49442-4591**	07/23/2025	$130,000	$29	4516	1//	1960	28,227 SF
		APN: 61-10-023-400-0012-00 Document #: 5857615 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Sec/Twnship/Range: SE4 S23T10NR16W Abbreviated Description: Sec/Twnship/Range:SE4 S23T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
12	.22Mi.	**3104 E APPLE AVE** **MUSKEGON, MI 49442-4588**	09/25/2026	$204,900	$140	1460	1//1	1954	21,824 SF
		APN: 61-10-023-400-0026-00 Document #: 5894883 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2SE4SE4 S23T10NR16W Abbreviated Description: Sec/Twnship/Range:E2SE4SE4 S23T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
13	.22Mi.	**3116 E APPLE AVE** **MUSKEGON, MI 49442-4581**	06/12/2026	$179,000	$172	1040	2/2/1	1955	21,649 SF
		APN: 61-10-023-400-0027-00 Document #: 5886151 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
14	.26Mi.	**2908 GENESEE AVE** **MUSKEGON, MI 49442-4585**	07/10/2026	$277,000	$247	1120	3/3/2	1997	27,443 SF
		APN: 61-10-360-000-0032-00 Document #: 5888568 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 32 Subdivision: GOLDEN ACRES MapRef: LB 11 PG 15 Abbreviated Description: Lot:32 Subdivision:GOLDEN ACRES Map Ref:LB 11 PG 15City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
15	.26Mi.	**3056 E APPLE AVE** **MUSKEGON, MI 49442-4506**	03/12/2026	$160,000	$93	1729	/4/2	1954	133,294 SF
		APN: 61-10-023-400-0015-00 Document #: 5875853 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SE4SE4 S23T10NR16W Abbreviated Description: Sec/Twnship/Range:W2SE4SE4 S23T10NR16W City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
16	.26Mi.	**3086 E APPLE AVE** **MUSKEGON, MI 49442-4506**	01/08/2026	$145,000	$33	4419	1//	1975	91,040 SF
		APN: 61-10-023-400-0016-00 Document #: 5871250 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Abbreviated Description: City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
17	.29Mi.	**2855 SYLVAN AVE** **MUSKEGON, MI 49442-4536**	04/29/2026	$11,700			//		28,314 SF
		APN: 61-10-360-000-0036-10 Document #: 5882685 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 36 Subdivision: GOLDEN ACRES MapRef: LB 11 PG 15 Abbreviated Description: Lot:36 Subdivision:GOLDEN ACRES Map Ref:LB 11 PG 15City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
18	.41Mi.	**1460 TODD ST** **MUSKEGON, MI 49442-4538**	09/03/2025	$90,000	$79	1140	3/3/1	1942	36,808 SF
		APN: 61-10-840-000-0032-00 Document #: 5861230 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 32&33 Subdivision: JOHN S WALKERS SUBDIVISION MapRef: LB 10 PG 7 Abbreviated Description: Lot:32&33 Subdivision:JOHN S WALKERS SUBDIVISION Map Ref:LB 10 PG 7City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON							
19	.44Mi.	**777 S WOODLAND ST**	01/08/2026	$284,000	$240	1183	1/3/2	2025	17,076 SF

ICE SiteX Report

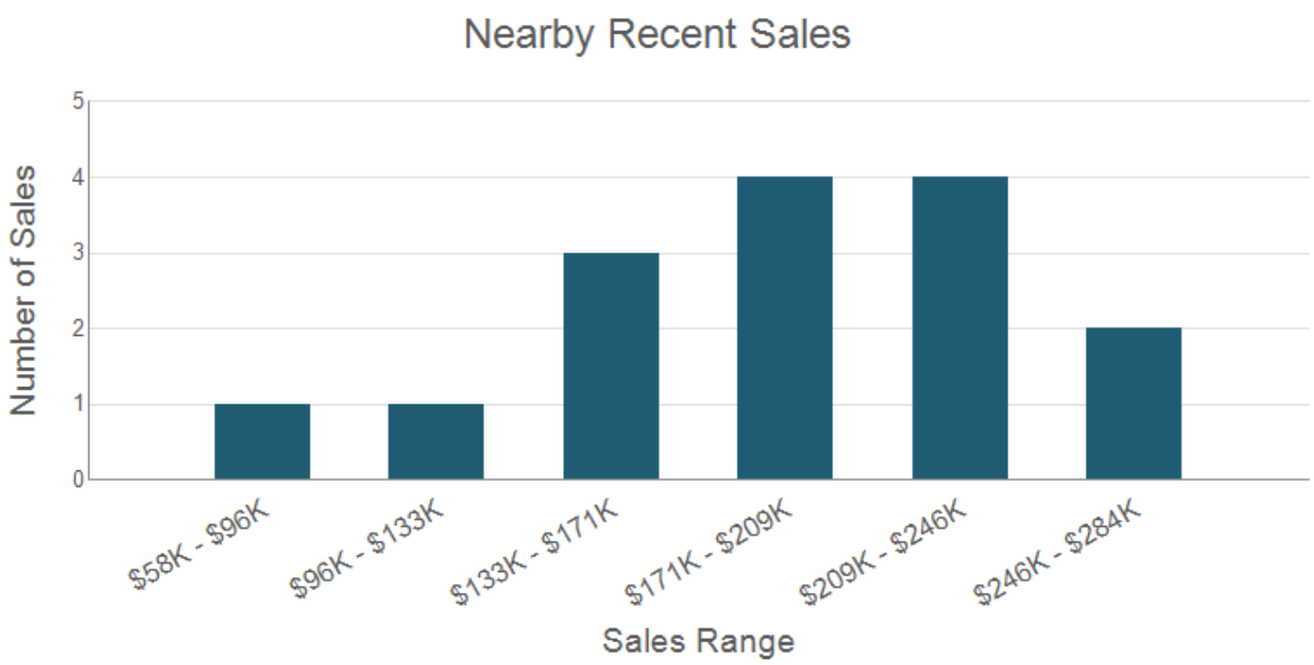
OrderID: 98745839

MUSKEGON, MI 49442-2776
APN: 61-10-262-000-0080-00 Document #: 5871207
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 80 Subdivision: DANGL PARK MapRef: LB 14 PG 27 Abbreviated Description: Lot:80 Subdivision:DANGL PARK Map Ref:LB 14 PG 27City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

20	.45Mi.	**2990 VIOLET AVE**	10/07/2025	$230,000	$184	1248	3/3/1	1977	18,382 SF

MUSKEGON, MI 49442-4542
APN: 61-10-840-000-0081-00 Document #: 5864020
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 81&82 Subdivision: JOHN S WALKERS SUBDIVISION MapRef: LB 10 PG 7&8 Abbreviated Description: Lot:81&82 Subdivision:JOHN S WALKERS SUBDIVISION Map Ref:LB 10 PG 7&8City/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.

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.	**3040 GLENRICK AVE**	**12/29/2006**	$191,200	$95,600	1,292	3/3/1	1990	13,199 SF	
.02Mi.	**3054 GLENRICK AVE**	**08/28/2024**	$155,200	$77,600	1,008	2/2/1	1980	13,199 SF	
.02Mi.	**3030 GLENRICK AVE**	**08/05/2003**	$231,200	$115,600	1,324	3/3/2	1995	13,199 SF	
.02Mi.	**3041 DONALD AVE**	**07/26/2001**	$212,000	$106,000	1,056	3/3/1	1991	13,199 SF	
.03Mi.	**3029 DONALD AVE**	**06/18/2014**	$263,200	$131,600	1,404	3/3/1	1994	13,199 SF	
.03Mi.	**3067 DONALD AVE**	**02/22/2010**	$266,600	$133,300	1,673	4/4/2	1989	13,199 SF	
.04Mi.	**3041 GLENRICK AVE**	**11/14/2017**	$216,200	$108,100	1,728	3/3/1	2002	13,068 SF	
.04Mi.	**3074 GLENRICK AVE**	**05/12/2022**	$223,200	$111,600	1,136	3/3/1	1992	11,021 SF	
.04Mi.	**3010 GLENRICK AVE**	**10/28/2020**	$144,000	$72,000	896	2/2/1	1956	8,973 SF	
.04Mi.	**1120 DEBAKER RD**	**07/19/2002**	$123,200	$61,600	960	3/3/1	1995	9,148 SF	
.04Mi.	**3031 GLENRICK AVE**	**08/14/2025**	$181,000	$90,500	960	/2/1	1996	13,068 SF	
.04Mi.	**3073 DONALD AVE**	**11/04/2024**	$112,600	$56,300	835	3/3/1	1955	15,420 SF	
.05Mi.	**1110 DEBAKER RD**	**10/22/2001**	$107,800	$53,900	960	2/2/1	1995	8,712 SF	
.05Mi.	**3057 GLENRICK AVE**		$152,800	$76,400	1,020	3/3/1	1941	26,180 SF	
.05Mi.	**1140 DEBAKER RD**	**07/24/2017**	$160,000	$80,000	960	2/2/1	1996	13,329 SF	
.06Mi.	**1131 S WOODLAND ST**	**07/13/2022**	$225,200	$112,600	1,176	3/3/2	1997	11,979 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%

ICE SiteX Report

OrderID: 98745839

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.62Mi.	**Orchard View Middle School** Number of Students: 422 Student-Teacher Ratio: 14.65	D	Public	6 - 8
1.89Mi.	**Orchard View High School** Number of Students: 543 Student-Teacher Ratio: 16.23	D-	Public	9 - 12
1.77Mi.	**Orchard View Early Elementary School** Number of Students: 331 Student-Teacher Ratio: 13.79	NA	Public	KG - 1
1.31Mi.	**Cardinal Elementary School** Number of Students: 611 Student-Teacher Ratio: 13.83	D	Public	2 - 5

Flood Report

The Subject Property of **3040 GLENRICK AVE, MUSKEGON, MI 49442-4522** 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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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