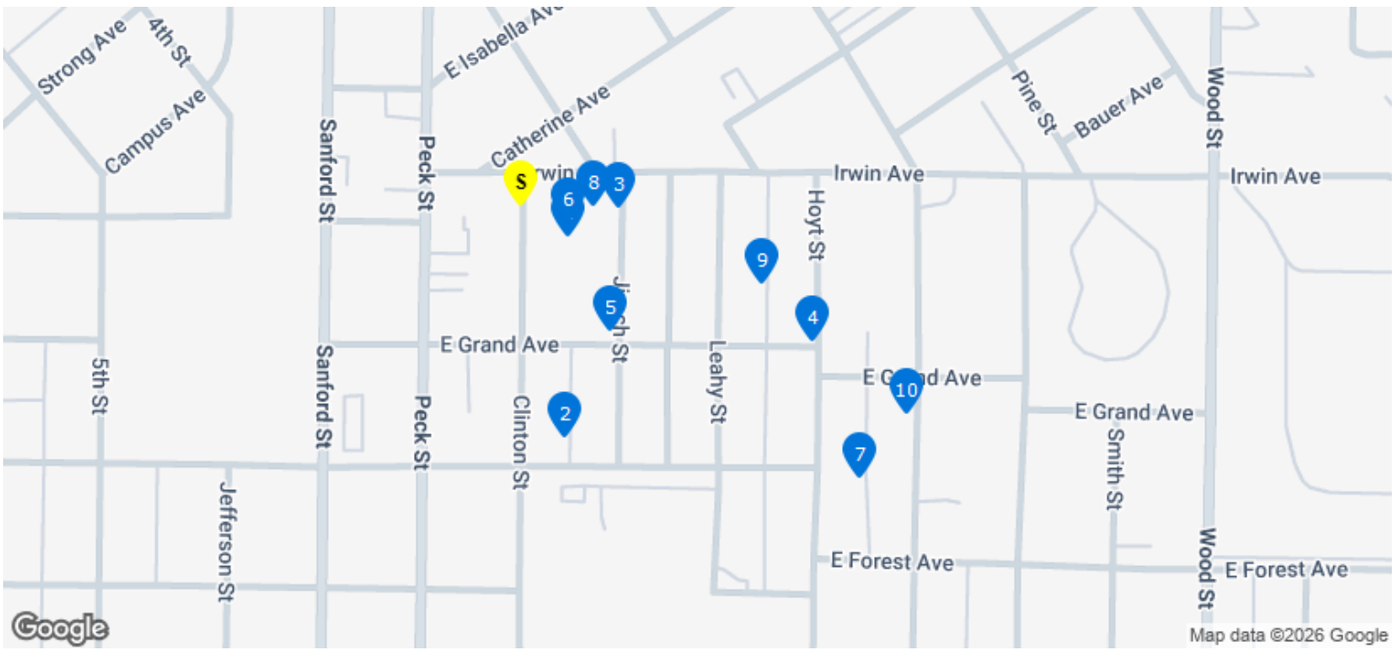
ICE SiteX Report

OrderID: 98745835

SiteX Property Information Report



Subject Property Location

41 IRWIN AVE, MUSKEGON, MI 49442-5028

County:	**MUSKEGON MI**	Census Tract:	0005.00
Property Use:	Single Family Residential	Zoning:	R
Parcel Number:	61-24-205-276-0014-10	Thomas Bros Pg-Grid:	

Valuation

Value:	**$162,000**	FSD:	38	Common Confidence Score:	18
Value Range:	$100,440 - $223,560	ICE Confidence Score:	62		

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:	$1,568
Total Assessed Value:	$85,000	Total Assessor Market Value:	$170,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 14 Block: 276 District: 24 Subdivision: CITY OF MUSKEGON REVISED PLAT (OF 1903) Sec/Twnship/Range: SEC 05 TWN 9N RNG 17W

Abbreviated Description:	CITY OF MUSKEGON REVISED PLAT OF 1903 E 65 FT LOT 14 BLK 276
City/Muni/Twp:	MUSKEGON CITY

Property Characteristics

Lot Size:	4,182 SF	Bedrooms:	4	Pool:	
Building Area:	1625 SF	Baths:	1	Fireplace:	1
Year Built:		Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:	1	A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/19/2026	Sales Price:	N/A
Document #:	5884242 BK-PG 4276-209	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/04/2021	Sales Price:	N/A
Document #:	5745153 BK-PG 4227-22	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	10/04/2021	Sales Price:	N/A
Document #:	5741855 BK-PG 4276-208	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/01/2021		
Document Type:	Deed		

Legal Description:
Lot: P Block: 276 Subdivision: REVISED PLAT OF 1903 Map Ref: LB 3 PG 71
Abbreviated Description: EAST65 FEET OF LOT 14
City/Muni/Twp: MUSKEGON

ICE SiteX Report

OrderID: 98745835

Mortgage Record

Recording Date:	10/04/2021	Loan Amount:	N/A
Document #:	4276/209 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/01/2021		
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: P Block: 276 Subdivision: REVISED PLAT OF 1903 Map Ref: LB 3 PG 71
Abbreviated Description: EAST65 FEET OF LOT 14
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	07/16/2020	Sales Price:	$78,900
Document #:	5692716 BK-PG 4227-21	Type of Sale:	Arms-Length Transfer
Contract Date:	07/06/2020		
Document Type:	Deed		

Legal Description:
Lot: P Block: 276 Subdivision: REVISED PLAT OF 1903 Map Ref: LB 3 PG 71
Abbreviated Description: EAST 65 FT OF LOT 14
City/Muni/Twp: MUSKEGON

Mortgage Record

Recording Date:	07/16/2020	Loan Amount:	N/A
Document #:	4227/22 BK-PG -	Loan Type:	Conventional
Contract Date:	07/06/2020		
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: P Block: 276 Subdivision: REVISED PLAT OF 1903 Map Ref: LB 3 PG 71
Abbreviated Description: EAST 65 FT OF LOT 14
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	07/06/2020	Sales Price:	$78,900
Document #:	BK-PG 4276-208	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 276 District: 24 Subdivision: CITY OF MUSKEGON REVISED PLAT (OF 1903) Sec/Twnship/Range: SEC 05 TWN 9N RNG 17W
Abbreviated Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 65 FT LOT 14 BLK 276
City/Muni/Twp: MUSKEGON CITY

Prior Transfer

Recording Date:	06/10/2019	Sales Price:	$61,000
Document #:	5657514 BK-PG 4191-783	Type of Sale:	Arms-Length Transfer
Contract Date:	06/06/2019		
Document Type:	Deed		

Legal Description:
Lot: P Block: 276 Map Ref: LB 3 PG 71
Abbreviated Description: EAST65 FT OF LOT 14
City/Muni/Twp: MUSKEGON

Mortgage Record

Recording Date:	06/10/2019	Loan Amount:	N/A
Document #:	4191/784 BK-PG -	Loan Type:	Conventional
Contract Date:	06/06/2019		
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:
Lot: P Block: 276 Map Ref: LB 3 PG 71
Abbreviated Description: EAST65 FT OF LOT 14
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	05/18/2018	Sales Price:	N/A
Document #:	5623486 BK-PG 4157-723	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/18/2018		
Document Type:	Deed		

Legal Description:
Block: 276 District: 24
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	01/26/2009	Sales Price:	$11,900
Document #:	5301533 BK-PG 3800-480	Type of Sale:	Lender Sold
Contract Date:	01/06/2009		
Document Type:	Deed		

Legal Description:
Lot: P Block: 276 Subdivision: REVISED PLAT OF 1903 OF THE CITY OF MUSKEGON Map Ref: LB3 PG71
City/Muni/Twp: MUSKEGON

Prior Transfer

Recording Date:	10/17/2008	Sales Price:	N/A
Document #:	5294750 BK-PG 3718-0127	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	10/17/2008	Sales Price:	N/A
Document #:	5294746 BK-PG 3793-781	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/09/2008		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98745835

Legal Description:
Lot: P Block: 276 Subdivision: REVISED PLAT OF THE CITY OF MUSKEGON Map Ref: LB3 PG71
Abbreviated Description: EAST65 FT LOT14
City/Muni/Twp: MUSKEGON

Mortgage Record

Recording Date:	10/23/2006	Loan Amount:	N/A
Document #:	5218596 BK-PG 3718-127	Loan Type:	Unknown Loan Type
Contract Date:	10/10/2006		
TD Due Date:	11/01/2036	Type Finance:	ADJ

Legal Description:
Block: 276 Subdivision: REVISED PLAT OF 1903 OF THE CITY OF MUSKEGON Map Ref: 0
Abbreviated Description: EAST65 FT LOT14
City/Muni/Twp: MUSKEGON

Area Sales Analysis

Total Area Sales	$1,573,000	Median # of Bedrooms	4
Median Lot Size	5,706 SF	Median # of Baths	2
Median Living Area	1,736 SF	Median Year Built	1890
Price Range - 2 Yrs	$104,100 to $220,000	Age Range	136 years to 136 years
Median Value	$165,250	Median Age	136 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**1420 CLINTON ST** **MUSKEGON, MI 49442-5076**	08/10/2026	$220,000	$99	2215	3/3/3		6,708 SF	
		APN: 61-24-205-275-0002-00 Document #: 5891072 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 275 MapRef: LB 3 PG 71 Abbreviated Description: Lot:2 Block:275 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
2	.07Mi.	**1467 CLINTON ST** **MUSKEGON, MI 49442-5020**	07/08/2026	$59,000	$19	3078	4/4/2		6,882 SF	
		APN: 61-24-205-276-0008-00 Document #: 5888344 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: 276 MapRef: LB 3 PG 71 Abbreviated Description: Lot:8 Block:276 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
3	.09Mi.	**1350 ARTHUR ST** **MUSKEGON, MI 49442-3392**	08/28/2026	$135,500	$76	1784	4/4/2		5,576 SF	
		APN: 61-24-205-254-0001-10 Document #: 5892820 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1&14 Block: 254 Subdivision: REVISED PLAT OF 1903 MapRef: LB 3 PG 71 Abbreviated Description: Block:254 Subdivision:REVISED PLAT OF 1903 Map Ref:LB 3 PG 71Abbreviated Description:SOUTH48FT LOTS1&14 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
4	.13Mi.	**1327 RANSOM ST** **MUSKEGON, MI 49442-3339**	09/16/2026	$34,000	$35	984	2/2/1		4,356 SF	
		APN: 61-24-205-254-0007-00 Document #: 5894287 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 254 Subdivision: REVISED PLAT OF 1903 OF THE CITY OF MUSKEGON MapRef: LB 3 PG 71 Abbreviated Description: Block:254 Subdivision:REVISED PLAT OF 1903 OF THE CITY OF MUSKEGON Map Ref:LB 3 PG 71Abbreviated Description:SOUTH50.47FT LOT7 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
5	.18Mi.	**1296 SANFORD ST** **MUSKEGON, MI 49441-2151**	07/14/2026	$96,500	$153	630	1/1/1		13,068 SF	
		APN: 61-24-205-394-0002-00 Document #: 5888742 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1-3 Block: 394 Subdivision: REVISED PLAT OF 1903 MapRef: LB 3 PG 71 Abbreviated Description: Lot:1-3 Block:394 Subdivision:REVISED PLAT OF 1903 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
6	.19Mi.	**27 E SOUTHERN AVE** **MUSKEGON, MI 49442-5039**	09/18/2026	$154,000	$153	1008	3/3/1		3,877 SF	
		APN: 61-24-205-288-0012-00 Document #: 5894495 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 288 Subdivision: REVISED PLAT 1903 MapRef: LB 3 PG 71 Abbreviated Description: Lot:12 Block:288 Subdivision:REVISED PLAT 1903 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
7	.21Mi.	**1327 JEFFERSON ST** **MUSKEGON, MI 49441-2026**	08/12/2026	$135,000	$78	1730	3/3/1	1920	4,356 SF	
		APN: 61-24-205-396-0004-10 Document #: 5891410 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4&5 Block: 396 MapRef: LB 3 PG 71 Abbreviated Description: Block:396 Map Ref:LB 3 PG 71Abbreviated Description:PORTION LOTS4&5 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
8	.28Mi.	**1519 TERRACE ST** **MUSKEGON, MI 49442-5018**	08/21/2026	$170,500	$118	1445	4/4/1		3,528 SF	
		APN: 61-24-205-281-0017-20 Document #: 5892187 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Block: 281 MapRef: LB 3 PG 71 Abbreviated Description: Lot:16 Block:281 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
9	.28Mi.	**1552 HOYT ST** **MUSKEGON, MI 49442-5048**	07/31/2026	$184,900	$113	1635	4/4/1		6,534 SF	
		APN: 61-24-205-281-0004-20 Document #: 5890320 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 281 MapRef: LB 3 PG 71 Abbreviated Description: Block:281 Map Ref:LB 3 PG 71Abbreviated Description:SOUTH50FT LOT4 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON								
10	.29Mi.	**1206 TERRACE ST** **MUSKEGON, MI 49442-3491**	09/29/2026	$279,000	$131	2126	4/4/2		5,401 SF	
		APN: 61-24-205-238-0004-00 Document #: 5895224 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98745835

Legal: Lot: 4 Block: 238 MapRef: LB 3 PG 71 Abbreviated Description: Lot:4 Block:238 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

11	.3Mi.	**186 E ISABELLA AVE** **MUSKEGON, MI 49442-3569**	08/18/2026	$5,000	$4	1352	3/3/2		4,356 SF

APN: 61-24-205-244-0006-00 Document #: 5891816
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 244 MapRef: LB 3 PG 71 Abbreviated Description: Block:244 Map Ref:LB 3 PG 71Abbreviated Description:WEST2 LOT6 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

12	.32Mi.	**1435 PINE ST** **MUSKEGON, MI 49442-5010**	07/10/2026	$67,000	$29	2350	1//	1930	7,623 SF

APN: 61-24-205-271-0021-00 Document #: 5888560
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 21 Block: 271 Subdivision: REVISED PLAT OF 1903 MapRef: LB 3 PG 71 Abbreviated Description: Lot:21 Block:271 Subdivision:REVISED PLAT OF 1903 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

13	.36Mi.	**1621 TERRACE ST** **MUSKEGON, MI 49442-5681**	07/08/2026	$200,000	$67	2980	6/6/4	1900	8,712 SF

APN: 61-24-205-292-0027-00 Document #: 5888327
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 27 Block: 292 Subdivision: REVISED PLAT OF 1903 MapRef: LB 3 PG 71 Abbreviated Description: Lot:27 Block:292 Subdivision:REVISED PLAT OF 1903 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

14	.37Mi.	**1514 6TH ST** **MUSKEGON, MI 49441-2112**	08/04/2026	$195,000	$123	1585	4/4/1	1980	7,405 SF

APN: 61-24-205-420-0016-00 Document #: 5890557
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 420 MapRef: LB 3 PG 71 Abbreviated Description: Lot:16 Block:420 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

15	.39Mi.	**1715 PECK ST** **MUSKEGON, MI 49441-2507**	07/21/2026	$242,000	$96	2512	1//	1920	7,667 SF

APN: 61-24-205-445-0009-00 Document #: 5889326
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 9 Block: 445 MapRef: LB 3 PG 71 Abbreviated Description: Lot:9 Block:445 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

16	.39Mi.	**1657 TERRACE ST** **MUSKEGON, MI 49442-5628**	07/08/2026	$149,000	$86	1740	4/4/2		6,621 SF

APN: 61-24-205-292-0025-20 Document #: 5888316
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 25 Block: 292 Subdivision: REVISED PLAT OF 1903 MapRef: LB 3 PG 71 Abbreviated Description: Block:292 Subdivision:REVISED PLAT OF 1903 Map Ref:LB 3 PG 71Abbreviated Description:SOUTH51FT LOT25 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

17	.4Mi.	**1271 SPRING ST** **MUSKEGON, MI 49442-3514**	07/21/2026	$225,000	$230	979	1//1	2023	4,879 SF

APN: 61-24-205-264-0010-00 Document #: 5889346
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 264 Subdivision: REVISED PLAT OF 1903 MapRef: LB 3 PG 71 Abbreviated Description: Block:264 Subdivision:REVISED PLAT OF 1903 Map Ref:LB 3 PG 71Abbreviated Description:EAST74FT LOT10 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

18	.41Mi.	**1688 HOYT ST** **MUSKEGON, MI 49442-5525**	08/10/2026	$170,000	$136	1248	4/4/1		3,920 SF

APN: 61-24-205-292-0009-00 Document #: 5891084
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 292 MapRef: LB 3 PG 71 Abbreviated Description: Lot:9 Block:292 Map Ref:LB 3 PG 71City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

19	.42Mi.	**313 WASHINGTON AVE** **MUSKEGON, MI 49441-2143**	08/31/2026	$178,000	$127	1403	3/3/1		15,856 SF

APN: 61-24-205-406-0005-00 Document #: 5892870
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 406 Subdivision: THE REVISED PLAT OF 1903 MapRef: LB 3 PG 71 Abbreviated Description: Lot:5&6 Block:406 Subdivision:THE REVISED PLAT OF 1903 Map Ref:LB 3 PG 71City/Muni/Twp:THE MUSKEGON City/Muni/Twp: THE MUSKEGON

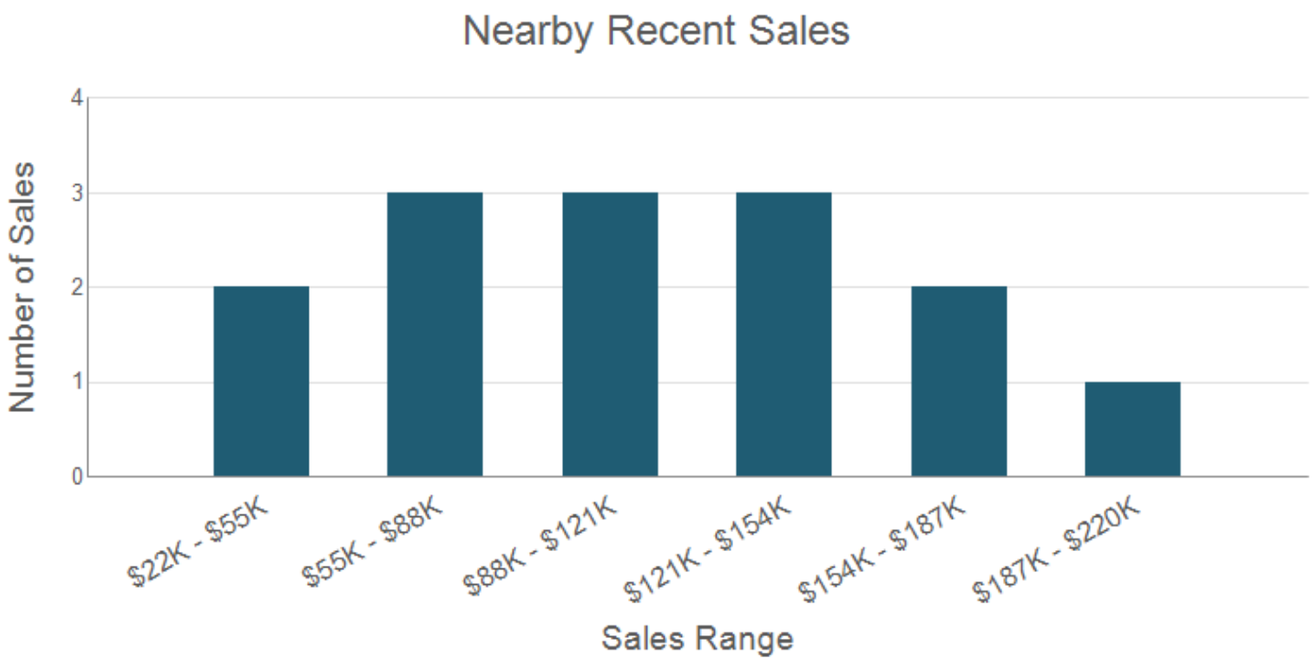
20	.43Mi.	**1691 TERRACE ST** **MUSKEGON, MI 49442-5628**	07/20/2026	$155,000	$104	1495	4/4/2		5,837 SF

APN: 61-24-205-292-0022-10 Document #: 5889270
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Block: 292 MapRef: LB 3 PG 71 Abbreviated Description: Block:292 Map Ref:LB 3 PG 71Abbreviated Description:SOUTH45FT LOT22 City/Muni/Twp:MUSKEGON City/Muni/Twp: MUSKEGON

ICE SiteX Report

OrderID: 98745835

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.	**41 IRWIN AVE**	**07/06/2020**	$170,000	$85,000	1,625	4/4/1		4,182 SF	
.01Mi.	**29 IRWIN AVE**	**10/18/1994**	$168,400	$84,200	1,440	3/3/2	1940	4,400 SF	
.01Mi.	**1423 CLINTON ST**	**07/12/2004**	$141,600	$70,800	1,496	3/3/1		8,581 SF	
.02Mi.	**19 IRWIN AVE**	**09/19/2022**	$139,400	$69,700	1,408	3/3/1		2,962 SF	
.02Mi.	**59 IRWIN AVE**	**11/26/2019**	$236,800	$118,400	2,272	4/4/3		4,269 SF	
.03Mi.	**1433 CLINTON ST**	**12/13/2007**	$208,600	$104,300	2,922	6/6/3	1920	8,625 SF	
.03Mi.	**1420 CLINTON ST**	**08/15/2023**	$189,000	$94,500	2,215	3/3/3		6,708 SF	
.03Mi.	**1422 PECK ST**		$174,400	$87,200	964	/3/1	1956	8,625 SF	
.04Mi.	**1428 CLINTON ST**	**07/03/2025**	$191,000	$95,500	1,800	4/4/2	1890	5,619 SF	
.04Mi.	**1410 PECK ST**	**05/29/2025**	$286,200	$143,100	1,872	4/4/2		5,489 SF	
.04Mi.	**1441 CLINTON ST**		$209,200	$104,600	1,862	4/4/1		8,581 SF	
.04Mi.	**69 IRWIN AVE**	**08/09/2023**	$167,400	$83,700	1,827	3/3/2		3,790 SF	
.04Mi.	**1434 CLINTON ST**	**01/25/2019**	$202,400	$101,200	2,288	4/4/4		4,835 SF	
.04Mi.	**42 CATHERINE AVE**		$97,600	$48,800	1,008	2/2/1		4,356 SF	
.04Mi.	**50 CATHERINE AVE**		$118,400	$59,200	1,304	3/3/1		2,919 SF	
.04Mi.	**1379 ARTHUR ST**	**07/19/2023**	$108,400	$54,200	912	2/2/1		2,788 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:	Muskegon City School District	Students:	3,371
Number of Schools:	7	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.20Mi.	**Muskegon High School** Number of Students: 1,003 Student-Teacher Ratio: 22.24 Advanced Placement: Yes	D-	Public	9 - 12
0.40Mi.	**Charles Hackley Middle School** Number of Students: 774	F	Public	6 - 8

ICE SiteX Report

OrderID: 98745835

Student-Teacher Ratio: 20.51

Flood Report

The Subject Property of **41 IRWIN AVE, MUSKEGON, MI 49442-5028** 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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