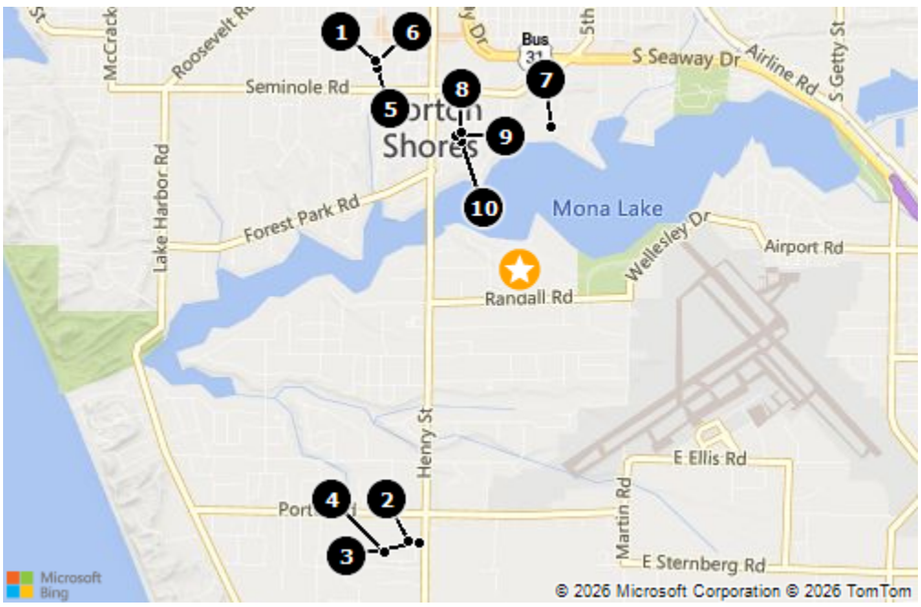
ICE SiteX Report

OrderID: 97958633

SiteX Property Information Report



Subject Property Location

4285 VINEYARD LN, NORTON SHORES, MI 49441-4982

County:	**MUSKEGON MI**	Census Tract:	261210025.021011
Property Use:	Condominium Unit (Residential)	Zoning:	R-3
Parcel Number:	61-27-243-000-0006-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$619,000**	FSD:	15	Common Confidence Score:	55
Value Range:	$526,150 - $711,850	ICE Confidence Score:	85		

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:	$6,779
Total Assessed Value:	$281,000	Total Assessor Market Value:	$562,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 27 Subdivision: CONCORD COURT Sec/Twnship/Range: SEC 43 TWN 9N RNG 16W
Abbreviated Description: CITY OF NORTON SHORES CONCORD COURT CONDOMINIUM UNIT NO 6
City/Muni/Twp: NORTON SHORES CITY

Property Characteristics

Lot Size:	27,007 SF	Bedrooms:	6	Pool:	
Building Area:	2388 SF	Baths:	3	Fireplace:	1
Year Built:	1996	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/29/2023	Sales Price:	N/A
Document #:	883 BK-PG 4289-301	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/09/2022	Sales Price:	N/A
Document #:	5757213 BK-PG 4127-583	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/17/2022	Loan Amount:	N/A
Document #:	5754935 BK-PG 4289-301	Loan Type:	VA
TD Due Date:	03/01/2052	Type Finance:	
Legal Description:			

Subdivision: CONCORD COURT CONDOMINIUMS Legal Unit: 6

Prior Transfer

Recording Date:	02/25/2021	Sales Price:	N/A
Document #:	5714880 BK-PG 4127-583	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

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Legal Description:

Mortgage Record

Recording Date:	06/30/2017	Loan Amount:	N/A
Document #:	5593373 BK-PG 4127-583	Loan Type:	FHA
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUMS Legal Unit: 6

Prior Transfer

Recording Date:	06/07/2016	Sales Price:	$211,582
Document #:	5556393 BK-PG 3856-0930	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/26/2016	Sales Price:	$72,500
Document #:	5555630 BK-PG 3744-0837	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/17/2016	Sales Price:	$319,900
Document #:	5555054 BK-PG 4089-229	Type of Sale:	Per Assessor Transaction History
Contract Date:	05/12/2016		
Document Type:			

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUMS Legal Unit: 6
City/Muni/Twp: NORTON SHORES

Prior Transfer

Recording Date:	05/12/2016	Sales Price:	$319,900
Document #:	BK-PG 4089 -229	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 27 Subdivision: CONCORD COURT Sec/Twnship/Range: SEC 43 TWN 9N RNG 16W
Abbreviated Description: CITY OF NORTON SHORES CONCORD COURT CONDOMINIUM UNIT NO 6
City/Muni/Twp: NORTON SHORES CITY

Prior Transfer

Recording Date:	01/18/2011	Sales Price:	N/A
Document #:	5369095 BK-PG 3867-358	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/28/2010		
Document Type:			

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUM Legal Unit: 6
City/Muni/Twp: NORTON SHORES

Prior Transfer

Recording Date:	09/20/2010	Sales Price:	N/A
Document #:	5358883 BK-PG 3806-0173	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/16/2010	Loan Amount:	N/A
Document #:	5358676 BK-PG 3856-930	Loan Type:	New Conventional
TD Due Date:	10/01/2040	Type Finance:	

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUMS Legal Unit: 6
City/Muni/Twp: NORTON SHORES

Prior Transfer

Recording Date:	04/07/2009	Sales Price:	N/A
Document #:	5308234 BK-PG 3744-0836	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2009	Loan Amount:	N/A
Document #:	5307279 BK-PG 3806-173	Loan Type:	Unknown
TD Due Date:	04/01/2039	Type Finance:	

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUMS Legal Unit: 6
City/Muni/Twp: NORTON SHORES

Prior Transfer

Recording Date:	06/01/2007	Sales Price:	N/A
Document #:	5245374 BK-PG 3688-0254	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/01/2007	Loan Amount:	N/A
Document #:	5245353 BK-PG 3744-837	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 97958633

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUM Legal Unit: 6
Abbreviated Description: MUSKEGON COUNTY CONDO SUB PLAN #43
City/Muni/Twp: NORTON SHORES

Mortgage Record

Recording Date:	06/01/2007	Loan Amount:	N/A
Document #:	5245352 BK-PG 3744-836	Loan Type:	Unknown
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUM Legal Unit: 6
Abbreviated Description: MUSKEGON COUNTY CONDO SUB PLAN #43
City/Muni/Twp: NORTON SHORES

Prior Transfer

Recording Date:	03/02/2006	Sales Price:	N/A
Document #:	5188693 BK-PG 3688-253	Type of Sale:	Price Not Disclosed
Contract Date:	02/23/2006		
Document Type:			

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUMS Legal Unit: 6 Map Ref: LB1708 PG312
Abbreviated Description: MUSKEGON COUNTY CONDO SUB PLAN #43
City/Muni/Twp: NORTON SHORES

Mortgage Record

Recording Date:	10/14/2003	Loan Amount:	N/A
Document #:	5071774 BK-PG 3571-552	Loan Type:	Unknown
TD Due Date:	09/01/2018	Type Finance:	

Legal Description:
Subdivision: CONCORD COURT CONDOMINIUM Legal Unit: 6
Abbreviated Description: MUSKEGON COUNTY CONDO SUB PLAN #43
City/Muni/Twp: NORTON SHORES

Area Sales Analysis

Total Area Sales	$3,038,325	Median # of Bedrooms	2.5
Median Lot Size	8,276 SF	Median # of Baths	2
Median Living Area	1,152 SF	Median Year Built	1990
Price Range - 2 Yrs	$229,000 to $508,625	Age Range	19 years to 44 years
Median Value	$253,500	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.2Mi.	**1019 HIDDEN CREEK DR** **NORTON SHORES, MI 49441-6701**	07/01/2026	$257,000	$228	1126	/3/2	1990	7,841 SF	
		APN: 61-27-433-000-0017-00 Document #: 5887748 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: HIDDEN CREEK Legal Unit: 17 MapRef: LB 1500 PG 358 Abbreviated Description: Subdivision:HIDDEN CREEK Legal Unit:17 Map Ref:LB 1500 PG 358Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 29; BLDG F City/Muni/Twp: MUSKEGON								
2	1.39Mi.	**862 KATIE CT** **NORTON SHORES, MI 49441-4887**	05/26/2026	$300,000	$147	2036	4/4/1	2007	12,110 SF	
		APN: 61-27-238-000-0041-00 Document #: 5884519 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: CHURCHILL WOODS CONDOMINIUMS Legal Unit: 41 MapRef: LB 3703 PG 378 Abbreviated Description: Subdivision:CHURCHILL WOODS CONDOMINIUMS Legal Unit:41 Map Ref:LB 3703 PG 378Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 153 City/Muni/Twp:NORTON SHORES City/Muni/Twp: NORTON SHORES								
3	1.36Mi.	**814 KATIE CT** **NORTON SHORES, MI 49441-4887**	05/19/2026	$499,900	$204	2446	5/5/3	2006	12,632 SF	
		APN: 61-27-238-000-0044-00 Document #: 5884190 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: CHURCHILL WOODS CONDOMINIUMS Legal Unit: 44 MapRef: LB 3703 PG 378 Abbreviated Description: Subdivision:CHURCHILL WOODS CONDOMINIUMS Legal Unit:44 Map Ref:LB 3703 PG 378Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 163 City/Muni/Twp:NORTON SHORES City/Muni/Twp: NORTON SHORES								
4	1.47Mi.	**951 KATIE CT** **NORTON SHORES, MI 49441-4897**	03/16/2026	$508,625	$152	3326	5/5/4	2007	18,731 SF	
		APN: 61-27-238-000-0032-00 Document #: 5876579 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: CHURCHILL WOODS CONDOMINIUMS Legal Unit: 32 MapRef: LB 3703 PG 378 Abbreviated Description: Subdivision:CHURCHILL WOODS CONDOMINIUMS Legal Unit:32 Map Ref:LB 3703 PG 378Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 163 City/Muni/Twp:NORTON SHORES City/Muni/Twp: NORTON SHORES								
5	1.17Mi.	**1012 BEECHTREE CT** **NORTON SHORES, MI 49441-6702**	01/09/2026	$250,000	$221	1130	3/3/2	1992	7,841 SF	
		APN: 61-27-433-000-0021-00 Document #: 5871356 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: HIDDEN CREEK Legal Unit: 21 MapRef: LB 1500 PG 358 Abbreviated Description: Subdivision:HIDDEN CREEK Legal Unit:21 Map Ref:LB 1500 PG 358Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 29 City/Muni/Twp:NORTON SHORES City/Muni/Twp: NORTON SHORES								
6	1.2Mi.	**1015 HIDDEN CREEK DR** **NORTON SHORES, MI 49441-6701**	01/02/2026	$240,000	$215	1116	1//2	1990	7,841 SF	
		APN: 61-27-433-000-0019-00 Document #: 5870758 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: HIDDEN CREEK CONDOMINIUMS Legal Unit: 19 MapRef: LB 1500 PG 358 Abbreviated Description: Subdivision:HIDDEN CREEK CONDOMINIUMS Legal Unit:19 Map Ref:LB 1500 PG 358Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 29 City/Muni/Twp:NORTON SHORES City/Muni/Twp: NORTON SHORES								
7	.69Mi.	**3737 MONA KAI BLVD**	11/26/2025	$293,500	$250	1174	2/2/2	1984	15,682 SF	

ICE SiteX Report

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NORTON SHORES, MI 49444-3742
APN: 61-27-635-000-0007-00 Document #: 5868286
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MONA KAI VILLAS Legal Unit: 7 MapRef: LB 1302 PG 139 Abbreviated Description: Subdivision:MONA KAI VILLAS Legal Unit:7 Map Ref:LB 1302 PG 139Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 16 City/Muni/ Twp:NORTON SHORES City/Muni/Twp: NORTON SHORES

8	.7Mi.	**695 OAKWAY DR**	06/13/2025	$229,000	$206	1109	2/2/1	1985	8,276 SF

NORTON SHORES, MI 49441-4761
APN: 61-27-145-000-0023-00 Document #: 5854608
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE ARBORS OF MONA LAKE Legal Unit: 23 MapRef: LB 1415 PG 70-88 Abbreviated Description: Subdivision:THE ARBORS OF MONA LAKE Legal Unit:23 Map Ref:LB 1415 PG 70-88Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 8 City/Muni/Twp:NORTON SHORES City/Muni/Twp: NORTON SHORES

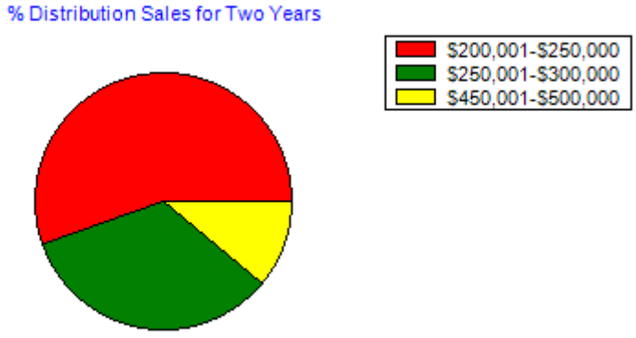
9	.69Mi.	**3772 ARBORWAY DR**	06/03/2025	$230,300	$206	1117	2/2/1	1983	8,276 SF

NORTON SHORES, MI 49441-4758
APN: 61-27-145-000-0022-00 Document #: 5853696
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE ARBORS OF MONA LAKE Legal Unit: 22 Abbreviated Description: Subdivision:THE ARBORS OF MONA LAKE Legal Unit:22 Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 8 City/Muni/Twp:NORTON SHORES City/Muni/ Twp: NORTON SHORES

10	.66Mi.	**698 PINEWAY DR**	02/21/2025	$230,000	$186	1230	2/2/1	1982	8,276 SF

NORTON SHORES, MI 49441-4754
APN: 61-27-145-000-0002-00 Document #: 5843079
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE ARBORS OF MONA LAKE Legal Unit: 2 Abbreviated Description: Subdivision:THE ARBORS OF MONA LAKE Legal Unit:2 Abbreviated Description:CONDO NAME: MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO 8; BLDG 1 City/Muni/Twp:NORTON SHORES City/Muni/Twp: NORTON SHORES

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.	**4285 VINEYARD LN**	**05/12/2016**	$562,000	$281,000	2,388	6/6/3	1996	27,007 SF	
.02Mi.	**4301 VINEYARD LN**		$521,400	$260,700	1,618	3/3/4	1996	32,234 SF	
.03Mi.	**4251 VINEYARD LN**	**10/08/2021**	$516,600	$258,300	1,950	2/2/2	1995	2 SF	
.05Mi.	**4317 VINEYARD LN**	**03/22/2019**	$431,600	$215,800	2,082	3/3/3	1995	30,928 SF	
.07Mi.	**4335 VINEYARD LN**	**09/30/1994**	$401,400	$200,700	2,150	5/5/2	1994	31,363 SF	
.09Mi.	**4351 VINEYARD LN**	**09/29/2003**	$459,200	$229,600	2,079	3/3/2	1995	31,363 SF	
.1Mi.	**4226 VINEYARD LN**		$1,692,800	$846,400	4,420	4/4/3	1996	31,799 SF	
.11Mi.	**4371 VINEYARD LN**		$409,400	$204,700	1,653	1//2	1993	31,799 SF	
.43Mi.	**625 WATERSTONE DR**	**09/07/2021**	$1,856,600	$928,300	3,153	3/3/3	2006	1 SF	
.44Mi.	**623 WATERSTONE DR**	**12/12/2016**	$1,863,400	$931,700	4,502	4/5/5	2005	13,068 SF	
.46Mi.	**621 WATERSTONE DR**	**04/12/2013**	$1,004,400	$502,200	3,766	1//3	1997	20,909 SF	
.47Mi.	**611 WATERSTONE DR**	**12/15/2022**	$1,116,600	$558,300	3,154	4/4/4	1997	16,117 SF	
.49Mi.	**601 WATERSTONE DR**	**09/15/2023**	$909,600	$454,800	2,044	2/2/2	1998	15,246 SF	
.5Mi.	**583 WATERSTONE DR**	**02/25/2013**	$1,167,800	$583,900	2,570	1//4	2013	15,682 SF	
.51Mi.	**577 WATERSTONE DR**		$920,400	$460,200	2,136	3/3/3	1995	17,424 SF	
.52Mi.	**563 WATERSTONE DR**		$817,800	$408,900	1,672	3/3/2	1996	16,553 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	41.3 years old	Households:	16,151
Median Household Income:	$68,467	Households w/Family:	63%
Household Income Per Capita:	$35,336	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

ICE SiteX Report

OrderID: 97958633

School District

School District Zone:	Mona Shores Public School District	Students:	3,971
Number of Schools:	6	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.11Mi.	**Mona Shores High School** Number of Students: 1,268 Student-Teacher Ratio: 19.77 Advanced Placement: Yes	A	Public	9 - 12
2.14Mi.	**Mona Shores Middle School** Number of Students: 930 Student-Teacher Ratio: 17.6	C	Public	6 - 8
0.44Mi.	**Ross Park Elementary School** Number of Students: 450 Student-Teacher Ratio: 13.78	C+	Public	KG - 5

Flood Report

The Subject Property of **4285 VINEYARD LN, NORTON SHORES, MI 49441-4982** 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	123%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	94%	SIMILAR

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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