

Duplex (2 Units, Any Combination)

RESIDENTIAL

8495 RIVERS BEND DR

FREELAND, MI 48623



4

BATHS

2,910 ft²

LIVING AREA

0.42 ac

LOT SIZE

2024

YEAR BUILT

4

PARKING

VALUATION

Last Sale

\$60,000 · Aug 20, 2024

TAX & ASSESSMENT

Property Tax	\$2,039 (2025)
Assessed Value	\$190,600
Previous Assessed	\$186,100
Assessor Market Value	\$381,200

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	SAGINAW
Lot (acres)	0.42
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	7 WILDFIRE	53 HEAT	62 STORM	13 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2024	Resale	Warranty Deed	\$60,000	\$21	\$310K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Freeland Learning Center	Elementary	PK–1	0.8 mi
Freeland Middle Schoolhigh School	Middle	6–12	0.9 mi

District: Freeland Community School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 48623

47 CRIME INDEX	98 AIR POLLUTION	14,881 POPULATION	\$92K MEDIAN IN-COME	48°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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