

Condominium

RESIDENTIAL

13040 RIVER ROCK PASS

LINDEN, MI 48451

\$413,665 TopHap Estimate · confidence 80 · as of Jul 14, 2026



VALUATION

\$414K

\$329K low

\$498K high

Last Sale

\$387,500 · Jul 10, 2025

Est. Owner Equity

\$26,165

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax

\$449 (2025)

Assessed Value

\$45,800

Previous Assessed

\$22,500

Assessor Market Value

\$91,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	GENESEE
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

54
FLOOD

8
WILDFIRE

55
HEAT

57
STORM

2
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 17, 2025	Quitclaim	Quit Claim Transfer			
Jun 30, 2025	Resale	Warranty Deed	\$387,500		\$388K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Elementary School	Elementary	PK–3	1.8 mi
Linden High School	High	9–12	2.3 mi
Linden Middle School	Middle	6–8	2.6 mi

District: Linden Community Schools

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.

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 NEIGHBORHOOD · ZIP 48451

77 CRIME INDEX	92 AIR POLLUTION	15,746 POPULATION	\$95K MEDIAN IN-COME	47°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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