

Condominium

RESIDENTIAL

13054 RIVER ROCK PASS

LINDEN, MI 48451

\$409,072 TopHap Estimate · confidence 97 · as of Jul 14, 2026



VALUATION

\$409K

\$399K low

\$420K high

Last Sale

\$387,100 · Sep 2, 2025

Est. Owner Equity

\$326,072

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax

\$28 (2025)

Assessed Value

\$29,000

Previous Assessed

\$22,500

Assessor Market Value

\$58,000

PROPERTY FACTS

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

CLIMATE RISK

47
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
Aug 22, 2025	Quitclaim	Quit Claim Transfer			
Aug 26, 2025	Resale	Warranty Deed	\$387,100		\$83K

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	2.5 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.

NEIGHBORHOOD · ZIP 48451

77 CRIME INDEX	92 AIR POLLUTION	15,746 POPULATION	\$95K MEDIAN IN-COME	47°F AVG TEMP	51% SUNSHINE
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------