

Condominium

RESIDENTIAL

13062 RIVER ROCK PASS

LINDEN, MI 48451

\$407,980 TopHap Estimate · confidence 96 · as of Jul 14, 2026



VALUATION

\$408K

\$392K low

\$424K high

Last Sale	\$390,000 · Oct 23, 2025
Est. Owner Equity	\$342,980
Loan-to-Value	16%

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

41
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
Oct 21, 2025	Quitclaim	Quit Claim Transfer			
Oct 21, 2025	Resale	Warranty Deed	\$390,000		\$65K

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

OWNERSHIP

Occupancy	Absentee owner
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