

Single Family Residence

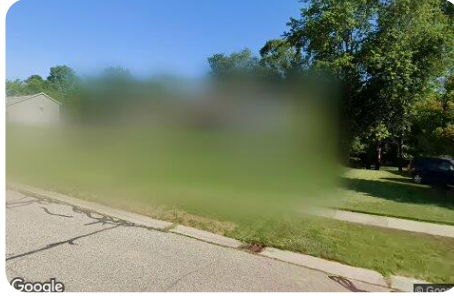
RESIDENTIAL

85 RIVERCHASE DR NE

ROCKFORD, MI 49341

\$400,248

TopHap Estimate · \$371 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,080 ft²

LIVING AREA

0.25 ac

LOT SIZE

2000

YEAR BUILT

8

ROOMS

2

PARKING

VALUATION

\$400K

\$382K low

\$418K high

Last Sale

\$167,000 · Nov 19, 2009

Est. Owner Equity

\$236,273

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,666 (2025)
Assessed Value	\$165,400
Previous Assessed	\$157,900
Assessor Market Value	\$330,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	KENT
Lot (acres)	0.25
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck · 2,365 ft²

CLIMATE RISK

1 FLOOD	9 WILDFIRE	59 HEAT	78 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2009	Resale	Warranty Deed	\$167,000	\$155	\$164K
Apr 25, 2008	Resale	Warranty Deed	\$179,000	\$166	
Nov 2, 2006	Resale	Warranty Deed	\$190,000	\$176	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–5	0.3 mi
North Rockford Middle School	Middle	6–8	0.9 mi
Rockford High School	High	10–12	2.4 mi

District: Rockford Public 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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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