

Single Family Residence **RESIDENTIAL**

520 S RIVER ST

EATON RAPIDS, MI 48827



3

BEDS

2

BATHS

1,197 ft²

LIVING AREA

0.22 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$195,000 · Dec 1, 2022

TAX & ASSESSMENT

Property Tax	\$3,133 (2024)
Assessed Value	\$97,500
Previous Assessed	\$97,500
Assessor Market Value	\$192,441

PROPERTY FACTS

Property Type	Single Family Residence
County	Eaton
Lot (acres)	0.22
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	5 WILDFIRE	60 HEAT	52 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2022	Resale	Warranty Deed	\$195,000	\$163	
Jan 3, 2007	Resale	Warranty Deed	\$125,000	\$104	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lockwood Elementary School	Elementary	1–2	0.7 mi
Eaton Rapids High School	High	9–12	0.8 mi
Eaton Rapids Middle School	Middle	6–8	0.8 mi

District: Eaton Rapids 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 48827

82 CRIME INDEX	71 AIR POLLUTION	15,527 POPULATION	\$81K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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