

Single Family Residence

RESIDENTIAL

1300 RIVER ST

THREE RIVERS, MI 49093

\$169,896 TopHap Estimate · \$95 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,796 ft²

LIVING AREA

1.1 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$170K

\$147K low

\$192K high

Last Sale

\$244,900 · Jul 7, 2025

Est. Owner Equity

\$0

Loan-to-Value

127%

TAX & ASSESSMENT

Property Tax	\$5,178 (2025)
Assessed Value	\$76,700
Previous Assessed	\$81,500
Assessor Market Value	\$153,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	1.10
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

82 FLOOD	12 WILDFIRE	65 HEAT	62 STORM	41 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
Jun 25, 2025	Resale	Warranty Deed	\$244,900	\$136	\$233K
May 10, 2024	Resale	Warranty Deed	\$90,000	\$50	
May 21, 2021	Quitclaim	Quit Claim Transfer			
Sep 8, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.6 mi
Three Rivers Middle School	Middle	6–8	0.8 mi
Park Elementary School	Elementary	KG–5	5.3 mi

District: Three Rivers 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 49093

119 CRIME INDEX	79 AIR POLLUTION	17,961 POPULATION	\$66K MEDIAN IN-COME	49°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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