

Single Family Residence **RESIDENTIAL**

# 1208 RIVER ST

THREE RIVERS, MI 49093

**\$86,948** TopHap Estimate · \$55 / ft<sup>2</sup> · confidence 92 · as of Jun 25, 2026



**4**

BEDS

**1**

BATHS

**1,568 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1900**

YEAR BUILT

## VALUATION

**\$87K**

\$80K low

\$94K high

Est. Owner Equity

**\$86,948**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,106 (2025) |
| Assessed Value        | \$48,300       |
| Previous Assessed     | \$47,900       |
| Assessor Market Value | \$96,600       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.17                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 45<br>FLOOD | 12<br>WILDFIRE | 65<br>HEAT | 62<br>STORM | 41<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE    | \$/FT² | LOAN  |
|--------------|-----------------|---------------------|----------|--------|-------|
| Apr 16, 2013 | Financing       | Warranty Deed       |          |        | \$36K |
| May 14, 2009 | Financing       | Land Contract       |          |        |       |
| Dec 5, 2008  | Quitclaim       | Quit Claim Transfer |          |        |       |
| Oct 2, 2008  | Quitclaim       | Quit Claim Transfer | \$4,500  | \$3    |       |
| Jul 31, 2008 | Quitclaim       | Quit Claim Transfer | \$3,500  | \$2    |       |
| Nov 9, 2006  | Non-arms-length | Sheriffs Deed       | \$69,509 | \$44   |       |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Three Rivers High School   | High       | 9–12   | 0.7 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>17,961</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|