

Single Family Residence **RESIDENTIAL**

# 601 FOREST ST

EATON RAPIDS, MI 48827

**\$138,072** TopHap Estimate · \$135 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,025 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$138K**

\$125K low

\$151K high

Last Sale

**\$126,200 · Aug 31, 2020**

Est. Owner Equity

**\$30,802**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,000 (2025) |
| Assessed Value        | \$65,500       |
| Previous Assessed     | \$61,700       |
| Assessor Market Value | \$121,592      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | EATON                            |
| Lot (acres)   | 0.39                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 27, 2020 | Resale    | Warranty Deed        | \$126,200 | \$123              | \$107K |
| Dec 2, 2019  | Resale    | Warranty Deed        | \$50,000  | \$49               |        |
| Dec 2, 2019  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Dec 15, 2010 | Financing | Intrafamily Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Lockwood Elementary School | Elementary | 1–2    | 0.4 mi   |
| Eaton Rapids High School   | High       | 9–12   | 0.5 mi   |
| Eaton Rapids Middle School | Middle     | 6–8    | 0.6 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>71</b><br>AIR POLLUTION | <b>15,527</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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