

Residential - Vacant Land **RESIDENTIAL**

18529 S RIVER RD
THREE RIVERS, MI 49093



1.08 ac
LOT SIZE

VALUATION

Last Sale **\$16,000 · Jun 24, 2024**

TAX & ASSESSMENT

Property Tax	\$287 (2025)
Assessed Value	\$6,500
Previous Assessed	\$6,300
Assessor Market Value	\$13,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ST. JOSEPH
Lot (acres)	1.08
Pool	No

CLIMATE RISK

51 FLOOD	13 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2024	Resale	Warranty Deed	\$16,000		
Jul 26, 2011	Quitclaim	Quit Claim Transfer			
Oct 14, 2008	Financing	Personal Representative Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.3 mi
Three Rivers Middle School	Middle	6–8	1.5 mi
Park Elementary School	Elementary	KG–5	5.7 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	Absentee owner
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