

Single Family Residence **RESIDENTIAL**

7865 N RIVER RD

FREELAND, MI 48623

\$234,240 TopHap Estimate · \$153 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,528 ft²

LIVING AREA

0.33 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$234K

\$208K low

\$261K high

Last Sale

\$215,000 · Jan 3, 2024

Est. Owner Equity

\$86,740

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$881 (2025)
Assessed Value	\$88,500
Previous Assessed	\$83,600
Assessor Market Value	\$177,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	SAGINAW
Lot (acres)	0.33
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	Yes

Porch · 80 ft²

CLIMATE RISK

39
FLOOD

7
WILDFIRE

53
HEAT

62
STORM

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 15, 2023	Resale	Warranty Deed	\$215,000	\$141	\$115K
Oct 12, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Freeland Learning Center	Elementary	PK–1	0.8 mi
Freeland Middle Schoolhigh School	Middle	6–12	1.3 mi

District: Freeland Community School District

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 48623

47 CRIME INDEX	98 AIR POLLUTION	14,881 POPULATION	\$92K MEDIAN IN-COME	48°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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