

Single Family Residence

**RESIDENTIAL**

# 804 RIVER ST

THREE RIVERS, MI 49093

**\$152,663** TopHap Estimate · \$60 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**7**

BEDS

**2**

BATHS

**2,552 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1900**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$153K**

**\$147K low**

**\$158K high**

Last Sale

**\$30,000 · Nov 30, 2009**

Est. Owner Equity

**\$152,663**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,351 (2025) |
| Assessed Value        | \$53,300       |
| Previous Assessed     | \$67,700       |
| Assessor Market Value | \$106,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.36                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>68</b><br>FLOOD | <b>6</b><br>WILDFIRE | <b>65</b><br>HEAT | <b>62</b><br>STORM | <b>41</b><br>DROUGHT |
|--------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED             | PRICE    | \$/FT² | LOAN |
|--------------|-----------------|------------------|----------|--------|------|
| Nov 30, 2009 | Resale          | Corporation Deed | \$30,000 | \$12   |      |
| Jan 29, 2009 | Non-arms-length | Foreclosure      | \$30,000 | \$12   |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Three Rivers High School   | High       | 9–12   | 0.7 mi   |
| Three Rivers Middle School | Middle     | 6–8    | 0.9 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> |
|-----------|-----------------------|