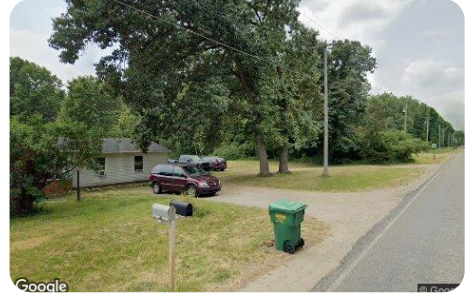


Single Family Residence **RESIDENTIAL**

17779 S RIVER RD

THREE RIVERS, MI 49093

\$75,235 TopHap Estimate · \$77 / ft² · confidence 91 · as of Jul 14, 2026



1

BATHS

973 ft²

LIVING AREA

1.07 ac

LOT SIZE

VALUATION

\$75K

\$68K low

\$82K high

Last Sale

\$61,302 · Dec 7, 2018

Est. Owner Equity

\$75,235

TAX & ASSESSMENT

Property Tax	\$2,870 (2025)
Assessed Value	\$66,500
Previous Assessed	\$62,900
Assessor Market Value	\$133,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	1.07
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	14 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 16, 2024	Quitclaim	Quit Claim Transfer			
Jul 27, 2022	Financing	Intrafamily Transfer			
Dec 6, 2018	Resale	Warranty Deed	\$61,302	\$63	
May 24, 2011	Resale	Warranty Deed	\$17,000	\$17	
Jan 24, 2011	Resale	DTOT	\$11,506	\$12	
Feb 11, 2010	Non-arms-length	Sheriffs Deed	\$23,500	\$24	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.8 mi
Three Rivers Middle School	Middle	6–8	1.0 mi
Park Elementary School	Elementary	KG–5	5.4 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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