

Single Family Residence **RESIDENTIAL**

1317 RIVER ST

THREE RIVERS, MI 49093

\$171,517 TopHap Estimate · \$88 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,956 ft²

LIVING AREA

0.21 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

VALUATION

\$172K

\$157K low

\$186K high

Est. Owner Equity

\$164,439

Loan-to-Value

5%

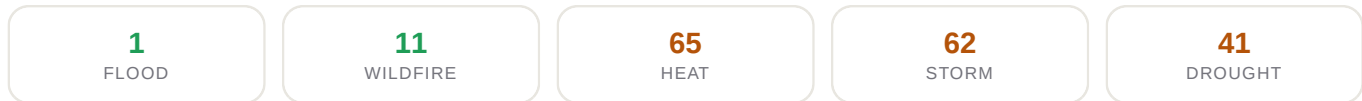
TAX & ASSESSMENT

Property Tax	\$947 (2025)
Assessed Value	\$66,500
Previous Assessed	\$67,800
Assessor Market Value	\$133,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.21
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 28, 2013	Financing	Intrafamily Transfer			

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

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	Owner occupied
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