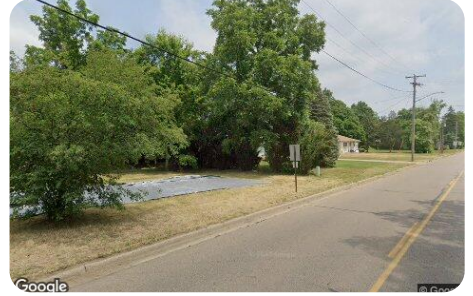


Single Family Residence **RESIDENTIAL**

1316 RIVER ST

THREE RIVERS, MI 49093

\$191,725 TopHap Estimate · \$86 / ft² · confidence 82 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,224 ft²

LIVING AREA

1.74 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$192K

\$157K low

\$227K high

Est. Owner Equity

\$156,725

Loan-to-Value

19%

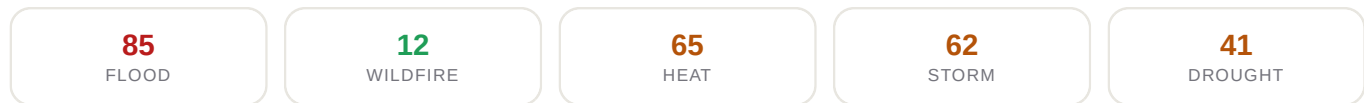
TAX & ASSESSMENT

Property Tax	\$1,667 (2025)
Assessed Value	\$89,000
Previous Assessed	\$96,400
Assessor Market Value	\$178,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	1.74
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.6 mi
Three Rivers Middle School	Middle	6–8	0.8 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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