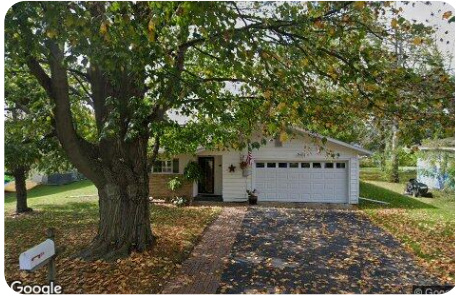


Single Family Residence **RESIDENTIAL**

# 518 S RIVER ST

EATON RAPIDS, MI 48827

**\$225,434** TopHap Estimate · \$175 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,289 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$225K**

\$207K low

\$243K high

Last Sale

**\$88,900 · Dec 9, 2016**

Est. Owner Equity

**\$79,227**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,691 (2025)</b> |
| Assessed Value        | <b>\$99,600</b>       |
| Previous Assessed     | <b>\$99,300</b>       |
| Assessor Market Value | <b>\$196,110</b>      |

## PROPERTY FACTS

|               |                                         |
|---------------|-----------------------------------------|
| Property Type | <b>Single Family Residence</b>          |
| Style         | <b>Ranch</b>                            |
| County        | <b>EATON</b>                            |
| Lot (acres)   | <b>0.20</b>                             |
| Heating       | <b>Forced Air With Air Conditioning</b> |
| Pool          | <b>No</b>                               |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------------|----------------------|-----------|--------|--------|
| <b>Dec 5, 2016</b>  | Resale          | Deed                 | \$88,900  | \$69   | \$87K  |
| <b>May 16, 2016</b> | Quitclaim       | Quit Claim Transfer  | \$4,000   | \$3    |        |
| <b>Jan 7, 2016</b>  | Non-arms-length | Sheriffs Deed        | \$56,600  | \$44   |        |
| <b>Aug 10, 2011</b> | Financing       | Intrafamily Transfer |           |        |        |
| <b>Oct 4, 2007</b>  | Resale          | Warranty Deed        | \$132,000 | \$102  | \$132K |
| <b>Apr 4, 2006</b>  | Financing       | Intrafamily Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>Lockwood Elementary School</b> | Elementary | 1–2    | 0.7 mi   |
| <b>Eaton Rapids High School</b>   | High       | 9–12   | 0.8 mi   |
| <b>Eaton Rapids Middle School</b> | Middle     | 6–8    | 0.8 mi   |

District: Eaton Rapids Public 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 48827

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>71</b><br>AIR POLLUTION | <b>15,527</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|