

Single Family Residence **RESIDENTIAL**

13116 RIVER ROCK PASS

LINDEN, MI 48451

\$315,848 TopHap Estimate · \$156 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,024 ft²
LIVING AREA

0.28 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

3
ROOMS

2
PARKING

VALUATION

\$316K

\$296K low

\$336K high

Last Sale

\$232,902 · Jun 2, 2012

Est. Owner Equity

\$199,048

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$1,780 (2025)
Assessed Value	\$164,200
Previous Assessed	\$155,800
Assessor Market Value	\$328,400

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.28
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	55 HEAT	57 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2013	Resale	Grant Deed	\$150,000	\$74	\$120K
Dec 14, 2012	Recorded document	Warranty Deed			
May 16, 2012	Non-arms-length	Trustees Deed	\$232,902	\$115	
May 5, 2010	Foreclosure sale	Trustees Deed	\$2,512	\$1	
Aug 4, 2010	Non-arms-length	Trustees Deed	\$200,754	\$99	
May 5, 2010	Foreclosure sale	Trustees Deed	\$2,512	\$1	
Aug 22, 2007	Resale	Warranty Deed	\$175,000	\$86	\$174K
Jan 29, 2007	Quitclaim	Quit Claim Transfer			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Elementary School	Elementary	PK–3	1.7 mi
Linden High School	High	9–12	2.2 mi
Linden Middle School	Middle	6–8	2.5 mi

District: Linden 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 48451



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

OWNERSHIP

Occupancy	Owner occupied
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