

Single Family Residence

RESIDENTIAL

74 RIVERCHASE DR NE

ROCKFORD, MI 49341

\$494,199 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,484 ft²

LIVING AREA

0.26 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$494K

\$473K low

\$515K high

Last Sale

\$41,500 · Jan 19, 2001

Est. Owner Equity

\$127,449

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,576 (2025)
Assessed Value	\$222,100
Previous Assessed	\$211,600
Assessor Market Value	\$444,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KENT
Lot (acres)	0.26
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck · 1,317 ft²

CLIMATE RISK

1
FLOOD

9
WILDFIRE

59
HEAT

78
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2024	Financing	Warranty Deed			\$428K
May 18, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–5	0.3 mi
North Rockford Middle School	Middle	6–8	0.9 mi
Rockford High School	High	10–12	2.5 mi

District: Rockford 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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°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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