

Single Family Residence **RESIDENTIAL**

13105 RIVER ROCK PASS

LINDEN, MI 48451

\$329,071 TopHap Estimate · \$252 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

1,305 ft²
LIVING AREA

0.28 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$329K

\$310K low

\$348K high

Last Sale

\$219,000 · Mar 29, 2019

Est. Owner Equity

\$153,871

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,866 (2025)
Assessed Value	\$148,900
Previous Assessed	\$140,900
Assessor Market Value	\$297,800

PROPERTY FACTS

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

CLIMATE RISK

37 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
Mar 21, 2019	Resale	Warranty Deed	\$219,000	\$168	\$175K
Aug 28, 2018	Resale	Warranty Deed	\$194,000	\$149	
Jul 18, 2012	Resale	Grant Deed	\$112,000	\$86	\$104K
Mar 16, 2011	Non-arms-length	Trustees Deed	\$156,937	\$120	
Jun 28, 2007	Resale	Warranty Deed	\$145,900	\$112	\$146K
Apr 18, 2007	Quitclaim	Quit Claim Transfer			\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Elementary School	Elementary	PK–3	1.7 mi
Linden High School	High	9–12	2.3 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

77 CRIME INDEX	92 AIR POLLUTION	15,746 POPULATION	\$95K MEDIAN IN-COME	47°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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