

Single Family Residence **RESIDENTIAL**

13109 RIVER ROCK PASS

LINDEN, MI 48451

\$387,512 TopHap Estimate · \$212 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,826 ft²
LIVING AREA

0.28 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$388K

\$352K low

\$423K high

Last Sale

\$375,000 · Jul 16, 2025

Est. Owner Equity

\$87,512

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,187 (2025)
Assessed Value	\$173,900
Previous Assessed	\$165,100
Assessor Market Value	\$347,800

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

37 FLOOD	8 WILDFIRE	55 HEAT	57 STORM	2 DROUGHT
-------------	---------------	------------	-------------	--------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2025	Resale	Warranty Deed	\$375,000	\$205	\$300K
May 10, 2022	Financing	Intrafamily Transfer			
Apr 20, 2020	Resale	Warranty Deed	\$249,750	\$137	\$250K
Dec 12, 2017	Resale	Warranty Deed	\$225,000	\$123	
Nov 29, 2016	Resale	Warranty Deed	\$20,000	\$11	
Nov 21, 2006	Financing	Trustees Deed			\$136K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------