

Single Family Residence **RESIDENTIAL**

13123 RIVER ROCK PASS

LINDEN, MI 48451

\$369,000 TopHap Estimate · \$195 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,890 ft²

LIVING AREA

0.28 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

3

ROOMS

2

PARKING

VALUATION

\$369K

\$355K low

\$383K high

Last Sale

\$205,000 · Apr 24, 2017

Est. Owner Equity

\$52,000

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$2,014 (2025)
Assessed Value	\$168,700
Previous Assessed	\$160,300
Assessor Market Value	\$337,400

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

10 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
Sep 10, 2025	Financing	Intrafamily Transfer			\$247K
Mar 20, 2017	Resale	Warranty Deed	\$205,000	\$108	\$201K
Oct 14, 2015	Resale	Warranty Deed	\$165,000	\$87	\$100K
Mar 27, 2007	Resale	Warranty Deed	\$190,000	\$101	\$190K
Dec 7, 2006	Resale	Warranty Deed	\$40,000	\$21	\$152K

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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