

Single Family Residence **RESIDENTIAL**

13131 RIVER ROCK PASS

LINDEN, MI 48451

\$338,928 TopHap Estimate · \$173 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,964 ft²

LIVING AREA

0.28 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$339K

\$319K low

\$358K high

Last Sale

\$220,000 · Jul 20, 2017

Est. Owner Equity

\$188,928

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,139 (2025)
Assessed Value	\$179,800
Previous Assessed	\$170,900
Assessor Market Value	\$359,600

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

48 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
Jun 27, 2017	Resale	Warranty Deed	\$220,000	\$112	\$150K
Nov 29, 2016	Resale	Warranty Deed	\$20,000	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Elementary School	Elementary	PK–3	1.6 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

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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