

Single Family Residence **RESIDENTIAL**

# 13135 RIVER ROCK PASS

LINDEN, MI 48451

**\$364,262** TopHap Estimate · \$226 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,610 ft<sup>2</sup>**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**2017**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$364K**

\$351K low

\$377K high

Last Sale

**\$352,500 · Jul 8, 2025**

Est. Owner Equity

**\$364,262**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,113 (2025) |
| Assessed Value        | \$182,300      |
| Previous Assessed     | \$173,400      |
| Assessor Market Value | \$364,600      |

## 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

|             |               |            |             |              |
|-------------|---------------|------------|-------------|--------------|
| 40<br>FLOOD | 8<br>WILDFIRE | 55<br>HEAT | 57<br>STORM | 2<br>DROUGHT |
|-------------|---------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Jun 27, 2025 | Resale | Warranty Deed | \$352,500 | \$219  |      |
| Aug 21, 2017 | Resale | Warranty Deed | \$225,000 | \$140  |      |
| Nov 29, 2016 | Resale | Warranty Deed | \$20,000  | \$12   |      |

## 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<br>CRIME INDEX | 92<br>AIR POLLUTION | 15,746<br>POPULATION | \$95K<br>MEDIAN IN-COME | 47°F<br>AVG TEMP | 51%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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