

Single Family Residence **RESIDENTIAL**

13151 RIVER ROCK PASS

LINDEN, MI 48451

\$408,936 TopHap Estimate · \$194 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,110 ft²

LIVING AREA

0.28 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$409K

\$394K low

\$424K high

Last Sale

\$415,000 · Aug 17, 2022

Est. Owner Equity

\$159,936

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,286 (2025)
Assessed Value	\$208,500
Previous Assessed	\$199,200
Assessor Market Value	\$417,000

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

10 FLOOD	9 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
Jul 15, 2022	Financing	Intrafamily Transfer			
Jul 15, 2022	Resale	Warranty Deed	\$415,000	\$197	\$249K
Jun 29, 2018	Resale	Corporation Deed	\$249,785	\$118	\$245K
Nov 22, 2017	Resale	Warranty Deed	\$20,000	\$9	

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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