

Single Family Residence **RESIDENTIAL**

# 13175 RIVER ROCK PASS

LINDEN, MI 48451

**\$374,598** TopHap Estimate · \$233 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.35 ac**

LOT SIZE

**2017**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$375K**

\$355K low

\$395K high

Last Sale

**\$236,000 · Jun 29, 2018**

Est. Owner Equity

**\$186,598**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,419 (2025) |
| Assessed Value        | \$190,800      |
| Previous Assessed     | \$181,800      |
| Assessor Market Value | \$381,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | GENESEE                          |
| Lot (acres)   | 0.35                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |               |            |             |              |
|-------------|---------------|------------|-------------|--------------|
| 10<br>FLOOD | 9<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 22, 2018 | Resale | Warranty Deed | \$236,000 | \$147  |      |
| Sep 8, 2017  | Resale | Warranty Deed | \$20,000  | \$12   |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Linden Elementary School | Elementary | PK–3   | 1.5 mi   |
| Linden High School       | High       | 9–12   | 2.1 mi   |
| Linden Middle School     | Middle     | 6–8    | 2.4 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>77</div> <div>CRIME INDEX</div> | <div>92</div> <div>AIR POLLUTION</div> | <div>15,746</div> <div>POPULATION</div> | <div>\$95K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>51%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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