

Single Family Residence **RESIDENTIAL**

13206 RIVER ROCK PASS

LINDEN, MI 48451

\$405,236 TopHap Estimate · \$211 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,924 ft²

LIVING AREA

0.24 ac

LOT SIZE

2

STORIES

2

PARKING

VALUATION

\$405K

\$388K low

\$422K high

Last Sale

\$390,000 · May 12, 2025

Est. Owner Equity

\$2,886

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$2,298 (2025)
Assessed Value	\$184,900
Previous Assessed	\$176,000
Assessor Market Value	\$369,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GENESEE
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

34 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
May 9, 2025	Resale	Warranty Deed	\$390,000	\$203	\$398K
Jun 26, 2020	Resale	Warranty Deed	\$239,900	\$125	\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Elementary School	Elementary	PK–3	1.4 mi
Linden High School	High	9–12	2.0 mi
Linden Middle School	Middle	6–8	2.3 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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