

Single Family Residence **RESIDENTIAL**

# 13194 RIVER ROCK PASS

LINDEN, MI 48451

**\$357,138** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,876 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2**

STORIES

**3**

PARKING

## VALUATION

**\$357K**

\$342K low

\$373K high

Last Sale

**\$255,675 · Sep 25, 2019**

Est. Owner Equity

**\$54,888**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,360 (2025) |
| Assessed Value        | \$186,500      |
| Previous Assessed     | \$177,500      |
| Assessor Market Value | \$373,000      |

## 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

|             |               |            |             |              |
|-------------|---------------|------------|-------------|--------------|
| 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   |
|--------------|--------|------------|-----------|--------|--------|
| Sep 20, 2019 | Resale | Grant Deed | \$255,675 | \$136  | \$248K |
| May 10, 2019 | Resale | Grant Deed | \$23,000  | \$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    | 2.3 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|