

Single Family Residence **RESIDENTIAL**

13168 RIVER ROCK PASS

LINDEN, MI 48451

\$338,350 TopHap Estimate · \$187 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,811 ft²
LIVING AREA

0.29 ac
LOT SIZE

2014
YEAR BUILT

2
STORIES

3
ROOMS

2
PARKING

VALUATION

\$338K

\$323K low

\$353K high

Est. Owner Equity

\$199,600

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$1,951 (2025)
Assessed Value	\$174,000
Previous Assessed	\$165,300
Assessor Market Value	\$348,000

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

47 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
Aug 12, 2015	Quitclaim	Quit Claim Transfer			
Apr 2, 2015	Resale	Warranty Deed	\$185,000	\$102	\$139K
Apr 2, 2015	Resale	Warranty Deed	\$20,000	\$11	

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

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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