

Single Family Residence **RESIDENTIAL**

13160 RIVER ROCK PASS

LINDEN, MI 48451

\$364,591 TopHap Estimate · \$173 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,110 ft²

LIVING AREA

0.28 ac

LOT SIZE

2

STORIES

2

PARKING

VALUATION

\$365K

\$352K low

\$377K high

Last Sale

\$352,000 · Feb 7, 2023

Est. Owner Equity

\$5,903

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,156 (2025)
Assessed Value	\$200,300
Previous Assessed	\$191,300
Assessor Market Value	\$400,600

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

52 FLOOD	9 WILDFIRE	55 HEAT	57 STORM	2 DROUGHT
-------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2023	Resale	Warranty Deed	\$352,000	\$167	\$346K
Nov 12, 2019	Resale	Warranty Deed	\$245,000	\$116	\$228K
May 10, 2019	Resale	Warranty Deed	\$23,000	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Elementary School	Elementary	PK–3	1.5 mi
Linden High School	High	9–12	2.2 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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