

Single Family Residence **RESIDENTIAL**

13132 RIVER ROCK PASS

LINDEN, MI 48451

\$366,532 TopHap Estimate · \$174 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,110 ft²

LIVING AREA

0.3 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$367K

\$348K low

\$385K high

Last Sale

\$360,000 · May 10, 2022

Est. Owner Equity

\$41,532

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$3,015 (2025)
Assessed Value	\$191,800
Previous Assessed	\$182,800
Assessor Market Value	\$383,600

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.30
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	8 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
Jan 28, 2025	Financing	Intrafamily Transfer			
Apr 28, 2022	Resale	Warranty Deed	\$360,000	\$171	\$325K
Feb 27, 2019	Resale	Grant Deed	\$249,500	\$118	\$245K
Nov 29, 2016	Resale	Warranty Deed	\$20,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Elementary School	Elementary	PK–3	1.6 mi
Linden High School	High	9–12	2.2 mi
Linden Middle School	Middle	6–8	2.5 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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