

Single Family Residence **RESIDENTIAL**

13112 RIVER ROCK PASS

LINDEN, MI 48451

\$314,510 TopHap Estimate · \$243 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,293 ft²
LIVING AREA

0.28 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$315K

\$291K low

\$338K high

Last Sale

\$300,000 · May 13, 2022

Est. Owner Equity

\$314,510

TAX & ASSESSMENT

Property Tax	\$2,374 (2025)
Assessed Value	\$152,200
Previous Assessed	\$143,900
Assessor Market Value	\$304,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GENESEE
Lot (acres)	0.28
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 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
Nov 15, 2022	Financing	Intrafamily Transfer			
May 11, 2022	Resale	Warranty Deed	\$300,000	\$232	
Sep 27, 2019	Resale	Warranty Deed	\$198,000	\$153	\$202K
Jan 13, 2016	Financing	Intrafamily Transfer			\$124K
Aug 16, 2012	Resale	Deed	\$112,000	\$87	\$114K
Sep 21, 2011	Non-arms-length	Trustees Deed	\$100,483	\$78	
Jan 4, 2011	Quitclaim	Quit Claim Transfer			
Nov 1, 2007	Quitclaim	Quit Claim Transfer			\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Elementary School	Elementary	PK–3	1.7 mi
Linden High School	High	9–12	2.2 mi

Linden Middle School	Middle	6–8	2.5 mi
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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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