

Single Family Residence **RESIDENTIAL**

13100 RIVER ROCK PASS

LINDEN, MI 48451

\$392,672 TopHap Estimate · \$239 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,646 ft²

LIVING AREA

0.28 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

3

ROOMS

2

PARKING

VALUATION

\$393K

\$356K low

\$429K high

Last Sale

\$374,900 · Feb 4, 2025

Est. Owner Equity

\$107,983

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$1,626 (2025)
Assessed Value	\$154,500
Previous Assessed	\$146,400
Assessor Market Value	\$309,000

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

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
Jan 28, 2025	Resale	Warranty Deed	\$374,900	\$228	\$285K
Dec 18, 2023	Financing	Intrafamily Transfer			
Sep 24, 2021	Financing	Intrafamily Transfer			
May 14, 2012	Quitclaim	Quit Claim Transfer			\$182K
Apr 20, 2007	Resale	Warranty Deed	\$191,600	\$116	\$192K

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

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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