

Single Family Residence **RESIDENTIAL**

# 23547 RIVER RUN PT

MENDON, MI 49072

**\$271,260** TopHap Estimate · \$118 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2,300 ft<sup>2</sup>**  
LIVING AREA

**0.37 ac**  
LOT SIZE

**2004**  
YEAR BUILT

## VALUATION

**\$271K**

\$248K low

\$294K high

Est. Owner Equity

**\$10,758**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,603 (2025) |
| Assessed Value        | \$139,300      |
| Previous Assessed     | \$148,200      |
| Assessor Market Value | \$278,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ST. JOSEPH              |
| Lot (acres)   | 0.37                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 12<br>WILDFIRE | 66<br>HEAT | 67<br>STORM | 41<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Aug 21, 2017 | Financing       | Warranty Deed       |           |                    | \$145K |
| Dec 27, 2013 | Resale          | Deed                | \$115,500 | \$50               | \$113K |
| May 8, 2013  | Financing       | Correction Deed     |           |                    |        |
| Apr 9, 2013  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Jan 11, 2013 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| May 25, 2011 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| May 19, 2011 | Non-arms-length | Sheriffs Deed       | \$142,597 | \$62               |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Mendon Elementary School  | Elementary | PK–5   | 3.1 mi   |
| Mendon Middle/High School | High       | 9–12   | 3.6 mi   |

District: Mendon Community School District

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 49072

|                                      |                                        |                                        |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>85</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>3,428</div> <div>POPULATION</div> | <div>\$72K</div> <div>MEDIAN IN-COME</div> | <div>49°F</div> <div>AVG TEMP</div> | <div>46%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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