

Single Family Residence **RESIDENTIAL**

7785 RIVER RD

COTTRELLVILLE, MI 48039

\$206,910 TopHap Estimate · \$197 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,048 ft²

LIVING AREA

0.5 ac

LOT SIZE

1885

YEAR BUILT

2

PARKING

VALUATION

\$207K

\$189K low

\$225K high

Est. Owner Equity

\$171,910

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax

\$4,593 (2024)

Assessed Value

\$126,200

Previous Assessed

\$126,200

Assessor Market Value

\$252,400

PROPERTY FACTS

Property Type	Single Family Residence
County	St. Clair
Lot (acres)	0.50
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Belle River Elementary School	Elementary	KG–5	2.4 mi
Marine City Middle School	Middle	6–8	2.9 mi
Marine City High School	High	9–12	2.9 mi

District: East China 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 48039

108 CRIME INDEX	109 AIR POLLUTION	7,472 POPULATION	\$69K MEDIAN IN-COME	48°F AVG TEMP	53% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner