

Single Family Residence

RESIDENTIAL

7741 RIVER RD

COTTRELLVILLE, MI 48039

\$526,075

TopHap Estimate · \$203 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,594 ft²

LIVING AREA

0.49 ac

LOT SIZE

1950

YEAR BUILT

2

PARKING

VALUATION

\$526K

\$439K low

\$613K high

Last Sale

\$400,000 · Jan 11, 2016

Est. Owner Equity

\$326,075

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,895 (2024)
Assessed Value	\$209,700
Previous Assessed	\$209,700
Assessor Market Value	\$419,400

PROPERTY FACTS

Property Type	Single Family Residence
County	St. Clair
Lot (acres)	0.49
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2025	Financing	Intrafamily Transfer			
Aug 11, 2017	Quitclaim	Quit Claim Transfer			
Aug 11, 2017	Quitclaim	Quit Claim Transfer			
Dec 18, 2015	Resale	Warranty Deed	\$400,000	\$154	\$200K
May 23, 2006	Quitclaim	Quit Claim Transfer			
May 23, 2006	Quitclaim	Quit Claim Transfer			\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Belle River Elementary School	Elementary	KG–5	2.4 mi
Marine City Middle School	Middle	6–8	2.8 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	Owner occupied
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