

Single Family Residence **RESIDENTIAL**

# 6040 RIVER ROCK DR

FOWLerville, MI 48836

**\$183,261** TopHap Estimate · \$134 / ft² · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,365 ft²**

LIVING AREA

**0.86 ac**

LOT SIZE

**1994**

YEAR BUILT

**3**

STORIES

**6**

ROOMS

**5**

PARKING

## VALUATION

**\$183K**

\$168K low

\$199K high

Last Sale

**\$152,900 · Aug 31, 1998**

Est. Owner Equity

**\$0**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,598 (2024) |
| Assessed Value        | \$167,238      |
| Previous Assessed     | \$154,108      |
| Assessor Market Value | \$334,476      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Livingston              |
| Lot (acres)   | 0.86                    |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Pool          | No                      |

Porch · 510 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Sep 14, 1998 | Resale | Grant Deed | \$153,000 | \$112  | \$148K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Fowlerville High School        | High       | 9–12   | 2.1 mi   |
| Fowlerville Junior High School | Middle     | 6–8    | 2.3 mi   |
| Ht Smith Elementary School     | Elementary | KG–2   | 2.4 mi   |

District: Fowlerville 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 48836

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>114</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>15,547</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>53%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|