

Single Family Residence **RESIDENTIAL**

104 N RIVER ST

EATON RAPIDS, MI 48827

\$177,853 TopHap Estimate · \$129 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,375 ft²

LIVING AREA

0.16 ac

LOT SIZE

1880

YEAR BUILT

1

STORIES

VALUATION

\$178K

\$162K low

\$194K high

Last Sale

\$167,000 · Feb 2, 2024

Est. Owner Equity

\$4,856

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$2,388 (2025)
Assessed Value	\$65,600
Previous Assessed	\$61,700
Assessor Market Value	\$123,284

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	EATON
Lot (acres)	0.16
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2026	Financing	Mortgage			\$173K
Jan 16, 2024	Resale	Warranty Deed	\$167,000	\$121	\$164K
May 18, 2005	Resale	Warranty Deed	\$122,000	\$89	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eaton Rapids High School	High	9–12	0.8 mi
Lockwood Elementary School	Elementary	1–2	0.8 mi
Eaton Rapids Middle School	Middle	6–8	0.9 mi

District: Eaton Rapids Public 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.

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 NEIGHBORHOOD · ZIP 48827

82 CRIME INDEX	71 AIR POLLUTION	15,527 POPULATION	\$81K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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