

Single Family Residence **RESIDENTIAL**

# 17971 S RIVER RD

THREE RIVERS, MI 49093

**\$132,013** TopHap Estimate · \$112 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1.5**  
BATHS

**1,176 ft<sup>2</sup>**  
LIVING AREA

**2.11 ac**  
LOT SIZE

**1940**  
YEAR BUILT

## VALUATION

**\$132K**

\$119K low

\$145K high

Last Sale

**\$60,000 · Sep 28, 2007**

Est. Owner Equity

**\$76,334**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,063 (2025)</b> |
| Assessed Value        | <b>\$67,800</b>       |
| Previous Assessed     | <b>\$67,400</b>       |
| Assessor Market Value | <b>\$135,600</b>      |

## PROPERTY FACTS

|               |                                         |
|---------------|-----------------------------------------|
| Property Type | <b>Single Family Residence</b>          |
| County        | <b>ST. JOSEPH</b>                       |
| Lot (acres)   | <b>2.11</b>                             |
| Heating       | <b>Forced Air With Air Conditioning</b> |
| Pool          | <b>No</b>                               |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>15</b><br>WILDFIRE | <b>65</b><br>HEAT | <b>62</b><br>STORM | <b>41</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN  |
|---------------------|-----------------|----------------------|-----------|--------|-------|
| <b>Jul 19, 2022</b> | Financing       | Intrafamily Transfer |           |        |       |
| <b>Aug 27, 2007</b> | Resale          | DTOT                 | \$60,000  | \$51   | \$57K |
| <b>Jul 20, 2006</b> | Non-arms-length | Sheriffs Deed        | \$106,342 | \$90   |       |
| <b>Oct 27, 2005</b> | Non-arms-length | Sheriffs Deed        | \$95,644  | \$81   |       |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>Three Rivers High School</b>   | High       | 9–12   | 0.9 mi   |
| <b>Three Rivers Middle School</b> | Middle     | 6–8    | 1.1 mi   |
| <b>Park Elementary School</b>     | Elementary | KG–5   | 5.5 mi   |

District: Three Rivers 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 49093

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>17,961</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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