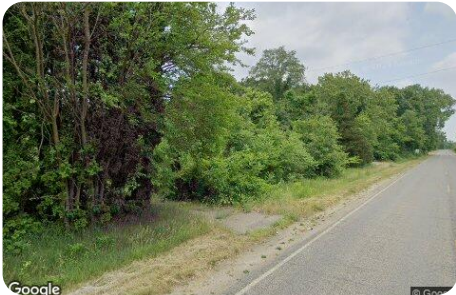


Residential - Vacant Land **RESIDENTIAL**

17708 S RIVER RD
THREE RIVERS, MI 49093



1.25 ac
LOT SIZE

VALUATION

Last Sale **\$10,500 · Jan 7, 2009**

TAX & ASSESSMENT

Property Tax	\$581 (2025)
Assessed Value	\$22,600
Previous Assessed	\$22,600
Assessor Market Value	\$45,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ST. JOSEPH
Lot (acres)	1.25
Pool	No

CLIMATE RISK

89 FLOOD	12 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2009	Quitclaim	Quit Claim Transfer	\$10,500		
Sep 16, 2008	Financing	Warranty Deed			
Apr 24, 2008	Non-arms-length	Sheriffs Deed	\$32,520		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.7 mi
Three Rivers Middle School	Middle	6–8	0.9 mi
Park Elementary School	Elementary	KG–5	5.3 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

119 CRIME INDEX	79 AIR POLLUTION	17,961 POPULATION	\$66K MEDIAN IN-COME	49°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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