

Single Family Residence

RESIDENTIAL

418 RIVER ST

THREE RIVERS, MI 49093

\$84,497 TopHap Estimate · \$96 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

884 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1900

YEAR BUILT

VALUATION

\$84K

\$73K low

\$96K high

Last Sale

\$40,000 · Oct 3, 2019

Est. Owner Equity

\$84,497

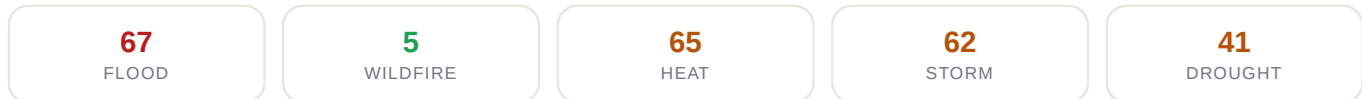
TAX & ASSESSMENT

Property Tax	\$1,170 (2025)
Assessed Value	\$41,400
Previous Assessed	\$43,000
Assessor Market Value	\$82,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ST. JOSEPH
Lot (acres)	0.09
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2019	Quitclaim	Quit Claim Transfer	\$40,000	\$45	
Jan 30, 2012	Quitclaim	Quit Claim Transfer			
Oct 27, 2008	Quitclaim	Quit Claim Transfer	\$8,000	\$9	
Oct 27, 2008	Quitclaim	Quit Claim Transfer			
May 30, 2008	Quitclaim	Quit Claim Transfer			
Feb 28, 2008	Non-arms-length	Sheriffs Deed	\$32,189	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hoppin Elementary School	Elementary	KG–5	0.8 mi
Three Rivers High School	High	9–12	0.9 mi
Three Rivers Middle School	Middle	6–8	1.0 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------