

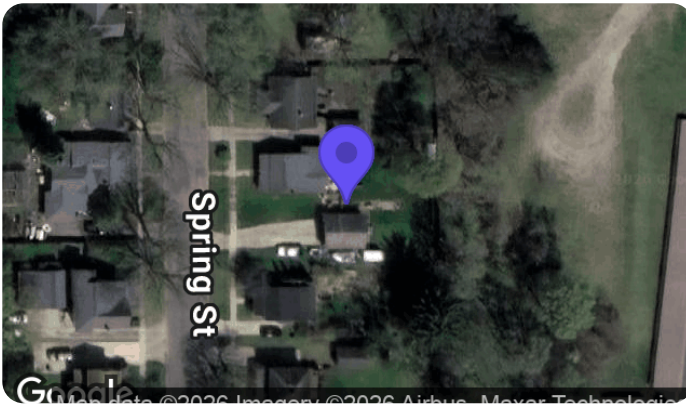
Single Family Residence

RESIDENTIAL

312 SPRING ST

THREE RIVERS, MI 49093

\$158,291 TopHap Estimate · \$124 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,276 ft²

LIVING AREA

0.24 ac

LOT SIZE

1946

YEAR BUILT

2

PARKING

VALUATION

\$158K

\$154K low

\$163K high

Last Sale

\$88,000 · Mar 30, 2007

Est. Owner Equity

\$73,791

Loan-to-Value

54%

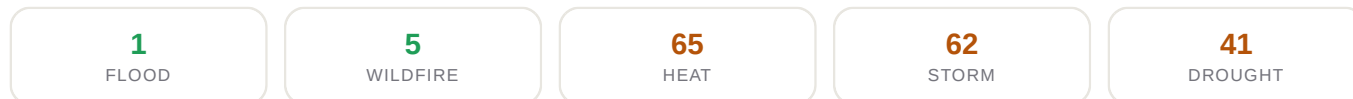
TAX & ASSESSMENT

Property Tax	\$1,851 (2025)
Assessed Value	\$78,200
Previous Assessed	\$76,700
Assessor Market Value	\$156,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ST. JOSEPH
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

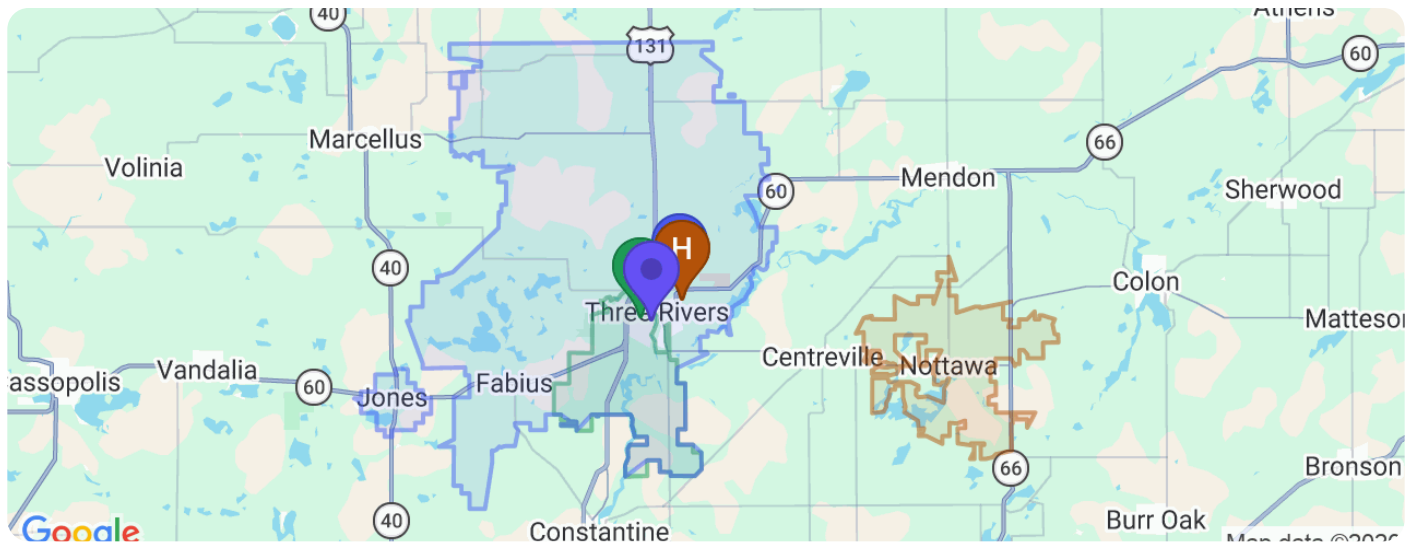
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 20, 2013	Financing	Intrafamily Transfer			\$85K
Mar 28, 2007	Resale	Warranty Deed	\$88,000	\$69	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrews Elementary School	Elementary	KG–5	0.4 mi
Three Rivers High School	High	9–12	1.2 mi
Three Rivers Middle School	Middle	6–8	1.3 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	Owner occupied
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