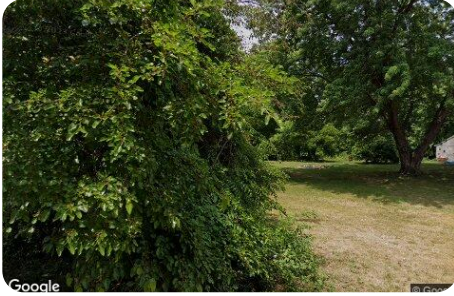


Single Family Residence **RESIDENTIAL**

18840 RIVERVIEW DR

THREE RIVERS, MI 49093

\$44,404 TopHap Estimate · \$30 / ft² · confidence 78 · as of Jul 14, 2026



1

BATHS

1,458 ft²

LIVING AREA

1.06 ac

LOT SIZE

1980

YEAR BUILT

VALUATION

\$44K

\$35K low

\$54K high

Last Sale

\$40,000 · Dec 4, 2024

Est. Owner Equity

\$44,404

TAX & ASSESSMENT

Property Tax	\$1,094 (2025)
Assessed Value	\$47,300
Previous Assessed	\$39,600
Assessor Market Value	\$94,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	1.06
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 21, 2024	Resale	Warranty Deed	\$40,000	\$27	
Apr 4, 2016	Quitclaim	Quit Claim Transfer			
Dec 10, 2013	Resale	Warranty Deed	\$6,900	\$5	
May 10, 2012	Quitclaim	Quit Claim Transfer	\$14,750	\$10	
Dec 15, 2011	Non-arms-length	Sheriffs Deed	\$25,000	\$17	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.4 mi
Three Rivers Middle School	Middle	6–8	1.5 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	Owner occupied
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