

Single Family Residence **RESIDENTIAL**

# 23220 RIVER RUN RD

MENDON, MI 49072

**\$115,424** TopHap Estimate · \$128 / ft² · confidence 74 · as of Jul 14, 2026



**3**  
BEDS

**1**  
BATHS

**900 ft²**  
LIVING AREA

**0.61 ac**  
LOT SIZE

## VALUATION

**\$115K**

\$85K low

\$146K high

Est. Owner Equity

**\$115,424**

## TAX & ASSESSMENT

Property Tax **\$916 (2025)**

Assessed Value **\$39,100**

|                       |          |
|-----------------------|----------|
| Previous Assessed     | \$47,500 |
| Assessor Market Value | \$78,200 |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.61                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|----------|--------------------|------|
| Apr 24, 2015 | Financing | Intrafamily Transfer |          |                    |      |
| Apr 24, 2015 | Financing | Land Contract        |          |                    |      |
| Mar 17, 2015 | Quitclaim | Quit Claim Transfer  |          |                    |      |
| Mar 17, 2015 | Financing | Land Contract        |          |                    |      |
| Mar 17, 2015 | Financing | Intrafamily Transfer |          |                    |      |
| Mar 17, 2015 | Financing | Land Contract        |          |                    |      |
| Aug 7, 2012  | Quitclaim | Quit Claim Transfer  |          |                    |      |
| Aug 7, 2012  | Resale    | Warranty Deed        | \$50,000 | \$56               |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Mendon Elementary School  | Elementary | PK-5   | 3.4 mi   |
| Mendon Middle/High School | High       | 9-12   | 3.9 mi   |

District: Mendon Community School District

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 49072

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>3,428</b><br>POPULATION | <b>\$72K</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> |
|-----------|-----------------------|