

Single Family Residence

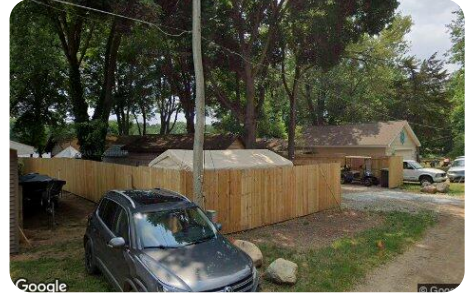
RESIDENTIAL

18859 RIVERVIEW DR

THREE RIVERS, MI 49093

\$141,639

TopHap Estimate · \$186 / ft² · confidence 85 · as of Jul 14, 2026



1

BATHS

760 ft²

LIVING AREA

0.12 ac

LOT SIZE

1950

YEAR BUILT

VALUATION

\$142K

\$120K low

\$163K high

Last Sale

\$159,500 · Aug 31, 2022

Est. Owner Equity

\$141,639

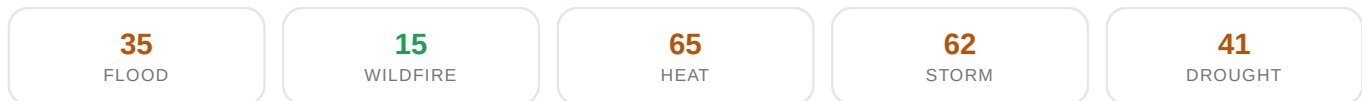
TAX & ASSESSMENT

Property Tax	\$2,796 (2025)
Assessed Value	\$75,500
Previous Assessed	\$75,900
Assessor Market Value	\$151,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.12
Heating	Forced Air With Air Conditioning
Fireplace	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
Jul 5, 2022	Financing	Intrafamily Transfer			
Jul 5, 2022	Resale	Warranty Deed	\$159,500	\$210	
Jun 30, 2005	Resale	Warranty Deed	\$87,000	\$114	\$70K

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	Absentee owner
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