

Single Family Residence **RESIDENTIAL**

# 17740 S RIVER RD

THREE RIVERS, MI 49093

**\$50,399** TopHap Estimate · confidence 57 · as of Jun 23, 2026



**0.69 ac**  
LOT SIZE

## VALUATION

**\$50K**

\$29K low

\$72K high

Last Sale

**\$50,000 · Apr 14, 2023**

Est. Owner Equity

**\$50,399**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$461 (2025) |
| Assessed Value        | \$15,400     |
| Previous Assessed     | \$15,400     |
| Assessor Market Value | \$30,800     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ST. JOSEPH              |
| Lot (acres)   | 0.69                    |
| Pool          | No                      |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 87<br>FLOOD | 7<br>WILDFIRE | 65<br>HEAT | 62<br>STORM | 41<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------|----------|--------------------|------|
| Apr 7, 2023 | Resale    | Warranty Deed | \$50,000 |                    |      |
| Apr 3, 2023 | Financing | Affidavit     |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Three Rivers High School   | High       | 9–12   | 0.7 mi   |
| Three Rivers Middle School | Middle     | 6–8    | 0.9 mi   |
| Park Elementary School     | Elementary | KG–5   | 5.4 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>119</div> <div>CRIME INDEX</div> | <div>79</div> <div>AIR POLLUTION</div> | <div>17,961</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>49°F</div> <div>AVG TEMP</div> | <div>46%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|