

Single Family Residence **RESIDENTIAL**

17664 S RIVER RD

THREE RIVERS, MI 49093

\$117,558 TopHap Estimate · \$87 / ft² · confidence 91 · as of Jul 14, 2026



1
BATHS

1,350 ft²
LIVING AREA

0.67 ac
LOT SIZE

VALUATION

\$118K

\$107K low

\$128K high

Last Sale

\$105,000 · Mar 22, 2024

Est. Owner Equity

\$117,558

TAX & ASSESSMENT

Property Tax	\$2,391 (2025)
Assessed Value	\$63,400
Previous Assessed	\$63,400
Assessor Market Value	\$126,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.67
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

79 FLOOD	10 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2026	Quitclaim	Quit Claim Transfer			
Feb 23, 2024	Resale	Warranty Deed	\$105,000	\$78	
Jan 14, 2022	Financing	Land Contract			
Jun 28, 2019	Resale	Warranty Deed	\$78,000	\$58	
May 6, 2016	Non-arms-length	Intrafamily Transfer	\$75,000	\$56	\$71K
Jan 9, 2013	Resale	Warranty Deed	\$38,000	\$28	\$30K
Jun 14, 2010	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.6 mi
Three Rivers Middle School	Middle	6–8	0.9 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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