

Single Family Residence **RESIDENTIAL**

17596 S RIVER RD

THREE RIVERS, MI 49093

\$188,366 TopHap Estimate · \$121 / ft² · confidence 90 · as of Jul 14, 2026



1
BATHS

1,556 ft²
LIVING AREA

0.6 ac
LOT SIZE

1920
YEAR BUILT

VALUATION

\$188K

\$169K low

\$208K high

Last Sale

\$245,000 · Mar 25, 2025

Est. Owner Equity

\$0

Loan-to-Value

114%

TAX & ASSESSMENT

Property Tax	\$1,947 (2025)
Assessed Value	\$104,400
Previous Assessed	\$93,300
Assessor Market Value	\$208,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.60
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

89 FLOOD	11 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
Mar 19, 2025	Resale	Warranty Deed	\$245,000	\$157	\$233K
Jul 20, 2020	Resale	Warranty Deed	\$137,529	\$88	\$133K
Aug 13, 2019	Quitclaim	Quit Claim Transfer			
Jan 21, 2015	Quitclaim	Quit Claim Transfer			
Apr 7, 2011	Non-arms-length	Re-Recorded Document	\$9,043	\$6	
Apr 7, 2011	Non-arms-length	Intrafamily Transfer	\$9,043	\$6	
Jul 16, 2008	Financing	Land Contract			
Feb 16, 2007	Resale	Warranty Deed	\$42,000	\$27	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.6 mi
Three Rivers Middle School	Middle	6–8	0.8 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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