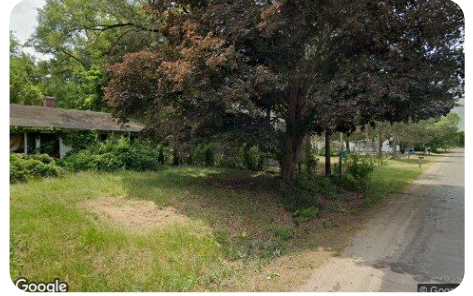


Single Family Residence **RESIDENTIAL**

18199 S RIVER RD

THREE RIVERS, MI 49093

\$54,838 TopHap Estimate · \$63 / ft² · confidence 78 · as of Jul 14, 2026



1

BATHS

864 ft²

LIVING AREA

0.5 ac

LOT SIZE

1955

YEAR BUILT

VALUATION

\$55K

\$43K low

\$67K high

Last Sale

\$42,000 · Jun 30, 1999

Est. Owner Equity

\$54,838

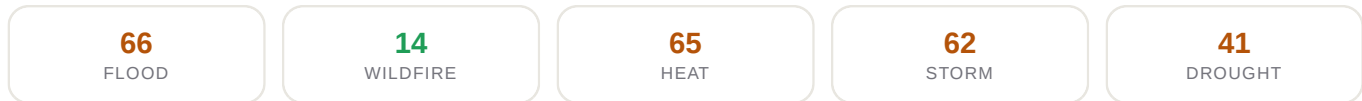
TAX & ASSESSMENT

Property Tax	\$1,029 (2025)
Assessed Value	\$42,400
Previous Assessed	\$40,500
Assessor Market Value	\$84,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.50
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.0 mi
Three Rivers Middle School	Middle	6–8	1.2 mi
Park Elementary School	Elementary	KG–5	5.6 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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