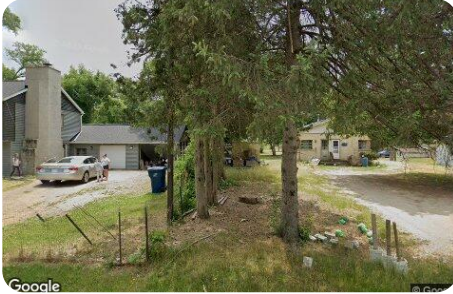


Single Family Residence **RESIDENTIAL**

18165 S RIVER RD

THREE RIVERS, MI 49093

\$112,000 TopHap Estimate · \$68 / ft² · confidence 73 · as of Jul 14, 2026



1
BATHS

1,640 ft²
LIVING AREA

2.17 ac
LOT SIZE

VALUATION

\$112K

\$82K low

\$142K high

Est. Owner Equity

\$112,000

TAX & ASSESSMENT

Property Tax **\$2,114 (2025)**

Assessed Value **\$95,400**

Previous Assessed	\$92,500
Assessor Market Value	\$190,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	2.17
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

50 FLOOD	15 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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.1 mi
Three Rivers Middle School	Middle	6–8	1.3 mi
Park Elementary School	Elementary	KG–5	5.7 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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