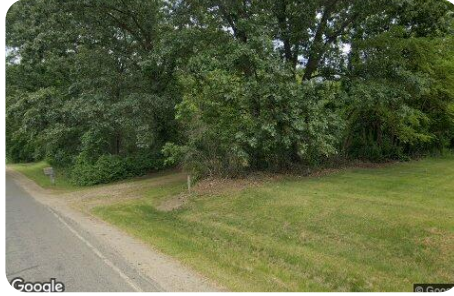


Single Family Residence **RESIDENTIAL**

18753 S RIVER RD

THREE RIVERS, MI 49093

\$103,192 TopHap Estimate · \$82 / ft² · confidence 73 · as of Jul 14, 2026



1.5
BATHS

1,264 ft²
LIVING AREA

1.08 ac
LOT SIZE

1965
YEAR BUILT

VALUATION

\$103K

\$76K low

\$131K high

Est. Owner Equity

\$0

Loan-to-Value

382%

TAX & ASSESSMENT

Property Tax	\$1,452 (2025)
Assessed Value	\$90,500
Previous Assessed	\$89,700
Assessor Market Value	\$181,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	1.08
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

16
WILDFIRE

65
HEAT

62
STORM

41
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2025	Financing	Intrafamily Transfer			
Feb 3, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.5 mi
Three Rivers Middle School	Middle	6–8	1.6 mi
Park Elementary School	Elementary	KG–5	5.8 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------