

Single Family Residence **RESIDENTIAL**

23295 RIVER RUN RD

MENDON, MI 49072

\$99,477 TopHap Estimate · \$130 / ft² · confidence 70 · as of Jul 14, 2026



2
BEDS

1
BATHS

768 ft²
LIVING AREA

0.22 ac
LOT SIZE

VALUATION

\$99K

\$69K low

\$130K high

Est. Owner Equity

\$32,477

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$1,127 (2025)
Assessed Value	\$56,700
Previous Assessed	\$60,700
Assessor Market Value	\$113,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.22
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

35
FLOOD

11
WILDFIRE

66
HEAT

65
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
Dec 31, 2014	Financing	Re-Recorded Document			
Dec 31, 2014	Financing	Intrafamily Transfer			
May 14, 2012	Financing	Intrafamily Transfer			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mendon Elementary School	Elementary	PK–5	3.3 mi
Mendon Middle/High School	High	9–12	3.8 mi

District: Mendon Community School District

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 49072

85 CRIME INDEX	82 AIR POLLUTION	3,428 POPULATION	\$72K 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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