

Single Family Residence

RESIDENTIAL

# 58858 RIVER HEIGHTS DR

THREE RIVERS, MI 49093

**\$175,243** TopHap Estimate · \$243 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026

**1**

BATHS

**720 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1950**

YEAR BUILT

## VALUATION

**\$175K**

\$145K low

\$206K high

Last Sale

**\$160,000 · Sep 18, 2024**

Est. Owner Equity

**\$47,243**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

Property Tax

**\$1,539 (2025)**

Assessed Value

**\$55,900**

Previous Assessed

**\$55,700**

Assessor Market Value

**\$111,800**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.21                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 80<br>FLOOD | 14<br>WILDFIRE | 65<br>HEAT | 62<br>STORM | 41<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                         | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------------------------|-----------|--------------------|--------|
| Sep 16, 2024 | Resale | Warranty Deed                | \$160,000 | \$222              | \$128K |
| Jun 17, 2013 | Resale | Personal Representative Deed | \$35,000  | \$49               |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Three Rivers High School   | High       | 9–12   | 1.3 mi   |
| Three Rivers Middle School | Middle     | 6–8    | 1.4 mi   |
| Park Elementary School     | Elementary | KG–5   | 5.5 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**

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>17,961</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-<br>COME | <b>49°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|