

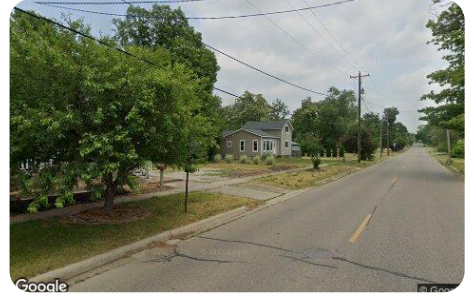
Single Family Residence

RESIDENTIAL

816 RIVER ST

THREE RIVERS, MI 49093

\$142,384 TopHap Estimate · \$86 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,664 ft²

LIVING AREA

0.44 ac

LOT SIZE

1932

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$142K

\$119K low

\$166K high

Last Sale

\$10,000 · Mar 10, 2014

Est. Owner Equity

\$77,384

Loan-to-Value

44%

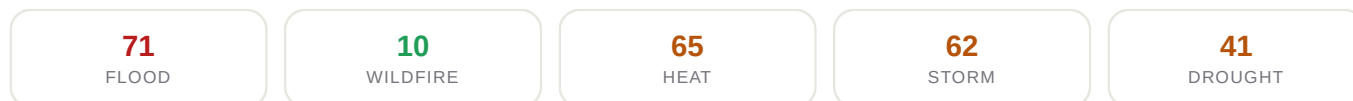
TAX & ASSESSMENT

Property Tax	\$1,447 (2025)
Assessed Value	\$73,100
Previous Assessed	\$87,100
Assessor Market Value	\$146,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.44
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2007	Resale	Warranty Deed	\$40,000	\$24	\$38K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.7 mi
Three Rivers Middle School	Middle	6–8	0.9 mi
Park Elementary School	Elementary	KG–5	5.3 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	Owner occupied
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