

Single Family Residence **RESIDENTIAL**

18051 S RIVER RD

THREE RIVERS, MI 49093

\$119,224 TopHap Estimate · \$68 / ft² · confidence 73 · as of Jul 14, 2026

1

BATHS

1,752 ft²

LIVING AREA

0.36 ac

LOT SIZE

VALUATION

\$119K

\$88K low

\$151K high

Est. Owner Equity

\$119,224

TAX & ASSESSMENT

Property Tax	\$1,439 (2025)
Assessed Value	\$95,100
Previous Assessed	\$91,100
Assessor Market Value	\$190,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.36

Heating

Forced Air With Air Conditioning

Pool

No

CLIMATE RISK

85
FLOOD

15
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	\$/FT ²	LOAN
Oct 6, 2011	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.9 mi
Three Rivers Middle School	Middle	6–8	1.1 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

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