

Single Family Residence **RESIDENTIAL**

# 418 FOREST ST

THREE RIVERS, MI 49093

**\$88,131** TopHap Estimate · \$153 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**575 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1945**

YEAR BUILT

## VALUATION

**\$88K**

\$82K low

\$94K high

Est. Owner Equity

**\$88,131**

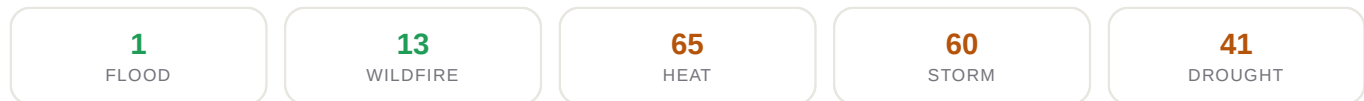
## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$701 (2025) |
| Assessed Value        | \$30,500     |
| Previous Assessed     | \$31,000     |
| Assessor Market Value | \$61,000     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.17                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| May 21, 2025 | Financing | Land Contract       |       |        |      |
| Jan 26, 2021 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Three Rivers High School   | High       | 9–12   | 1.6 mi   |
| Three Rivers Middle School | Middle     | 6–8    | 1.8 mi   |
| Norton Elementary School   | Elementary | KG–5   | 4.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>17,961</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-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> |
|-----------|-----------------------|