

Single Family Residence **RESIDENTIAL**

# 23205 RIVER RUN RD

MENDON, MI 49072

**\$373,621** TopHap Estimate · \$144 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**2,589 ft<sup>2</sup>**  
LIVING AREA

**0.56 ac**  
LOT SIZE

## VALUATION

**\$374K**

\$332K low

\$416K high

Last Sale

**\$169,900 · Oct 16, 2017**

Est. Owner Equity

**\$298,621**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,117 (2025) |
| Assessed Value        | \$162,900      |
| Previous Assessed     | \$179,300      |
| Assessor Market Value | \$325,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.56                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 35<br>FLOOD | 8<br>WILDFIRE | 66<br>HEAT | 65<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     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jun 17, 2026 | Financing | Mortgage      |           |        | \$75K  |
| Oct 13, 2017 | Resale    | Warranty Deed | \$169,900 | \$66   | \$167K |
| Apr 28, 2005 | Resale    | Warranty Deed | \$190,000 | \$73   | \$183K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Mendon Elementary School  | Elementary | PK–5   | 3.4 mi   |
| Mendon Middle/High School | High       | 9–12   | 3.9 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

|                                      |                                        |                                        |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>85</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>3,428</div> <div>POPULATION</div> | <div>\$72K</div> <div>MEDIAN IN-COME</div> | <div>49°F</div> <div>AVG TEMP</div> | <div>46%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|