

Residential - Vacant Land

RESIDENTIAL

23255 RIVER RUN RD

MENDON, MI 49072

\$61,312 TopHap Estimate · confidence 66 · as of Jul 14, 2026



0.31 ac
LOT SIZE

VALUATION

\$61K

\$40K low

\$82K high

Last Sale

\$330,000 · May 23, 2025

Est. Owner Equity

\$0

Loan-to-Value

502%

TAX & ASSESSMENT

Property Tax	\$156 (2025)
Assessed Value	\$13,900
Previous Assessed	\$24,800
Assessor Market Value	\$27,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ST. JOSEPH
Lot (acres)	0.31
Pool	No

CLIMATE RISK

35 FLOOD	11 WILDFIRE	66 HEAT	65 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
May 16, 2025	Resale	Warranty Deed	\$330,000		\$248K
Jul 22, 2011	Resale	Warranty Deed	\$152,500		\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mendon Elementary School	Elementary	PK–5	3.3 mi
Mendon Middle/High School	High	9–12	3.8 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

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

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

OWNERSHIP

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