

Single Family Residence **RESIDENTIAL**

56175 BUFFALO DR

THREE RIVERS, MI 49093

\$276,972 TopHap Estimate · \$167 / ft² · confidence 94 · as of Jul 14, 2026



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2

BATHS

1,656 ft²

LIVING AREA

0.77 ac

LOT SIZE

1996

YEAR BUILT

VALUATION

\$277K

\$260K low

\$294K high

Last Sale

\$268,225 · Oct 20, 2025

Est. Owner Equity

\$276,972

TAX & ASSESSMENT

Property Tax	\$2,974 (2025)
Assessed Value	\$129,400
Previous Assessed	\$142,700
Assessor Market Value	\$258,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.77
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2025	Resale	Warranty Deed	\$268,225	\$162	
Nov 3, 2020	Financing	Intrafamily Transfer			
Nov 16, 2015	Resale	Warranty Deed	\$174,900	\$106	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Middle School	Middle	6–8	2.0 mi
Three Rivers High School	High	9–12	2.2 mi
Hoppin Elementary School	Elementary	KG–5	2.3 mi

District: Three Rivers Community Schools



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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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