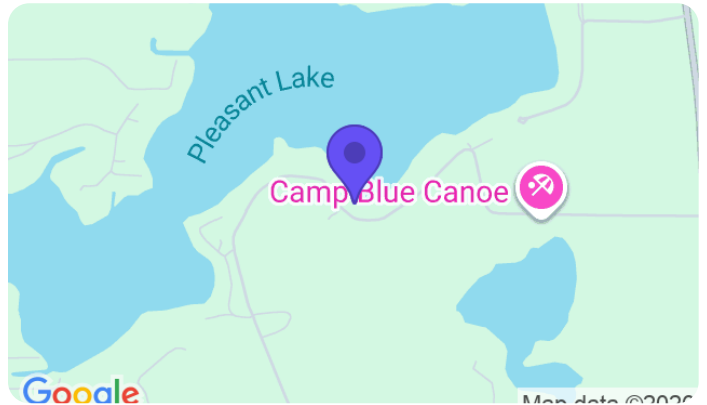
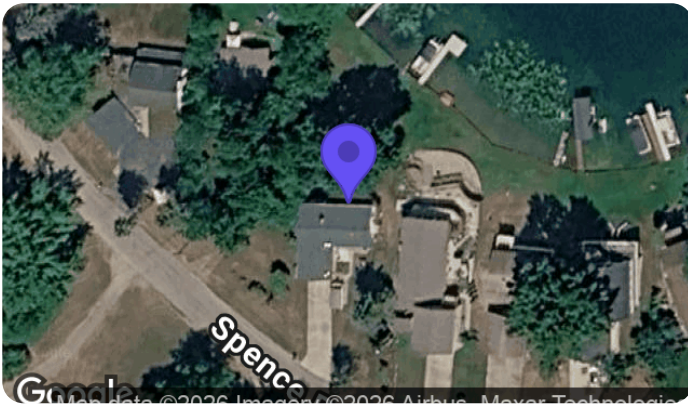


Single Family Residence **RESIDENTIAL**

13068 SPENCE RD

THREE RIVERS, MI 49093

\$435,075 TopHap Estimate · \$394 / ft² · confidence 93 · as of Jul 14, 2026



1.5

BATHS

1,104 ft²

LIVING AREA

0.29 ac

LOT SIZE

1966

YEAR BUILT

2

PARKING

VALUATION

\$435K

\$406K low

\$464K high

Last Sale

\$513,170 · Oct 3, 2024

Est. Owner Equity

\$435,075

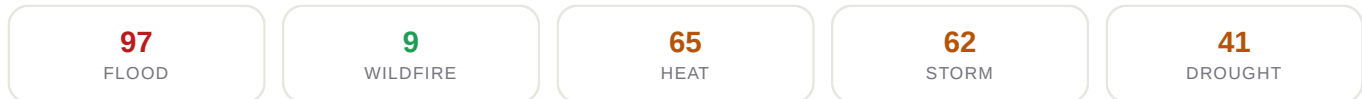
TAX & ASSESSMENT

Property Tax	\$8,933 (2025)
Assessed Value	\$212,300
Previous Assessed	\$206,400
Assessor Market Value	\$424,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ST. JOSEPH
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

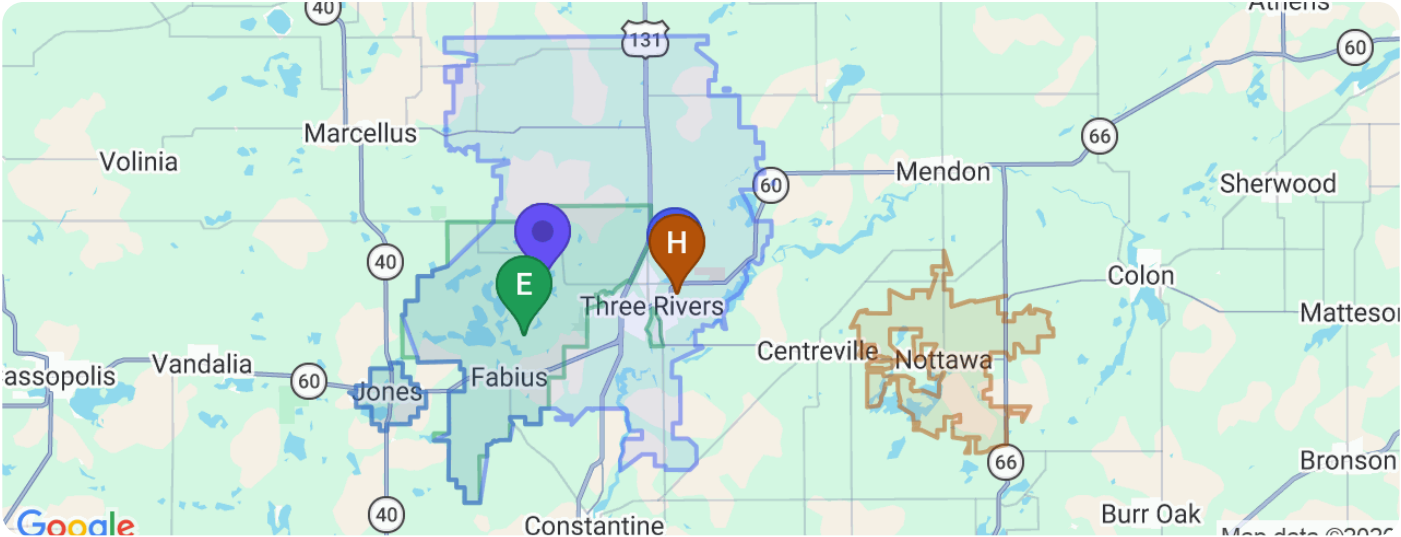
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2024	Resale	Warranty Deed	\$513,170	\$465	
Jan 4, 2007	Financing	Intrafamily Transfer			
Jan 4, 2007	Financing	Intrafamily Transfer			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norton Elementary School	Elementary	KG–5	1.8 mi
Three Rivers Middle School	Middle	6–8	4.3 mi
Three Rivers High School	High	9–12	4.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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