

Single Family Residence **RESIDENTIAL**

1315 FOREST RIVER RUN

MISHAWAKA, IN 46545

\$756,204 TopHap Estimate · \$3,376 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

3

BATHS

224 ft²

LIVING AREA

2.13 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$756K

\$646K low

\$866K high

Est. Owner Equity

\$0

Loan-to-Value

155%

TAX & ASSESSMENT

Property Tax	\$7,830 (2024)
Assessed Value	\$564,800
Previous Assessed	\$623,900
Assessor Market Value	\$564,800

PROPERTY FACTS

Property Type	Single Family Residence
County	St. Joseph
Lot (acres)	2.13
Construction	Brick
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Shed · 120 ft²

CLIMATE RISK

91
FLOOD

13
WILDFIRE

67
HEAT

77
STORM

41
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2013	Quitclaim	Quit Claim Transfer			
Jul 24, 2013	Quitclaim	Quit Claim Transfer			
Jan 18, 2013	Quitclaim	Quit Claim Transfer			
Feb 28, 2008	Financing	Warranty Deed			\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Battell Elementary School	Elementary	KG–6	0.5 mi
Mishawaka High School	High	9–12	0.6 mi
John J Young Middle School	Middle	7–8	1.2 mi

District: Mishawaka School City

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 46545

96 CRIME INDEX	92 AIR POLLUTION	26,809 POPULATION	\$60K MEDIAN IN-COME	50°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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