

Single Family Residence **RESIDENTIAL**

# 23451 RIVER RUN RD

MENDON, MI 49072

**\$44,339** TopHap Estimate · confidence 65 · as of Jul 14, 2026



**0.21 ac**  
LOT SIZE

## VALUATION

**\$44K**

\$29K low

\$60K high

Last Sale

**\$425,000 · Jun 27, 2017**

Est. Owner Equity

**\$44,339**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$420 (2025) |
| Assessed Value        | \$15,400     |
| Previous Assessed     | \$16,500     |
| Assessor Market Value | \$30,800     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ST. JOSEPH              |
| Lot (acres)   | 0.21                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|-----------|--------------------|------|
| Jun 20, 2017 | Resale | Warranty Deed | \$425,000 |                    |      |
| Oct 15, 2013 | Resale | Warranty Deed | \$27,000  |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Mendon Elementary School  | Elementary | PK–5   | 3.1 mi   |
| Mendon Middle/High School | High       | 9–12   | 3.6 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|