

Single Family Residence

**RESIDENTIAL**

## 23501 RIVER RUN RD

MENDON, MI 49072

**\$228,917** TopHap Estimate · \$163 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,408 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

### VALUATION

**\$229K**

\$207K low

\$251K high

Est. Owner Equity

**\$136,917**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,232 (2025) |
| Assessed Value        | \$107,400      |
| Previous Assessed     | \$118,100      |
| Assessor Market Value | \$214,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.39                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|----------------------|-------|--------------------|-------|
| Mar 19, 2018 | Financing | Intrafamily Transfer |       |                    | \$92K |
| Nov 13, 2017 | Financing | Intrafamily Transfer |       |                    |       |

## 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> |
|-----------|-----------------------|