

Single Family Residence

RESIDENTIAL

1306 RIVER ST

THREE RIVERS, MI 49093

\$172,997

TopHap Estimate · \$129 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,344 ft²

LIVING AREA

0.93 ac

LOT SIZE

1979

YEAR BUILT

2

PARKING

VALUATION

\$173K

\$152K low

\$194K high

Est. Owner Equity

\$172,997

TAX & ASSESSMENT

Property Tax	\$2,065 (2025)
Assessed Value	\$84,400
Previous Assessed	\$88,400
Assessor Market Value	\$168,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ST. JOSEPH
Lot (acres)	0.93
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

84 FLOOD	12 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2018	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.6 mi
Three Rivers Middle School	Middle	6–8	0.8 mi
Park Elementary School	Elementary	KG–5	5.3 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	Absentee owner
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