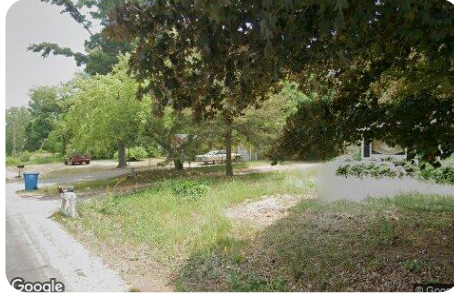


Single Family Residence **RESIDENTIAL**

18185 S RIVER RD

THREE RIVERS, MI 49093

\$246,954 TopHap Estimate · \$138 / ft² · confidence 89 · as of Jul 14, 2026



2
BATHS

1,792 ft²
LIVING AREA

2.48 ac
LOT SIZE

1957
YEAR BUILT

VALUATION

\$247K

\$221K low

\$273K high

Last Sale

\$235,000 · Jun 19, 2025

Est. Owner Equity

\$16,211

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$2,842 (2025)
Assessed Value	\$105,600
Previous Assessed	\$66,700
Assessor Market Value	\$211,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	2.48
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

87 FLOOD	14 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 11, 2025	Resale	Warranty Deed	\$235,000	\$131	\$231K
Jun 10, 2025	Financing	Correction Deed			
Mar 1, 2022	Resale	Warranty Deed	\$85,000	\$47	
Oct 1, 2020	Resale	Warranty Deed	\$69,900	\$39	
Apr 16, 2019	Financing	Intrafamily Transfer			
Apr 15, 2019	Financing	Intrafamily Transfer			
Apr 15, 2019	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.1 mi
Three Rivers Middle School	Middle	6–8	1.3 mi
Park Elementary School	Elementary	KG–5	5.7 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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