

Single Family Residence **RESIDENTIAL**

18109 S RIVER RD

THREE RIVERS, MI 49093

\$91,456 TopHap Estimate · \$91 / ft² · confidence 71 · as of Jul 14, 2026



1

BATHS

1,006 ft²

LIVING AREA

1.19 ac

LOT SIZE

VALUATION

\$91K

\$65K low

\$118K high

Est. Owner Equity

\$8,706

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$733 (2025)
Assessed Value	\$69,200
Previous Assessed	\$67,200
Assessor Market Value	\$138,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	1.19
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

90
FLOOD

15
WILDFIRE

65
HEAT

62
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
Mar 21, 2018	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.0 mi
Three Rivers Middle School	Middle	6–8	1.2 mi
Park Elementary School	Elementary	KG–5	5.6 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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