

Single Family Residence **RESIDENTIAL**

18565 S RIVER RD

THREE RIVERS, MI 49093

\$103,806 TopHap Estimate · \$98 / ft² · confidence 84 · as of Jul 14, 2026



1

BATHS

1,064 ft²

LIVING AREA

0.57 ac

LOT SIZE

VALUATION

\$104K

\$87K low

\$120K high

Last Sale

\$45,500 · Jan 21, 2020

Est. Owner Equity

\$57,851

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$1,092 (2025)
Assessed Value	\$53,800
Previous Assessed	\$50,600
Assessor Market Value	\$107,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.57
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	13 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 17, 2020	Resale	Warranty Deed	\$45,500	\$43	\$46K
Nov 25, 2014	Resale	Warranty Deed	\$30,600	\$29	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.3 mi
Three Rivers Middle School	Middle	6–8	1.5 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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