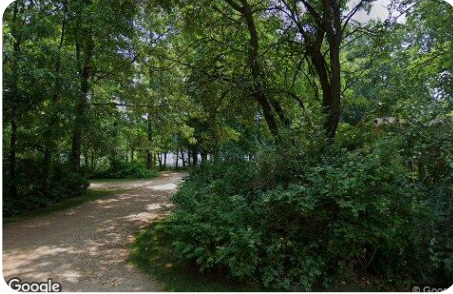


Single Family Residence **RESIDENTIAL**

# 18775 RIVERVIEW DR

THREE RIVERS, MI 49093

**\$146,981** TopHap Estimate · \$115 / ft² · confidence 88 · as of Jul 14, 2026



**1.5**  
BATHS

**1,280 ft²**  
LIVING AREA

**1.61 ac**  
LOT SIZE

**1997**  
YEAR BUILT

## VALUATION

**\$147K**

\$129K low

\$164K high

Est. Owner Equity

**\$104,931**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,665 (2025) |
| Assessed Value        | \$123,200      |
| Previous Assessed     | \$122,700      |
| Assessor Market Value | \$246,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 1.61                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

**35**  
FLOOD

**14**  
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 |
|-------------|-----------|----------------------|-------|--------|------|
| May 7, 2021 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Three Rivers High School   | High       | 9–12   | 1.3 mi   |
| Three Rivers Middle School | Middle     | 6–8    | 1.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>17,961</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-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> |
|-----------|-----------------------|