

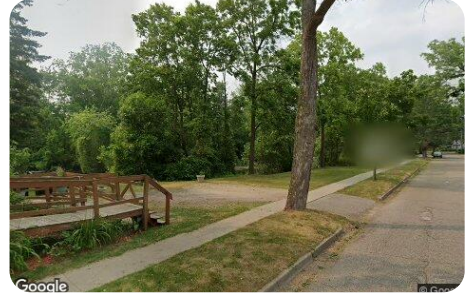
Residential (General/Single)

RESIDENTIAL

117 N RIVER ST

EATON RAPIDS, MI 48827

\$93,572 TopHap Estimate · \$167 / ft² · confidence 96 · as of Jul 14, 2026



1

BEDS

1

BATHS

560 ft²

LIVING AREA

0.11 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

VALUATION

\$94K

\$90K low

\$97K high

Last Sale

\$38,000 · Nov 13, 2012

Est. Owner Equity

\$63,172

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,686 (2025)
Assessed Value	\$44,000
Previous Assessed	\$43,000
Assessor Market Value	\$84,897

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	EATON
Lot (acres)	0.11
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2014	Financing	Intrafamily Transfer			
Nov 8, 2012	Resale	Warranty Deed	\$38,000	\$68	\$30K
Feb 1, 2011	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eaton Rapids High School	High	9–12	0.9 mi
Lockwood Elementary School	Elementary	1–2	0.9 mi
Eaton Rapids Middle School	Middle	6–8	1.0 mi

District: Eaton Rapids Public 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 48827

82 CRIME INDEX	71 AIR POLLUTION	15,527 POPULATION	\$81K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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