

Single Family Residence

RESIDENTIAL

111 RIVER DR

THREE RIVERS, MI 49093

\$122,900 TopHap Estimate · \$58 / ft² · confidence 88 · as of Jul 14, 2026



2.5

BATHS

2,119 ft²

LIVING AREA

0.21 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$123K

\$109K low

\$137K high

Last Sale

\$58,000 · Nov 9, 2021

Est. Owner Equity

\$67,800

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,437 (2025)
Assessed Value	\$77,700
Previous Assessed	\$70,900
Assessor Market Value	\$155,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.21
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

76 FLOOD	9 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
Nov 5, 2021	Resale	Warranty Deed	\$58,000	\$27	\$55K
Jan 15, 2010	Resale	Warranty Deed	\$17,500	\$8	
Dec 30, 2009	Quitclaim	Quit Claim Transfer			
Feb 26, 2009	Non-arms-length	Sheriffs Deed	\$51,425	\$24	
Dec 7, 2007	Resale	Warranty Deed	\$32,000	\$15	\$50K
Mar 15, 2007	Non-arms-length	Sheriffs Deed	\$75,843	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.8 mi
Three Rivers Middle School	Middle	6–8	0.9 mi
Park Elementary School	Elementary	KG–5	5.2 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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