

Single Family Residence **RESIDENTIAL**

71 RIVERCHASE DR NE

ROCKFORD, MI 49341

\$737,530 TopHap Estimate · \$141 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

4

BATHS

5,229 ft²

LIVING AREA

1.24 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

15

ROOMS

4

PARKING

VALUATION

\$738K

\$679K low

\$796K high

Est. Owner Equity

\$148,530

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$10,780 (2025)
Assessed Value	\$502,000
Previous Assessed	\$476,600
Assessor Market Value	\$1,004,000

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	1.24
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	10 WILDFIRE	59 HEAT	78 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2018	Quitclaim	Quit Claim Transfer			
Aug 29, 2016	Financing	Intrafamily Transfer			\$500K
Aug 17, 2011	Financing	Trustees Deed			\$417K
Jul 11, 2011	Quitclaim	Quit Claim Transfer			
Sep 10, 2010	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–5	0.2 mi
North Rockford Middle School	Middle	6–8	0.9 mi
Rockford High School	High	10–12	2.5 mi

District: Rockford 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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°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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