

Single Family Residence

**RESIDENTIAL**

# 310 RIVER ST

ALLEGAN, MI 49010

**\$286,632** TopHap Estimate · \$122 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2**

BATHS

**2,355 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1855**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$287K**

\$257K low

\$316K high

Last Sale

**\$223,000 · Jun 18, 2024**

Est. Owner Equity

**\$74,782**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,055 (2025) |
| Assessed Value        | \$142,200      |
| Previous Assessed     | \$136,000      |
| Assessor Market Value | \$284,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Custom Design                    |
| County        | ALLEGAN                          |
| Lot (acres)   | 0.39                             |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 17, 2024 | Resale | Warranty Deed | \$223,000 | \$95               | \$212K |
| Mar 26, 2021 | Resale | Warranty Deed | \$205,000 | \$87               | \$190K |
| Jun 26, 2020 | Resale | Warranty Deed | \$200,000 | \$85               | \$170K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| L.E. White Middle School      | Middle     | 6–8    | 1.2 mi   |
| Allegan High School           | High       | 9–12   | 1.3 mi   |
| Pine Trails Elementary School | Elementary | KG–5   | 1.6 mi   |

District: Allegan 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 49010

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>114</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>18,900</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|