

Single Family Residence **RESIDENTIAL**

18345 S RIVER RD

THREE RIVERS, MI 49093

\$118,166 TopHap Estimate · \$32 / ft² · confidence 46 · as of Jul 14, 2026



3,743 ft²
LIVING AREA

0.81 ac
LOT SIZE

VALUATION

\$118K

\$54K low

\$183K high

Last Sale

\$21,250 · Aug 5, 2009

Est. Owner Equity

\$118,166

TAX & ASSESSMENT

Property Tax	\$1,222 (2025)
Assessed Value	\$110,700
Previous Assessed	\$105,400
Assessor Market Value	\$221,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.81
Pool	No

CLIMATE RISK

90 FLOOD	14 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2009	Resale	DTOT	\$21,250	\$6	
Mar 5, 2009	Quitclaim	Quit Claim Transfer			
Jun 26, 2008	Non-arms-length	Sheriffs Deed	\$84,248	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.2 mi
Three Rivers Middle School	Middle	6–8	1.4 mi
Park Elementary School	Elementary	KG–5	5.7 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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