

Single Family Residence **RESIDENTIAL**

1413 FOREST RIVER RUN

MISHAWAKA, IN 46545

\$875,536 TopHap Estimate · \$1,824 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

4

BATHS

480 ft²

LIVING AREA

0.4 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$876K

\$854K low

\$897K high

Last Sale

\$800,000 · Aug 12, 2024

Est. Owner Equity

\$155,536

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,179 (2023)
Assessed Value	\$365,700
Previous Assessed	\$349,000
Assessor Market Value	\$365,700

PROPERTY FACTS

Property Type	Single Family Residence
County	St. Joseph
Lot (acres)	0.40
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2024	Resale	Warranty Deed	\$800,000	\$1667	\$590K
Sep 20, 2016	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mishawaka High School	High	9–12	0.6 mi
Battell Elementary School	Elementary	KG–6	0.6 mi
John J Young Middle School	Middle	7–8	1.2 mi

District: Mishawaka School City

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 46545

96 CRIME INDEX	92 AIR POLLUTION	26,809 POPULATION	\$60K MEDIAN IN-COME	50°F AVG TEMP	60% SUNSHINE
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------