

Residential - Vacant Land **RESIDENTIAL**

17792 S RIVER RD
THREE RIVERS, MI 49093



0.64 ac
LOT SIZE

VALUATION

Last Sale	\$8,000 · Oct 7, 2014
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TAX & ASSESSMENT

Property Tax	\$334 (2025)
Assessed Value	\$14,900
Previous Assessed	\$14,900
Assessor Market Value	\$29,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ST. JOSEPH
Lot (acres)	0.64
Pool	No

CLIMATE RISK

76 FLOOD	12 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	\$/FT ²	LOAN
Aug 26, 2024	Financing	Intrafamily Transfer			
Oct 1, 2014	Resale	Warranty Deed	\$8,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.7 mi
Three Rivers Middle School	Middle	6–8	0.9 mi
Park Elementary School	Elementary	KG–5	5.4 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	Absentee owner
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