

Single Family Residence **RESIDENTIAL**

23021 RIVER RUN RD

MENDON, MI 49072

\$91,500 TopHap Estimate · confidence 68 · as of Jul 14, 2026



0.55 ac
LOT SIZE

VALUATION

\$92K

\$62K low

\$121K high

Last Sale

\$70,500 · Oct 21, 2010

Est. Owner Equity

\$91,500

TAX & ASSESSMENT

Property Tax	\$446 (2025)
Assessed Value	\$19,200
Previous Assessed	\$44,900
Assessor Market Value	\$38,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.55
Pool	No

CLIMATE RISK

35 FLOOD	12 WILDFIRE	66 HEAT	65 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
Apr 18, 2016	Financing	Intrafamily Transfer			
Oct 13, 2010	Resale	DTOT	\$70,500		
Feb 8, 2008	Financing	Intrafamily Transfer			
Apr 19, 2007	Financing	Intrafamily Transfer			
Jan 11, 2006	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mendon Elementary School	Elementary	PK–5	3.7 mi
Mendon Middle/High School	High	9–12	4.2 mi

District: Mendon Community School District

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 49072

85 CRIME INDEX	82 AIR POLLUTION	3,428 POPULATION	\$72K 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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