

Residential - Vacant Land **RESIDENTIAL**

CANAL ST
THREE RIVERS, MI 49093



0.16 ac
LOT SIZE

VALUATION

Last Sale **\$3,200 · Sep 18, 2025**

TAX & ASSESSMENT

Property Tax	\$144 (2025)
Assessed Value	\$3,400
Previous Assessed	\$3,300
Assessor Market Value	\$6,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ST. JOSEPH
Lot (acres)	0.16
Pool	No

CLIMATE RISK

1 FLOOD	10 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
Sep 17, 2025	Non-arms-length	Public Action	\$3,200		
Dec 10, 2015	Quitclaim	Quit Claim Transfer	\$719		
Jul 29, 2015	Quitclaim	Quit Claim Transfer	\$719		
Mar 10, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.9 mi
Andrews Elementary School	Elementary	KG–5	0.9 mi
Three Rivers Middle School	Middle	6–8	1.1 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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