

Single Family Residence **RESIDENTIAL**

# 309 S RIVER ST

EATON RAPIDS, MI 48827

**\$246,029** TopHap Estimate · \$86 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**2,854 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1875**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$246K**

\$228K low

\$264K high

Last Sale

**\$170,000 · Sep 11, 2017**

Est. Owner Equity

**\$76,249**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,954 (2025) |
| Assessed Value        | \$151,600      |
| Previous Assessed     | \$149,000      |
| Assessor Market Value | \$293,584      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | EATON                            |
| Lot (acres)   | 0.24                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Sep 8, 2017  | Resale          | Warranty Deed | \$170,000 | \$60               | \$117K |
| Mar 5, 2010  | Resale          | DTOT          | \$67,500  | \$24               | \$72K  |
| Apr 16, 2009 | Non-arms-length | Sheriffs Deed | \$98,516  | \$35               |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Lockwood Elementary School | Elementary | 1–2    | 0.7 mi   |
| Eaton Rapids High School   | High       | 9–12   | 0.8 mi   |
| Eaton Rapids Middle School | Middle     | 6–8    | 0.8 mi   |

District: Eaton Rapids Public 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 48827

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>82</div> <div>CRIME INDEX</div> | <div>71</div> <div>AIR POLLUTION</div> | <div>15,527</div> <div>POPULATION</div> | <div>\$81K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>51%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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