

Single Family Residence **RESIDENTIAL**

13869 TORCH RIVER RD

RAPID CITY, MI 49676

\$975,994 TopHap Estimate · \$356 / ft² · confidence 87 · as of Jul 14, 2026

2
BATHS

2,744 ft²
LIVING AREA

2.86 ac
LOT SIZE

1967
YEAR BUILT

VALUATION

\$976K

\$848K low

\$1.1M high

Est. Owner Equity

\$975,994

TAX & ASSESSMENT

Property Tax	\$4,858 (2025)
Assessed Value	\$491,500
Previous Assessed	\$453,100
Assessor Market Value	\$983,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ANTRIM

Lot (acres)	2.86
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

76 FLOOD	26 WILDFIRE	46 HEAT	63 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elk Rapids High School	High	9–12	5.5 mi
Cherryland Middle School	Middle	6–8	5.5 mi
Lakeland Elementary School	Elementary	PK–5	5.7 mi

District: Elk Rapids 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 49676

118 CRIME INDEX	82 AIR POLLUTION	3,262 POPULATION	\$73K MEDIAN IN-COME	44°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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