

Single Family Residence **RESIDENTIAL**

# 13109 TORCH RIVER RD

RAPID CITY, MI 49676

**\$1,045,603** TopHap Estimate · \$524 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026

**2.5**  
BATHS

**1,997 ft<sup>2</sup>**  
LIVING AREA

**2.49 ac**  
LOT SIZE

**2023**  
YEAR BUILT

## VALUATION

**\$1M**

\$893K low

\$1.2M high

Last Sale

**\$160,000 · Sep 14, 2015**

Est. Owner Equity

**\$1,045,603**

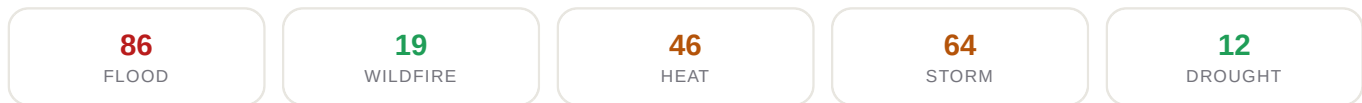
## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$8,427 (2025)</b> |
| Assessed Value        | <b>\$512,600</b>      |
| Previous Assessed     | <b>\$467,300</b>      |
| Assessor Market Value | <b>\$1,025,200</b>    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | ANTRIM                           |
| Lot (acres)   | 2.49                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Aug 22, 2015 | Resale | Warranty Deed | \$160,000 | \$80   |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Elk Rapids High School     | High       | 9–12   | 4.8 mi   |
| Cherryland Middle School   | Middle     | 6–8    | 4.8 mi   |
| Lakeland Elementary School | Elementary | PK–5   | 5.0 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**

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>3,262</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|