

Single Family Residence **RESIDENTIAL**

718 RIVER ST

BIG RAPIDS, MI 49307

\$341,672 TopHap Estimate · \$189 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,805 ft²

LIVING AREA

0.33 ac

LOT SIZE

1980

YEAR BUILT

2

PARKING

VALUATION

\$342K

\$329K low

\$354K high

Last Sale

\$338,000 · Jan 27, 2026

Est. Owner Equity

\$88,172

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$4,204 (2025)
Assessed Value	\$163,600
Previous Assessed	\$147,100
Assessor Market Value	\$327,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MECOSTA
Lot (acres)	0.33
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Porch · 66 ft²

CLIMATE RISK

76 FLOOD	8 WILDFIRE	49 HEAT	56 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2026	Resale	Warranty Deed	\$338,000	\$187	\$254K
Sep 29, 2025	Resale	Warranty Deed	\$330,000	\$183	\$314K
May 4, 2018	Resale	Warranty Deed	\$170,000	\$94	
Apr 30, 2013	Resale	Warranty Deed	\$140,000	\$78	\$98K
Jul 15, 1996	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	KG–4	0.3 mi
Big Rapids Middle School	Middle	5–8	1.1 mi
Big Rapids High School	High	9–12	2.0 mi

District: Big 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 49307

108

CRIME INDEX

86

AIR POLLUTION

17,484

POPULATION

\$53K

MEDIAN IN-COME

45°F

AVG TEMP

50%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied