

Single Family Residence

RESIDENTIAL

116 RIVER DR

THREE RIVERS, MI 49093

\$92,831 TopHap Estimate · \$41 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

1

BATHS

2,272 ft²

LIVING AREA

0.14 ac

LOT SIZE

1906

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$93K

\$90K low

\$96K high

Last Sale

\$22,000 · Jun 10, 2020

Est. Owner Equity

\$92,831

TAX & ASSESSMENT

Property Tax	\$2,514 (2025)
Assessed Value	\$55,000
Previous Assessed	\$50,600
Assessor Market Value	\$110,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.14
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

72 FLOOD	5 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2024	Quitclaim	Quit Claim Transfer			
Jun 4, 2020	Resale	Personal Representative Deed	\$22,000	\$10	
Sep 6, 2019	Financing	Intrafamily Transfer			
Feb 12, 2010	Resale	DTOT	\$9,000	\$4	
Jul 23, 2009	Non-arms-length	Sheriffs Deed	\$32,000	\$14	
Mar 31, 2006	Resale	Warranty Deed	\$47,500	\$21	\$55K
Mar 28, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	0.8 mi
Three Rivers Middle School	Middle	6–8	0.9 mi
Park Elementary School	Elementary	KG–5	5.2 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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