

Single Family Residence **RESIDENTIAL**

1314 RIVER FOREST DR

FLINT, MI 48532

\$160,433 TopHap Estimate · \$81 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,984 ft²

LIVING AREA

0.87 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$160K

\$155K low

\$166K high

Est. Owner Equity

\$110,433

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,204 (2025)
Assessed Value	\$61,600
Previous Assessed	\$62,100
Assessor Market Value	\$123,200

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.87
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

59
FLOOD

5
WILDFIRE

53
HEAT

53
STORM

2
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dye Elementary School	Elementary	KG–5	0.9 mi
Carmanainsworth High School	High	8–12	1.1 mi
Carmanainsworth Middle School	Middle	6–8	5.3 mi

District: Carman-Ainsworth Community School District

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 48532

89 CRIME INDEX	100 AIR POLLUTION	18,183 POPULATION	\$61K MEDIAN IN-COME	47°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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