

Single Family Residence **RESIDENTIAL**

1270 RIVER FOREST DR

FLINT, MI 48532

\$154,735 TopHap Estimate · \$86 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,806 ft²

LIVING AREA

0.33 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$155K

\$140K low

\$170K high

Est. Owner Equity

\$1,635

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$982 (2025)
Assessed Value	\$49,900
Previous Assessed	\$50,600
Assessor Market Value	\$99,800

PROPERTY FACTS

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

CLIMATE RISK

19 FLOOD	6 WILDFIRE	53 HEAT	53 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dye Elementary School	Elementary	KG–5	0.8 mi
Carmanainsworth High School	High	8–12	1.1 mi
Carmanainsworth Middle School	Middle	6–8	5.2 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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