

Single Family Residence **RESIDENTIAL**

1238 RIVER FOREST DR

FLINT, MI 48532

\$180,539 TopHap Estimate · \$87 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,076 ft²

LIVING AREA

0.28 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$181K

\$170K low

\$191K high

Last Sale

\$78,000 · Mar 22, 2016

Est. Owner Equity

\$125,939

Loan-to-Value

31%

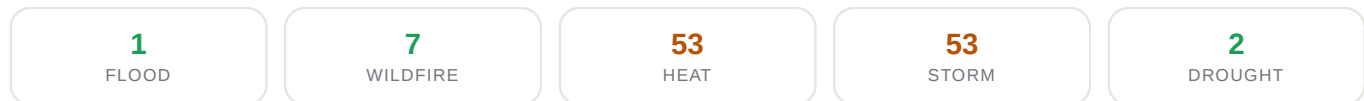
TAX & ASSESSMENT

Property Tax	\$1,034 (2025)
Assessed Value	\$49,200
Previous Assessed	\$49,800
Assessor Market Value	\$98,400

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.28
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2022	Financing	Intrafamily Transfer			\$55K
Mar 9, 2016	Resale	Warranty Deed	\$78,000	\$38	
Feb 8, 2014	Quitclaim	Quit Claim Transfer			

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	5.1 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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