

Single Family Residence **RESIDENTIAL**

46 JAMES ST

ROCKFORD, MI 49341

\$341,592 TopHap Estimate · \$252 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,353 ft²

LIVING AREA

0.24 ac

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$342K

\$314K low

\$370K high

Last Sale

\$323,000 · Dec 16, 2024

Est. Owner Equity

\$24,443

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,936 (2025)
Assessed Value	\$144,700
Previous Assessed	\$132,100
Assessor Market Value	\$289,400

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

21 FLOOD	15 WILDFIRE	60 HEAT	78 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2024	Resale	Warranty Deed	\$323,000	\$239	\$317K
Jan 21, 2021	Resale	Warranty Deed	\$199,900	\$148	\$202K
Apr 22, 2016	Resale	Warranty Deed	\$159,900	\$118	\$152K
Jul 26, 2005	Resale	Warranty Deed	\$142,500	\$105	\$114K
Jan 7, 2005	Resale	Warranty Deed	\$86,000	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Rockford Middle School	Middle	6–8	0.8 mi
Parkside Elementary School	Elementary	KG–5	1.0 mi
Rockford High School	High	10–12	1.4 mi

District: Rockford 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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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