

Single Family Residence **RESIDENTIAL**

1119 RIVER FOREST DR

FLINT, MI 48532

\$82,752 TopHap Estimate · \$72 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,150 ft²

LIVING AREA

3,615 ft²

LOT SIZE

1968

YEAR BUILT

2

STORIES

VALUATION

\$83K

\$75K low

\$91K high

Last Sale

\$62,000 · Oct 28, 2021

Est. Owner Equity

\$33,152

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$912 (2025)
Assessed Value	\$33,200
Previous Assessed	\$29,000
Assessor Market Value	\$66,400

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.08
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2021	Resale	Warranty Deed	\$62,000	\$54	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dye Elementary School	Elementary	KG–5	0.7 mi
Carmanainsworth High School	High	8–12	1.3 mi
Carmanainsworth Middle School	Middle	6–8	4.9 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	Absentee owner
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