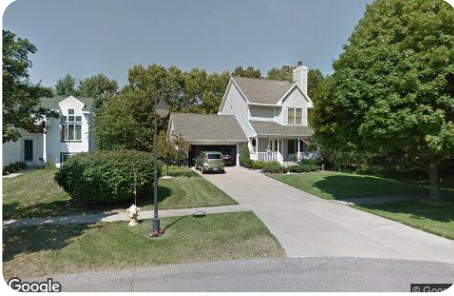


Single Family Residence **RESIDENTIAL**

# 15711 RIVER RUN DR

SPRING LAKE, MI 49456

**\$358,177** TopHap Estimate · \$267 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,342 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1992**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$358K**

\$337K low

\$379K high

Last Sale

**\$255,000 · Nov 2, 2020**

Est. Owner Equity

**\$154,177**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,020 (2025) |
| Assessed Value        | \$180,000      |
| Previous Assessed     | \$170,300      |
| Assessor Market Value | \$360,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | OTTAWA                           |
| Lot (acres)   | 0.23                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Feb 12, 2024 | Financing | Intrafamily Transfer |           |                    |        |
| Sep 11, 2020 | Resale    | Warranty Deed        | \$255,000 | \$190              | \$204K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Spring Lake Middle School | Middle     | 7–8    | 0.9 mi   |
| Holmes Elementary School  | Elementary | KG–4   | 0.9 mi   |
| Spring Lake High School   | High       | 9–12   | 1.4 mi   |

District: Spring Lake 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 49456

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>116</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>21,228</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|