

Single Family Residence **RESIDENTIAL**

18880 S RIVER RD

THREE RIVERS, MI 49093

\$311,725 TopHap Estimate · \$136 / ft² · confidence 75 · as of Jul 14, 2026

2
BATHS

2,289 ft²
LIVING AREA

56.54 ac
LOT SIZE

VALUATION

\$312K

\$234K low

\$390K high

Last Sale

\$97,500 · Nov 5, 2003

Est. Owner Equity

\$311,725

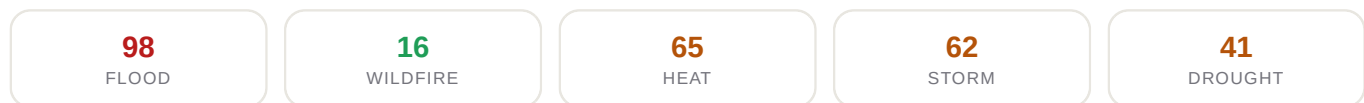
TAX & ASSESSMENT

Property Tax	\$4,925 (2025)
Assessed Value	\$411,900
Previous Assessed	\$408,600
Assessor Market Value	\$823,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	56.54
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2025	Financing	Affidavit Of Death Of Joint Tenant			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.5 mi
Three Rivers Middle School	Middle	6–8	1.6 mi
Park Elementary School	Elementary	KG–5	5.6 mi

District: Three Rivers Community 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 49093

119 CRIME INDEX	79 AIR POLLUTION	17,961 POPULATION	\$66K MEDIAN IN- COME	49°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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