

Single Family Residence

**RESIDENTIAL**

# 109 RIVER DR

THREE RIVERS, MI 49093

**\$131,031** TopHap Estimate · \$112 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**1**

BATHS

**1,168 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1966**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$131K**

\$125K low

\$137K high

Last Sale

**\$73,000 · Nov 27, 2006**

Est. Owner Equity

**\$60,681**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,550 (2025) |
| Assessed Value        | \$65,100       |
| Previous Assessed     | \$60,100       |
| Assessor Market Value | \$130,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.25                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 71<br>FLOOD | 5<br>WILDFIRE | 65<br>HEAT | 62<br>STORM | 41<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT² | LOAN  |
|--------------|-----------|----------------------|----------|--------|-------|
| Nov 13, 2006 | Resale    | Warranty Deed        | \$73,000 | \$63   | \$58K |
| Aug 30, 2005 | Financing | Intrafamily Transfer |          |        |       |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Three Rivers High School   | High       | 9–12   | 0.8 mi   |
| Three Rivers Middle School | Middle     | 6–8    | 0.9 mi   |
| Park Elementary School     | Elementary | KG–5   | 5.2 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>119</div> <div>CRIME INDEX</div> | <div>79</div> <div>AIR POLLUTION</div> | <div>17,961</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>49°F</div> <div>AVG TEMP</div> | <div>46%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|