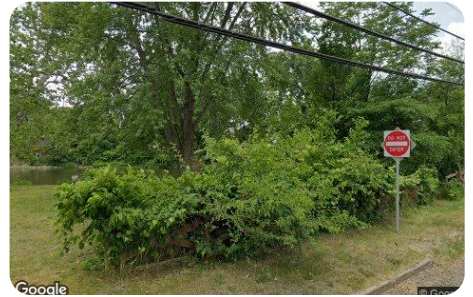


Residential - Vacant Land

**RESIDENTIAL**

# 132 RIVER DR

THREE RIVERS, MI 49093



**1**

BATHS

**1,224 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1900**

YEAR BUILT

**1**

STORIES

## VALUATION

Last Sale

**\$9,000 · Jan 13, 2022**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$337 (2025)</b> |
| Assessed Value        | <b>\$10,200</b>     |
| Previous Assessed     | <b>\$12,300</b>     |
| Assessor Market Value | <b>\$20,400</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential - Vacant Land        |
| County        | ST. JOSEPH                       |
| Lot (acres)   | 0.28                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>79</b><br>FLOOD | <b>5</b><br>WILDFIRE | <b>65</b><br>HEAT | <b>62</b><br>STORM | <b>41</b><br>DROUGHT |
|--------------------|----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------------|---------------|----------|--------------------|------|
| Jan 7, 2022  | Resale          | Warranty Deed | \$9,000  | \$7                |      |
| Aug 7, 2020  | Resale          | Deed          | \$1,500  | \$1                |      |
| Apr 26, 2018 | Non-arms-length | Sheriffs Deed | \$49,658 | \$41               |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Three Rivers High School   | High       | 9–12   | 0.9 mi   |
| Three Rivers Middle School | Middle     | 6–8    | 1.0 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|