

Single Family Residence **RESIDENTIAL**

1214 RIVER FOREST DR

FLINT, MI 48532

\$205,346 TopHap Estimate · \$132 / ft² · confidence 70 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,560 ft²

LIVING AREA

0.3 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$205K

\$143K low

\$267K high

Last Sale

\$175,000 · Nov 15, 2022

Est. Owner Equity

\$0

Loan-to-Value

106%

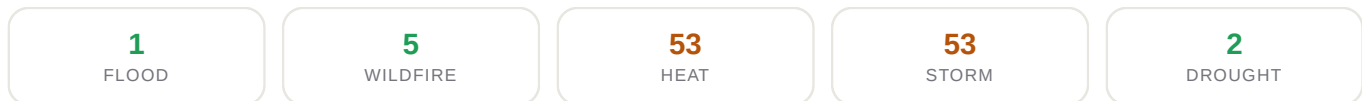
TAX & ASSESSMENT

Property Tax	\$969 (2025)
Assessed Value	\$43,400
Previous Assessed	\$43,900
Assessor Market Value	\$86,800

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.30
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2022	Resale	Warranty Deed	\$175,000	\$112	\$172K
Jun 30, 2014	Quitclaim	Quit Claim Transfer			
Jul 27, 2012	Resale	Grant Deed	\$31,300	\$20	
Nov 16, 2011	Non-arms-length	Trustees Deed	\$116,181	\$74	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dye Elementary School	Elementary	KG–5	0.8 mi
Carmanainsworth High School	High	8–12	1.2 mi
Carmanainsworth Middle School	Middle	6–8	5.1 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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