

Residential - Vacant Land **RESIDENTIAL**

18585 S RIVER RD
THREE RIVERS, MI 49093



0.33 ac
LOT SIZE

VALUATION

Last Sale **\$15,000 · May 28, 2004**

TAX & ASSESSMENT

Property Tax	\$40 (2025)
Assessed Value	\$3,800
Previous Assessed	\$2,500
Assessor Market Value	\$7,600

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ST. JOSEPH
Lot (acres)	0.33
Pool	No

CLIMATE RISK

1 FLOOD	12 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.4 mi
Three Rivers Middle School	Middle	6–8	1.5 mi
Park Elementary School	Elementary	KG–5	5.7 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
--------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy

Owner occupied