

Single Family Residence **RESIDENTIAL**

18711 S RIVER RD

THREE RIVERS, MI 49093

\$105,904 TopHap Estimate · \$97 / ft² · confidence 73 · as of Jul 14, 2026



1
BATHS

1,097 ft²
LIVING AREA

0.87 ac
LOT SIZE

1962
YEAR BUILT

VALUATION

\$106K

\$78K low

\$134K high

Est. Owner Equity

\$105,904

TAX & ASSESSMENT

Property Tax **\$906 (2025)**

Assessed Value **\$74,300**

Previous Assessed	\$73,000
Assessor Market Value	\$148,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.87
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	12 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.4 mi
Three Rivers Middle School	Middle	6–8	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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