

Single Family Residence **RESIDENTIAL**

18729 S RIVER RD

THREE RIVERS, MI 49093

\$441,452 TopHap Estimate · \$351 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,258 ft²

LIVING AREA

0.99 ac

LOT SIZE

VALUATION

\$441K

\$389K low

\$494K high

Last Sale

\$330,000 · Oct 5, 2022

Est. Owner Equity

\$177,452

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,194 (2025)
Assessed Value	\$186,100
Previous Assessed	\$184,900
Assessor Market Value	\$372,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ST. JOSEPH
Lot (acres)	0.99
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

35 FLOOD	15 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	\$/FT²	LOAN
Sep 28, 2022	Resale	Warranty Deed	\$330,000	\$262	\$264K
Jan 10, 2022	Financing	Intrafamily Transfer			\$68K
Dec 27, 2018	Resale	Warranty Deed	\$34,000	\$27	
Mar 21, 2012	Non-arms-length	Redemption Deed	\$3,545	\$3	
Nov 28, 2011	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.5 mi
Three Rivers Middle School	Middle	6–8	1.6 mi
Park Elementary School	Elementary	KG–5	5.8 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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