

Single Family Residence

RESIDENTIAL

416 RIVER ST

THREE RIVERS, MI 49093

\$218,013 TopHap Estimate · \$73 / ft² · confidence 90 · as of Jun 23, 2026



4

BATHS

2,992 ft²

LIVING AREA

0.28 ac

LOT SIZE

VALUATION

\$218K

\$196K low

\$240K high

Est. Owner Equity

\$218,013

TAX & ASSESSMENT

Property Tax

\$2,231 (2025)

Assessed Value

\$102,200

Previous Assessed	\$106,300
Assessor Market Value	\$204,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ST. JOSEPH
Lot (acres)	0.28
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

72
FLOOD

5
WILDFIRE

65
HEAT

62
STORM

41
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2026	Financing	Contract Sale			
Sep 30, 2021	Resale	Warranty Deed	\$174,900	\$58	
Apr 1, 2010	Quitclaim	Quit Claim Transfer			
Mar 9, 2010	Resale	DTOT	\$22,900	\$8	
Apr 16, 2009	Non-arms-length	Sheriffs Deed	\$49,500	\$17	
Aug 15, 2006	Financing	Re-Recorded Document			\$149K
Aug 15, 2006	Financing	Intrafamily Transfer			\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hoppin Elementary School	Elementary	KG–5	0.8 mi
Three Rivers High School	High	9–12	0.9 mi
Three Rivers Middle School	Middle	6–8	1.0 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	Absentee owner
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