

Single Family Residence

RESIDENTIAL

500 RIVER ST

THREE RIVERS, MI 49093

\$223,550 TopHap Estimate · \$83 / ft² · confidence 89 · as of Jun 23, 2026



4

BATHS

2,700 ft²

LIVING AREA

0.48 ac

LOT SIZE

VALUATION

\$224K

\$199K low

\$248K high

Last Sale

\$280,000 · Jul 17, 2026

Est. Owner Equity

\$223,550

TAX & ASSESSMENT

Property Tax	\$2,080 (2025)
Assessed Value	\$103,700
Previous Assessed	\$109,000
Assessor Market Value	\$207,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ST. JOSEPH
Lot (acres)	0.48
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

82 FLOOD	5 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
Jul 17, 2026	Non-arms-length	Warranty Deed	\$280,000	\$104	\$224K
Sep 30, 2021	Resale	Warranty Deed	\$174,900	\$65	
May 14, 2012	Non-arms-length	Redemption Deed	\$2,114	\$1	
May 10, 2012	Resale	Warranty Deed	\$35,000	\$13	
Mar 15, 2010	Resale	DTOT	\$38,500	\$14	
Jun 11, 2009	Non-arms-length	Sheriffs Deed	\$17,500	\$6	
May 15, 2008	Non-arms-length	Sheriffs Deed	\$129,902	\$48	
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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