

Single Family Residence

RESIDENTIAL

518 RIVER ST

THREE RIVERS, MI 49093

\$71,644 TopHap Estimate · \$58 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,236 ft²

LIVING AREA

0.22 ac

LOT SIZE

1912

YEAR BUILT

1

STORIES

VALUATION

\$72K

\$61K low

\$83K high

Last Sale

\$70,000 · Dec 17, 2025

Est. Owner Equity

\$71,644

TAX & ASSESSMENT

Property Tax	\$1,104 (2025)
Assessed Value	\$52,100
Previous Assessed	\$54,900
Assessor Market Value	\$104,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	0.22
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

86 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
Dec 15, 2025	Resale	Warranty Deed	\$70,000	\$57	
Jul 7, 2025	Quitclaim	Quit Claim Transfer	\$500	\$0	
Nov 23, 2009	Resale	Warranty Deed	\$43,900	\$36	
Jun 20, 2008	Financing	Intrafamily Transfer			

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	Owner occupied
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