

Single Family Residence

RESIDENTIAL

1206 RIVER FOREST DR

FLINT, MI 48532

\$194,217 TopHap Estimate · \$119 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,636 ft²

LIVING AREA

0.34 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

Pre-foreclosure (NTS)

Auction scheduled for Apr 23, 2025.

VALUATION

\$194K

\$163K low

\$226K high

Last Sale	\$175,000 · Aug 26, 2025
Est. Owner Equity	\$19,217
Loan-to-Value	90%

TAX & ASSESSMENT

Property Tax	\$1,770 (2025)
Assessed Value	\$50,800
Previous Assessed	\$51,300
Assessor Market Value	\$101,600

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.34
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	53 HEAT	53 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2025	Resale	Warranty Deed	\$175,000	\$107	\$175K
Apr 23, 2025	Foreclosure sale	Sheriffs Deed	\$69,782	\$43	
Oct 4, 2010	Quitclaim	Quit Claim Transfer			
Aug 20, 2010	Resale	Warranty Deed	\$60,000	\$37	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dye Elementary School	Elementary	KG–5	0.8 mi
Carmanainsworth High School	High	8–12	1.2 mi
Carmanainsworth Middle School	Middle	6–8	5.1 mi

District: Carman-Ainsworth Community School District

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 48532

89 CRIME INDEX	100 AIR POLLUTION	18,183 POPULATION	\$61K MEDIAN IN-COME	47°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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