

Single Family Residence **RESIDENTIAL**

# 1222 RIVER FOREST DR

FLINT, MI 48532

**\$150,476** TopHap Estimate · \$72 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**1.5**

BATHS

**2,076 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1968**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$150K**

\$145K low

\$156K high

Last Sale

**\$46,909 · Jan 7, 2013**

Est. Owner Equity

**\$12,096**

Loan-to-Value

**88%**

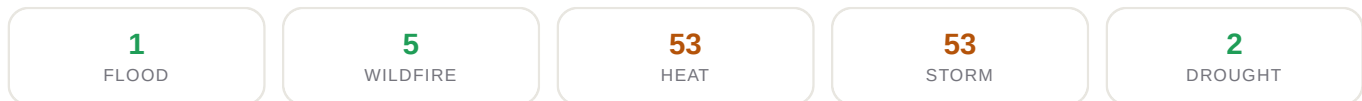
## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$914 (2025) |
| Assessed Value        | \$47,100     |
| Previous Assessed     | \$47,700     |
| Assessor Market Value | \$94,200     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | GENESEE                          |
| Lot (acres)   | 0.28                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE    | \$/FT² | LOAN |
|--------------|-----------------|---------------------|----------|--------|------|
| Mar 21, 2016 | Quitclaim       | Quit Claim Transfer | \$1,628  | \$1    |      |
| Dec 14, 2012 | Resale          | Warranty Deed       | \$46,909 | \$23   |      |
| Mar 21, 2012 | Non-arms-length | Trustees Deed       | \$50,000 | \$24   |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Dye Elementary School         | Elementary | KG–5   | 0.8 mi   |
| Carmanainsworth High School   | High       | 8–12   | 1.1 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<br>CRIME INDEX | 100<br>AIR POLLUTION | 18,183<br>POPULATION | \$61K<br>MEDIAN IN-COME | 47°F<br>AVG TEMP | 50%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|