

Single Family Residence **RESIDENTIAL**

18203 S RIVER RD

THREE RIVERS, MI 49093

\$90,666 TopHap Estimate · \$94 / ft² · confidence 71 · as of Jul 14, 2026



1

BATHS

960 ft²

LIVING AREA

1.14 ac

LOT SIZE

VALUATION

\$91K

\$65K low

\$117K high

Last Sale

\$30,000 · Feb 10, 1997

Est. Owner Equity

\$83,166

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$1,499 (2025)
Assessed Value	\$66,600
Previous Assessed	\$63,600
Assessor Market Value	\$133,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ST. JOSEPH
Lot (acres)	1.14
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

81 FLOOD	14 WILDFIRE	65 HEAT	62 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers High School	High	9–12	1.1 mi
Three Rivers Middle School	Middle	6–8	1.3 mi
Park Elementary School	Elementary	KG–5	5.7 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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