

Single Family Residence **RESIDENTIAL**

1230 RIVER FOREST DR

FLINT, MI 48532

\$152,423 TopHap Estimate · \$93 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,640 ft²

LIVING AREA

0.28 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$152K

\$128K low

\$177K high

Last Sale

\$78,000 · Nov 9, 2016

Est. Owner Equity

\$152,423

TAX & ASSESSMENT

Property Tax	\$1,449 (2025)
Assessed Value	\$37,600
Previous Assessed	\$38,100
Assessor Market Value	\$75,200

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

1 FLOOD	8 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	\$/FT²	LOAN
Oct 28, 2016	Resale	Warranty Deed	\$78,000	\$48	
Oct 27, 2016	Quitclaim	Quit Claim Transfer			
Aug 15, 2013	Quitclaim	Quit Claim Transfer			

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 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	Owner occupied
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