

Single Family Residence **RESIDENTIAL**

221 S RIVER ST

EATON RAPIDS, MI 48827

\$226,872 TopHap Estimate · \$109 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,076 ft²

LIVING AREA

0.29 ac

LOT SIZE

1870

YEAR BUILT

2

STORIES

VALUATION

\$227K

\$202K low

\$251K high

Last Sale

\$132,900 · Apr 23, 2013

Est. Owner Equity

\$96,380

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,344 (2025)
Assessed Value	\$120,900
Previous Assessed	\$118,100
Assessor Market Value	\$232,948

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2013	Resale	Warranty Deed	\$132,900	\$64	\$130K
Jul 28, 2010	Resale	Deed	\$19,800	\$10	
Apr 30, 2010	Quitclaim	Quit Claim Transfer			
Jun 4, 2009	Non-arms-length	Sheriffs Deed	\$36,974	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lockwood Elementary School	Elementary	1–2	0.7 mi
Eaton Rapids High School	High	9–12	0.8 mi
Eaton Rapids Middle School	Middle	6–8	0.9 mi

District: Eaton Rapids Public 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 48827

82 CRIME INDEX	71 AIR POLLUTION	15,527 POPULATION	\$81K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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