

Residential (General/Single)

**RESIDENTIAL**

## 222 S RIVER ST

EATON RAPIDS, MI 48827

**\$199,851** TopHap Estimate · \$104 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**1**

BATHS

**1,918 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$200K**

**\$185K low**

**\$215K high**

Last Sale

**\$35,000 · Apr 29, 2014**

Est. Owner Equity

**\$199,851**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,943 (2025) |
| Assessed Value        | \$79,600       |
| Previous Assessed     | \$78,600       |
| Assessor Market Value | \$157,082      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | EATON                            |
| Lot (acres)   | 0.39                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|---------------|-----------|--------|------|
| Apr 16, 2014 | Resale          | Deed          | \$35,000  | \$18   |      |
| Feb 21, 2013 | Non-arms-length | Sheriffs Deed | \$121,430 | \$63   |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Lockwood Elementary School | Elementary | 1–2    | 0.8 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>82</div> <div>CRIME INDEX</div> | <div>71</div> <div>AIR POLLUTION</div> | <div>15,527</div> <div>POPULATION</div> | <div>\$81K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>51%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|