

Single Family Residence **RESIDENTIAL**

1117 RIVER FOREST DR

FLINT, MI 48532

\$112,581 TopHap Estimate · \$95 / ft² · confidence 75 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,184 ft²

LIVING AREA

3,659 ft²

LOT SIZE

1968

YEAR BUILT

2

STORIES

VALUATION

\$113K

\$85K low

\$141K high

Last Sale

\$100,000 · Nov 2, 2022

Est. Owner Equity

\$9,292

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$536 (2025)
Assessed Value	\$34,000
Previous Assessed	\$29,700
Assessor Market Value	\$68,000

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.08
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	6 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 31, 2022	Resale	Warranty Deed	\$100,000	\$84	\$97K
Oct 10, 2005	Resale	Warranty Deed	\$63,000	\$53	\$50K
May 1, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dye Elementary School	Elementary	KG–5	0.7 mi
Carmanainsworth High School	High	8–12	1.3 mi
Carmanainsworth Middle School	Middle	6–8	4.9 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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