

Single Family Residence **RESIDENTIAL**

1069 RIVER FOREST DR

FLINT, MI 48532

\$112,499 TopHap Estimate · \$96 / ft² · confidence 67 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,173 ft²

LIVING AREA

0.16 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

VALUATION

\$112K

\$76K low

\$149K high

Last Sale

\$80,000 · Oct 17, 2023

Est. Owner Equity

\$33,948

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$665 (2025)
Assessed Value	\$33,100
Previous Assessed	\$28,900
Assessor Market Value	\$66,200

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.16
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	5 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 6, 2023	Resale	Warranty Deed	\$80,000	\$68	\$79K
May 2, 2016	Resale	Grant Deed	\$22,011	\$19	
Jan 27, 2016	Recorded document	Warranty Deed			
Dec 23, 2015	Non-arms-length	Trustees Deed	\$14,220	\$12	
Nov 3, 2005	Resale	Warranty Deed	\$69,900	\$60	\$69K

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	4.8 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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