

Single Family Residence

RESIDENTIAL

86 FOREST ST

RIVER ROUGE, MI 48218

\$74,712 TopHap Estimate · \$110 / ft² · confidence 92 · as of Jul 14, 2026



1

BATHS

682 ft²

LIVING AREA

0.16 ac

LOT SIZE

1922

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$75K

\$68K low

\$81K high

Last Sale

\$50,000 · Oct 7, 2021

Est. Owner Equity

\$25,618

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$1,319 (2025)
Assessed Value	\$32,600
Previous Assessed	\$27,900
Assessor Market Value	\$65,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WAYNE
Lot (acres)	0.16
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2021	Resale	Warranty Deed	\$50,000	\$73	\$49K
Aug 8, 2017	Quitclaim	Quit Claim Transfer	\$1,000	\$1	
Nov 7, 2013	Quitclaim	Quit Claim Transfer	\$3,000	\$4	
Sep 18, 2013	Recorded document	Tax Deed			
Aug 26, 2009	Quitclaim	Quit Claim Transfer			
Mar 20, 2008	Quitclaim	Quit Claim Transfer			
Mar 30, 2009	Resale	Grant Deed	\$3,000	\$4	
Feb 13, 2008	Non-arms-length	Trustees Deed	\$68,086	\$100	
Feb 16, 2005	Resale	Warranty Deed	\$59,000	\$87	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ann Visger Elementary School	Elementary	PK–5	0.3 mi
Clarence B. Sabbath Middle School	Middle	6–8	1.0 mi
River Rouge High School	High	9–12	1.0 mi

District: River Rouge 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 48218

165 CRIME INDEX	96 AIR POLLUTION	7,223 POPULATION	\$34K MEDIAN IN-COME	49°F AVG TEMP	53% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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