

Single Family Residence **RESIDENTIAL**

1288 RIVER FOREST DR

FLINT, MI 48532

\$161,396 TopHap Estimate · \$110 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,464 ft²

LIVING AREA

0.34 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$161K

\$123K low

\$199K high

Last Sale

\$122,000 · Mar 3, 2006

Est. Owner Equity

\$161,396

TAX & ASSESSMENT

Property Tax	\$1,478 (2025)
Assessed Value	\$40,800
Previous Assessed	\$41,300
Assessor Market Value	\$81,600

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.34
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

41
FLOOD

7
WILDFIRE

53
HEAT

53
STORM

2
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2006	Resale	Warranty Deed	\$122,000	\$83	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dye Elementary School	Elementary	KG–5	0.8 mi
Carmanainsworth High School	High	8–12	1.1 mi
Carmanainsworth Middle School	Middle	6–8	5.2 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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