

Single Family Residence **RESIDENTIAL**

1300 RIVER FOREST DR

FLINT, MI 48532

\$151,992 TopHap Estimate · \$83 / ft² · confidence 74 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,832 ft²

LIVING AREA

0.34 ac

LOT SIZE

1980

YEAR BUILT

4

STORIES

2

PARKING

VALUATION

\$152K

\$113K low

\$191K high

Last Sale

\$108,216 · Sep 7, 2007

Est. Owner Equity

\$83,747

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$893 (2025)
Assessed Value	\$45,000
Previous Assessed	\$45,600
Assessor Market Value	\$90,000

PROPERTY FACTS

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

CLIMATE RISK

43 FLOOD	5 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
Jul 28, 2008	Resale	Grant Deed	\$70,150	\$38	\$75K
Jul 28, 2008	Quitclaim	Quit Claim Transfer			
Nov 28, 2007	Quitclaim	Quit Claim Transfer			
Aug 31, 2007	Non-arms-length	Trustees Deed	\$108,216	\$59	

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	5.3 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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------