

Single Family Residence **RESIDENTIAL**

6478 RUSTIC RIDGE TRL

GRAND BLANC, MI 48439

\$282,240 TopHap Estimate · \$126 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,246 ft²
LIVING AREA

0.33 ac
LOT SIZE

1967
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$282K

\$269K low

\$295K high

Last Sale

\$249,900 · Dec 14, 2022

Est. Owner Equity

\$50,340

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,149 (2025)
Assessed Value	\$136,600
Previous Assessed	\$128,600
Assessor Market Value	\$273,200

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.33
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	5 WILDFIRE	53 HEAT	56 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2022	Resale	Warranty Deed	\$249,900	\$111	\$232K
Jul 29, 2022	Resale	Warranty Deed	\$170,000	\$76	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Blanc Middle School West	Middle	6–8	0.5 mi
Anderson Elementary School	Elementary	PK–1	1.5 mi
Grand Blanc Community High School	High	8–12	3.1 mi

District: Grand Blanc Community Schools

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 48439

48 CRIME INDEX	99 AIR POLLUTION	49,271 POPULATION	\$91K 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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