

Single Family Residence **RESIDENTIAL**

6656 RUSTIC RIDGE TRL

GRAND BLANC, MI 48439

\$245,011 TopHap Estimate · \$115 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,126 ft²

LIVING AREA

0.39 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$245K

\$223K low

\$267K high

Last Sale

\$167,940 · Dec 19, 2006

Est. Owner Equity

\$14,061

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$1,912 (2025)
Assessed Value	\$107,700
Previous Assessed	\$99,900
Assessor Market Value	\$215,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GENESEE
Lot (acres)	0.39
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

26 FLOOD	15 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
Jun 25, 2016	Quitclaim	Quit Claim Transfer			\$145K
Dec 4, 2006	Resale	Warranty Deed	\$167,940	\$79	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Blanc Middle School West	Middle	6–8	0.8 mi
Anderson Elementary School	Elementary	PK–1	1.7 mi
Grand Blanc Community High School	High	8–12	3.4 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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