

Single Family Residence

RESIDENTIAL

4754 RIVER RIDGE DR

LANSING, MI 48917

\$304,430 TopHap Estimate · \$160 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,904 ft²

LIVING AREA

0.33 ac

LOT SIZE

1964

YEAR BUILT

3

STORIES

10

ROOMS

VALUATION

\$304K

\$290K low

\$319K high

Last Sale

\$240,000 · Oct 26, 2021

Est. Owner Equity

\$47,150

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,317 (2025)
Assessed Value	\$145,100
Previous Assessed	\$140,000
Assessor Market Value	\$290,200

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.33
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2021	Resale	Warranty Deed	\$240,000	\$126	\$228K
Dec 12, 2018	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.5 mi
Waverly High School	High	9–12	1.7 mi
Waverly Middle School	Middle	7–8	2.0 mi

District: Waverly 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 48917

112 CRIME INDEX	83 AIR POLLUTION	32,787 POPULATION	\$73K MEDIAN IN-COME	47°F AVG TEMP	51% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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