

Single Family Residence **RESIDENTIAL**

6646 RUSTIC RIDGE TRL

GRAND BLANC, MI 48439

\$279,999 TopHap Estimate · \$150 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,863 ft²
LIVING AREA

0.45 ac
LOT SIZE

1968
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$280K

\$262K low

\$298K high

Last Sale

\$255,000 · Jul 14, 2021

Est. Owner Equity

\$126,999

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,816 (2025)
Assessed Value	\$118,300
Previous Assessed	\$109,200
Assessor Market Value	\$236,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GENESEE
Lot (acres)	0.45
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

26 FLOOD	6 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 4, 2021	Resale	Warranty Deed	\$255,000	\$137	\$153K
Feb 5, 2021	Resale	Warranty Deed	\$150,000	\$81	
Jul 22, 2020	Quitclaim	Quit Claim Transfer			

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	3.3 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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