

Condominium

**RESIDENTIAL**

# 499 RIVER RIDGE DR

WATERFORD, MI 48327

**\$322,094** TopHap Estimate · \$131 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**5**

BEDS

**2.5**

BATHS

**2,453 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$322K**

\$291K low

\$353K high

Last Sale

**\$355,000 · Oct 5, 2023**

Est. Owner Equity

**\$0**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,184 (2025) |
| Assessed Value        | \$196,550      |
| Previous Assessed     | \$193,040      |
| Assessor Market Value | \$393,100      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Colonial                         |
| County        | OAKLAND                          |
| Lot (acres)   | 0.25                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck · 112 ft²

Patio · 112 ft²

Porch · 179 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Feb 13, 2026 | Financing       | Intrafamily Transfer |           |        |        |
| Oct 4, 2023  | Resale          | Warranty Deed        | \$355,000 | \$145  | \$367K |
| Aug 29, 2014 | Non-arms-length | Re-Recorded Document | \$230,000 | \$94   | \$226K |
| Mar 13, 2002 | Resale          | Grant Deed           | \$240,000 | \$98   | \$208K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Knudsen Elementary School | Elementary | KG–5   | 0.6 mi   |
| Mott High School          | High       | 9–12   | 3.0 mi   |
| Mason Middle School       | Middle     | 6–8    | 4.1 mi   |

District: Waterford 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 48327

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>95</div> <div>CRIME INDEX</div> | <div>90</div> <div>AIR POLLUTION</div> | <div>21,330</div> <div>POPULATION</div> | <div>\$77K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>53%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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