

Single Family Residence

**RESIDENTIAL**

# 5440 RIVER RIDGE DR

FLUSHING, MI 48433

**\$267,306** TopHap Estimate · \$165 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**1.5**

BATHS

**1,620 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$267K**

\$233K low

\$302K high

Last Sale

**\$226,000 · Apr 5, 2024**

Est. Owner Equity

**\$48,086**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,277 (2025) |
| Assessed Value        | \$119,400      |
| Previous Assessed     | \$113,300      |
| Assessor Market Value | \$238,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | GENESEE                          |
| Lot (acres)   | 0.52                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

**1**  
FLOOD

**18**  
WILDFIRE

**56**  
HEAT

**56**  
STORM

**6**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------|-----------|--------------------|--------|
| Apr 5, 2024  | Resale           | Warranty Deed | \$226,000 | \$140              | \$219K |
| Jun 15, 2018 | Resale           | Warranty Deed | \$149,900 | \$93               |        |
| Aug 22, 2017 | Resale           | Warranty Deed | \$139,900 | \$86               | \$126K |
| Jan 9, 2015  | Resale           | Warranty Deed | \$107,500 | \$66               | \$110K |
| Jul 13, 2011 | Resale           | Grant Deed    | \$47,400  | \$29               |        |
| May 26, 2010 | Foreclosure sale | Trustees Deed | \$68,839  | \$42               |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Flushing High School      | High       | 8–12   | 1.4 mi   |
| Central Elementary School | Elementary | 1–6    | 1.7 mi   |
| Flushing Middle School    | Middle     | 6–8    | 1.7 mi   |

District: Flushing 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 48433

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>53</div> <div>CRIME INDEX</div> | <div>101</div> <div>AIR POLLUTION</div> | <div>26,284</div> <div>POPULATION</div> | <div>\$80K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>50%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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