

Single Family Residence

RESIDENTIAL

5047 RIVER RIDGE DR

LANSING, MI 48917

\$311,559 TopHap Estimate · \$186 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,671 ft²

LIVING AREA

0.44 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

VALUATION

\$312K

\$289K low

\$334K high

Last Sale

\$225,000 · Oct 2, 2024

Est. Owner Equity

\$161,559

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$4,671 (2025)
Assessed Value	\$149,600
Previous Assessed	\$143,300
Assessor Market Value	\$299,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	EATON
Lot (acres)	0.44
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2024	Non-arms-length	Warranty Deed	\$225,000	\$135	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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