

Single Family Residence

**RESIDENTIAL**

# 5493 RIVER RIDGE DR

FLUSHING, MI 48433

**\$269,033** TopHap Estimate · \$152 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**1.5**

BATHS

**1,772 ft<sup>2</sup>**

LIVING AREA

**0.63 ac**

LOT SIZE

**1972**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$269K**

\$244K low

\$294K high

Est. Owner Equity

**\$269,033**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,390 (2025) |
| Assessed Value        | \$114,500      |
| Previous Assessed     | \$108,600      |
| Assessor Market Value | \$229,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | GENESEE                          |
| Lot (acres)   | 0.63                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 30<br>FLOOD | 18<br>WILDFIRE | 56<br>HEAT | 56<br>STORM | 6<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Jan 26, 2023 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Flushing High School      | High       | 8–12   | 1.5 mi   |
| Central Elementary School | Elementary | 1–6    | 1.8 mi   |
| Flushing Middle School    | Middle     | 6–8    | 1.8 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|