

Condominium

**RESIDENTIAL**

# 945 RIVER ROCK DR

HOLLY, MI 48442

**\$409,229** TopHap Estimate · \$167 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,451 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**2**

PARKING

## VALUATION

**\$409K**

**\$345K low**

**\$473K high**

Last Sale

**\$401,000 · Mar 26, 2025**

Est. Owner Equity

**\$53,729**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,665 (2025) |
| Assessed Value        | \$203,060      |
| Previous Assessed     | \$186,790      |
| Assessor Market Value | \$406,120      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Colonial                         |
| County        | OAKLAND                          |
| Lot (acres)   | 0.21                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Patio · 222 ft²

Porch · 92 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Mar 24, 2025 | Resale            | Warranty Deed | \$401,000 | \$164  | \$356K |
| Jul 27, 2018 | Resale            | Warranty Deed | \$260,000 | \$106  | \$234K |
| Feb 5, 2018  | Financing         | Trustees Deed |           |        | \$154K |
| May 3, 2017  | Resale            | Warranty Deed | \$135,000 | \$55   |        |
| Apr 24, 2008 | Recorded document | Warranty Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Patterson Elementary School | Elementary | PK-5   | 1.1 mi   |
| Holly Middle School         | Middle     | 6-8    | 1.8 mi   |
| Holly High School           | High       | 8-12   | 3.1 mi   |

District: Holly Area 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 48442

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>110</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>22,520</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>53%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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