

Single Family Residence **RESIDENTIAL**

6607 RUSTIC RIDGE TRL

GRAND BLANC, MI 48439

\$274,210 TopHap Estimate · \$109 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,520 ft²

LIVING AREA

0.57 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$274K

\$262K low

\$286K high

Last Sale

\$150,000 · Oct 7, 2016

Est. Owner Equity

\$129,710

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,354 (2025)
Assessed Value	\$134,600
Previous Assessed	\$123,200
Assessor Market Value	\$269,200

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.57
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

8
WILDFIRE

53
HEAT

56
STORM

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2020	Financing	Intrafamily Transfer			\$145K
Sep 21, 2016	Resale	Warranty Deed	\$150,000	\$60	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Blanc Middle School West	Middle	6–8	0.7 mi
Anderson Elementary School	Elementary	PK–1	1.7 mi
Grand Blanc Community High School	High	8–12	3.3 mi

District: Grand Blanc 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 48439

48 CRIME INDEX	99 AIR POLLUTION	49,271 POPULATION	\$91K MEDIAN IN-COME	47°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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