

Single Family Residence **RESIDENTIAL**

16045 RIVER RIDGE TRL

LINDEN, MI 48451

\$474,319 TopHap Estimate · \$214 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,213 ft²

LIVING AREA

0.32 ac

LOT SIZE

2

STORIES

2

PARKING

VALUATION

\$474K

\$434K low

\$515K high

Last Sale

\$440,005 · Apr 29, 2024

Est. Owner Equity

\$34,314

Loan-to-Value

94%

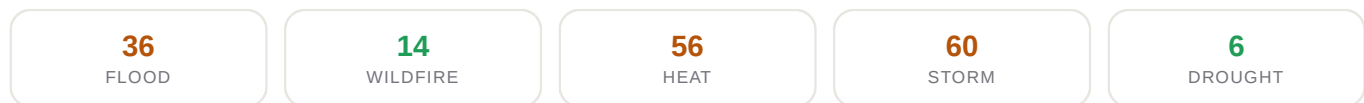
TAX & ASSESSMENT

Property Tax	\$3,122 (2025)
Assessed Value	\$195,100
Previous Assessed	\$197,700
Assessor Market Value	\$390,200

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.32
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2024	Resale	Warranty Deed	\$440,005	\$199	\$440K
Aug 12, 2022	Resale	Warranty Deed	\$375,000	\$169	\$140K
Mar 28, 2019	Resale	Warranty Deed	\$48,000	\$22	\$297K
Feb 25, 2015	Non-arms-length	Grant Deed	\$144,000	\$65	
Dec 23, 2014	Quitclaim	Quit Claim Transfer			
Jul 16, 2014	Non-arms-length	Trustees Deed	\$178,295	\$81	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Middle School	Middle	6–8	1.8 mi
Linden High School	High	9–12	1.9 mi
Central Elementary School	Elementary	4–5	2.0 mi

District: Linden 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 48451

77 CRIME INDEX	92 AIR POLLUTION	15,746 POPULATION	\$95K 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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