

Single Family Residence **RESIDENTIAL**

16040 RIVER RIDGE TRL

LINDEN, MI 48451

\$482,014 TopHap Estimate · \$204 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

2,368 ft²

LIVING AREA

0.39 ac

LOT SIZE

2

STORIES

2

PARKING

VALUATION

\$482K

\$448K low

\$516K high

Last Sale

\$449,900 · Oct 3, 2023

Est. Owner Equity

\$54,609

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$3,346 (2025)
Assessed Value	\$209,100
Previous Assessed	\$212,700
Assessor Market Value	\$418,200

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.39
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

39 FLOOD	13 WILDFIRE	56 HEAT	60 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2023	Resale	Warranty Deed	\$449,900	\$190	\$427K
May 24, 2022	Resale	Warranty Deed	\$38,500	\$16	
Feb 25, 2015	Resale	Grant Deed	\$144,000	\$61	
Dec 23, 2014	Quitclaim	Quit Claim Transfer			
Jul 16, 2014	Non-arms-length	Trustees Deed	\$178,295	\$75	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linden Middle School	Middle	6–8	1.9 mi
Linden High School	High	9–12	2.0 mi
Central Elementary School	Elementary	4–5	2.1 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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