

Condominium

**RESIDENTIAL**

# 1663 RIVERSIDE DR

ROCHESTER HILLS, MI 48309

**\$150,362** TopHap Estimate · \$126 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,197 ft<sup>2</sup>**

LIVING AREA

**18.2 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$150K**

\$137K low

\$164K high

Last Sale

**\$150,000 · Nov 14, 2023**

Est. Owner Equity

**\$50,362**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,262 (2025) |
| Assessed Value        | \$62,120       |
| Assessor Market Value | \$124,240      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Ranch                            |
| County        | OAKLAND                          |
| Lot (acres)   | 18.20                            |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Deck · 136 ft²

Patio · 136 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED        | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|-------------|-----------|--------|------|
| Apr 11, 2023 | Non-arms-length | Foreclosure | \$161,541 | \$135  |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| West Middle School                 | Middle     | 6–8    | 1.6 mi   |
| University Hills Elementary School | Elementary | KG–5   | 1.8 mi   |
| Rochester High School              | High       | 9–12   | 2.6 mi   |

District: Rochester Community 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 48309

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>31,261</b><br>POPULATION | <b>\$117K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>53%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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