

Condominium

**RESIDENTIAL**

# 8271 ROSE RIDGE DR NE

ROCKFORD, MI 49341

**\$577,079** TopHap Estimate · \$405 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,424 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$577K**

\$545K low

\$609K high

Last Sale

**\$510,000 · Aug 15, 2023**

Est. Owner Equity

**\$577,079**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,372 (2025) |
| Assessed Value        | \$260,700      |
| Previous Assessed     | \$245,000      |
| Assessor Market Value | \$521,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | KENT                             |
| Lot (acres)   | 1.00                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 15<br>WILDFIRE | 60<br>HEAT | 78<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Aug 9, 2023  | Resale            | Warranty Deed       | \$510,000 | \$358  |        |
| Oct 13, 2020 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Mar 17, 2020 | Resale            | Warranty Deed       | \$395,000 | \$277  | \$395K |
| Jan 2, 2020  | Recorded document | Warranty Deed       |           |        |        |
| Aug 24, 2018 | Resale            | Warranty Deed       | \$349,900 | \$246  |        |
| Dec 29, 2017 | Resale            | Warranty Deed       | \$60,000  | \$42   |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Meadow Ridge Elementary School | Elementary | KG–5   | 0.4 mi   |
| Rockford High School           | High       | 10–12  | 2.4 mi   |
| East Rockford Middle School    | Middle     | 6–8    | 3.9 mi   |

District: Rockford Public 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 49341

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>60</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>38,938</b><br>POPULATION | <b>\$108K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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