

Single Family Residence

RESIDENTIAL

31860 ARMADA RIDGE RD

RICHMOND, MI 48062

\$468,000

TopHap Estimate · \$207 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

2,260 ft²

LIVING AREA

5.18 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$468K

\$420K low

\$516K high

Last Sale

\$491,000 · Sep 29, 2023

Est. Owner Equity

\$112,000

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$7,516 (2025)
Assessed Value	\$254,800
Previous Assessed	\$256,700
Assessor Market Value	\$509,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MACOMB
Lot (acres)	5.18
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2023	Resale	Warranty Deed	\$491,000	\$217	\$393K
Feb 23, 2012	Resale	Warranty Deed	\$210,000	\$93	\$200K
Jan 4, 2008	Quitclaim	Quit Claim Transfer			
Aug 20, 2007	Quitclaim	Quit Claim Transfer			
Jun 7, 2005	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richmond Community High School	High	9–12	2.0 mi
Richmond Middle School	Middle	4–8	2.0 mi
Will L Lee School	Elementary	PK–3	2.2 mi

District: Richmond 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 48062

104 CRIME INDEX	108 AIR POLLUTION	10,003 POPULATION	\$86K MEDIAN IN-COME	47°F AVG TEMP	53% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------