

Single Family Residence **RESIDENTIAL**

1694 RIVER RIDGE CT

ALLEGAN, MI 49010

\$682,245 TopHap Estimate · \$328 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,078 ft²

LIVING AREA

1.05 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$682K

\$639K low

\$725K high

Last Sale

\$510,000 · Apr 10, 2023

Est. Owner Equity

\$299,745

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$8,670 (2025)
Assessed Value	\$301,200
Previous Assessed	\$275,900
Assessor Market Value	\$602,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	ALLEGAN
Lot (acres)	1.05
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2023	Resale	Warranty Deed	\$510,000	\$245	\$383K
Sep 30, 2016	Resale	Warranty Deed	\$295,000	\$142	\$236K
Feb 11, 2015	Financing	Intrafamily Transfer			
Jul 19, 2013	Resale	Warranty Deed	\$278,000	\$134	\$209K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Allegan High School	High	9–12	0.9 mi
Dawson Elementary School	Elementary	KG–5	1.0 mi
L.E. White Middle School	Middle	6–8	1.2 mi

District: Allegan 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 49010

114 CRIME INDEX	79 AIR POLLUTION	18,900 POPULATION	\$69K MEDIAN IN-COME	48°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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