

Single Family Residence

RESIDENTIAL

1692 RIVER RIDGE CT

ALLEGAN, MI 49010

\$598,976 TopHap Estimate · \$482 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,242 ft²

LIVING AREA

1 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$599K

\$575K low

\$623K high

Last Sale

\$468,000 · Nov 23, 2021

Est. Owner Equity

\$330,976

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,261 (2025)
Assessed Value	\$252,400
Previous Assessed	\$234,000
Assessor Market Value	\$504,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	ALLEGAN
Lot (acres)	1.00
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 16, 2021	Resale	Warranty Deed	\$468,000	\$377	\$268K
Apr 25, 2013	Resale	Warranty Deed	\$200,000	\$161	\$100K
Sep 19, 2011	Financing	Intrafamily Transfer			

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	1.1 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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