

Single Family Residence

RESIDENTIAL

5305 RIVER RIDGE DR

LANSING, MI 48917

\$355,790 TopHap Estimate · \$159 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,238 ft²

LIVING AREA

0.38 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

\$356K

\$326K low

\$385K high

Last Sale

\$135,000 · Jun 15, 2015

Est. Owner Equity

\$194,166

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,269 (2025)
Assessed Value	\$169,000
Previous Assessed	\$161,300
Assessor Market Value	\$338,000

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.38
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 22, 2022	Financing	Intrafamily Transfer			\$145K
Feb 22, 2022	Financing	Intrafamily Transfer			\$145K
Jun 4, 2015	Resale	Deed	\$135,000	\$60	\$162K
Jun 7, 2012	Non-arms-length	Sheriffs Deed	\$188,544	\$84	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.4 mi
Waverly High School	High	9–12	1.8 mi
Waverly Middle School	Middle	7–8	2.1 mi

District: Waverly 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 48917

112 CRIME INDEX	83 AIR POLLUTION	32,787 POPULATION	\$73K MEDIAN IN-COME	47°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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