

Condominium

RESIDENTIAL

40179 RIVERBEND DR

STERLING HEIGHTS, MI 48310

\$360,390 TopHap Estimate · \$222 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,621 ft²

LIVING AREA

2001

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$360K

\$348K low

\$373K high

Last Sale

\$135,000 · Apr 16, 2009

Est. Owner Equity

\$160,390

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$8,462 (2025)
Assessed Value	\$178,300
Previous Assessed	\$177,300
Assessor Market Value	\$356,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	MACOMB
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 5, 2022	Financing	Intrafamily Transfer			
Jun 30, 2015	Resale	Warranty Deed	\$250,000	\$154	\$200K
Jan 29, 2009	Resale	DTOT	\$135,000	\$83	
Jul 11, 2008	Non-arms-length	Trustees Deed	\$185,266	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Schuchard Elementary School	Elementary	PK–6	0.5 mi
Frank Jeannette Junior High School	Middle	7–8	0.5 mi
Adlai Stevenson High School	High	9–12	3.8 mi

District: Utica 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 48310

51 CRIME INDEX	97 AIR POLLUTION	43,849 POPULATION	\$77K MEDIAN IN-COME	49°F AVG TEMP	53% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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