

Single Family Residence

RESIDENTIAL

5440 RIVER RIDGE DR

LANSING, MI 48917

\$348,761 TopHap Estimate · \$149 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,339 ft²

LIVING AREA

0.33 ac

LOT SIZE

1969

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$349K

\$322K low

\$375K high

Last Sale

\$183,000 · Aug 9, 2013

Est. Owner Equity

\$348,761

TAX & ASSESSMENT

Property Tax	\$5,714 (2025)
Assessed Value	\$155,000
Previous Assessed	\$148,100
Assessor Market Value	\$310,000

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.33
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2013	Resale	Warranty Deed	\$183,000	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.5 mi
Waverly High School	High	9–12	1.9 mi
Waverly Middle School	Middle	7–8	2.2 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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