

Single Family Residence **RESIDENTIAL**

1698 RIVER RIDGE CT

ALLEGAN, MI 49010

\$796,290 TopHap Estimate · \$291 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,734 ft²

LIVING AREA

0.81 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$796K

\$763K low

\$830K high

Last Sale

\$435,000 · Jun 29, 2017

Est. Owner Equity

\$366,019

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$7,712 (2025)
Assessed Value	\$398,200
Previous Assessed	\$364,500
Assessor Market Value	\$796,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	ALLEGAN
Lot (acres)	0.81
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

99
FLOOD

7
WILDFIRE

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2020	Financing	Intrafamily Transfer			\$330K
Jun 26, 2017	Resale	Warranty Deed	\$435,000	\$159	\$348K

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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