

Single Family Residence **RESIDENTIAL**

# 1696 RIVER RIDGE CT

ALLEGAN, MI 49010

**\$1,021,089** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,936 ft<sup>2</sup>**

LIVING AREA

**1.01 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**5**

PARKING

## VALUATION

**\$1M**

\$971K low

\$1.1M high

Last Sale

**\$55,000 · Mar 22, 1999**

Est. Owner Equity

**\$1,021,089**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,533 (2025) |
| Assessed Value        | \$485,800      |
| Previous Assessed     | \$442,300      |
| Assessor Market Value | \$971,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Custom Design                    |
| County        | ALLEGAN                          |
| Lot (acres)   | 1.01                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Allegan High School      | High       | 9–12   | 0.9 mi   |
| Dawson Elementary School | Elementary | KG–5   | 1.1 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**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>114</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>18,900</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|