

Residential - Vacant Land **RESIDENTIAL**

**1040 RIVER RIDGE DR**  
ISHPEMING, MI 49849



**7.53 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$65,000 · Mar 5, 2024**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,211 (2025)</b> |
| Assessed Value        | <b>\$18,900</b>       |
| Previous Assessed     | <b>\$18,800</b>       |
| Assessor Market Value | <b>\$37,800</b>       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential - Vacant Land        |
| County        | MARQUETTE                        |
| Lot (acres)   | 7.53                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 40<br>FLOOD | 15<br>WILDFIRE | 40<br>HEAT | 61<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Ishpeming High School   | High       | 9–12   | 1.6 mi   |
| Ishpeming Middle School | Middle     | 5–8    | 1.6 mi   |
| Birchview School        | Elementary | PK–4   | 2.6 mi   |

District: Ishpeming Public School District

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 49849

|                    |                     |                      |                         |                  |                 |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 107<br>CRIME INDEX | 83<br>AIR POLLUTION | 12,721<br>POPULATION | \$69K<br>MEDIAN IN-COME | 40°F<br>AVG TEMP | 45%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Absentee owner**