

Single Family Residence **RESIDENTIAL**

5312 RIVER RIDGE DR

LANSING, MI 48917

\$269,618 TopHap Estimate · \$129 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,092 ft²

LIVING AREA

0.36 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$270K

\$244K low

\$295K high

Est. Owner Equity

\$203,618

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$4,303 (2025)
Assessed Value	\$132,200
Previous Assessed	\$126,900
Assessor Market Value	\$264,400

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.36
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 18, 2008	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.4 mi
Waverly High School	High	9–12	1.8 mi
Waverly Middle School	Middle	7–8	2.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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