

Single Family Residence **RESIDENTIAL**

5304 RIVER RIDGE DR

LANSING, MI 48917

\$294,394 TopHap Estimate · \$162 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,820 ft²

LIVING AREA

0.36 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

\$294K

\$261K low

\$328K high

Est. Owner Equity

\$67,394

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,267 (2025)
Assessed Value	\$129,800
Previous Assessed	\$124,700
Assessor Market Value	\$259,600

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
Mar 13, 2013	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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