

Single Family Residence **RESIDENTIAL**

5222 RIVER RIDGE DR

LANSING, MI 48917

\$400,802 TopHap Estimate · \$113 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,561 ft²
LIVING AREA

0.36 ac
LOT SIZE

1971
YEAR BUILT

2
STORIES

16
ROOMS

VALUATION

\$401K

\$381K low

\$421K high

Est. Owner Equity

\$73,302

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$7,346 (2025)
Assessed Value	\$209,800
Previous Assessed	\$200,600
Assessor Market Value	\$419,600

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
Jun 14, 2012	Financing	Intrafamily Transfer			\$185K
Jun 30, 2010	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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