

Single Family Residence **RESIDENTIAL**

5206 RIVER RIDGE DR

LANSING, MI 48917

\$319,283 TopHap Estimate · \$167 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

1,908 ft²
LIVING AREA

0.48 ac
LOT SIZE

1965
YEAR BUILT

1
STORIES

14
ROOMS

VALUATION

\$319K

\$289K low

\$349K high

Est. Owner Equity

\$269,283

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$5,410 (2025)
Assessed Value	\$174,200
Previous Assessed	\$166,000
Assessor Market Value	\$348,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	EATON
Lot (acres)	0.48
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

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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