

Single Family Residence

**RESIDENTIAL**

# 5152 RIVER RIDGE DR

LANSING, MI 48917

**\$289,693** TopHap Estimate · \$128 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**2,265 ft<sup>2</sup>**

LIVING AREA

**0.48 ac**

LOT SIZE

**1964**

YEAR BUILT

**2**

STORIES

**18**

ROOMS

## VALUATION

**\$290K**

\$276K low

\$303K high

Last Sale

**\$189,900 · Dec 27, 2019**

Est. Owner Equity

**\$95,711**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,983 (2025) |
| Assessed Value        | \$150,500      |
| Previous Assessed     | \$144,000      |
| Assessor Market Value | \$301,000      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Dec 20, 2019 | Resale    | Warranty Deed        | \$189,900 | \$84               | \$194K |
| Jun 8, 2018  | Financing | Intrafamily Transfer |           |                    | \$141K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>32,787</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|