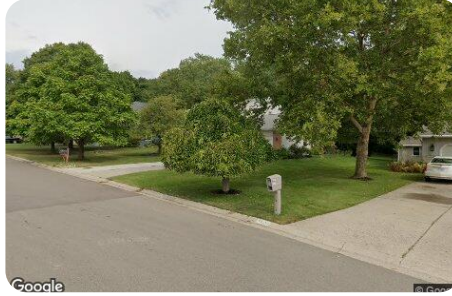


Single Family Residence **RESIDENTIAL**

5420 RIVER RIDGE DR

LANSING, MI 48917

\$445,546 TopHap Estimate · \$165 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,696 ft²

LIVING AREA

0.34 ac

LOT SIZE

1969

YEAR BUILT

2

STORIES

VALUATION

\$446K

\$428K low

\$463K high

Last Sale

\$384,900 · Aug 21, 2023

Est. Owner Equity

\$121,656

Loan-to-Value

78%

TAX & ASSESSMENT

Assessed Value	\$205,700
Previous Assessed	\$196,400
Assessor Market Value	\$411,400

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.34
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2023	Resale	Warranty Deed	\$384,900	\$143	\$318K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.5 mi
Waverly High School	High	9–12	1.9 mi
Waverly Middle School	Middle	7–8	2.2 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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