

Single Family Residence

**RESIDENTIAL**

# 4726 RIVER RIDGE DR

LANSING, MI 48917

**\$324,640** TopHap Estimate · \$118 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,750 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1958**

YEAR BUILT

**3**

STORIES

**14**

ROOMS

## VALUATION

**\$325K**

**\$309K low**

**\$340K high**

Est. Owner Equity

**\$324,640**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,641 (2025) |
| Assessed Value        | \$157,700      |
| Previous Assessed     | \$149,900      |
| Assessor Market Value | \$315,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | EATON                            |
| Lot (acres)   | 0.32                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| Jan 10, 2019 | Financing | Intrafamily Transfer |       |                    |      |
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## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Elmwood Elementary School | Elementary | 1–4    | 0.5 mi   |
| Waverly High School       | High       | 9–12   | 1.7 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 |
|-----------|----------------|