

Single Family Residence **RESIDENTIAL**

5712 RIVER RIDGE DR

LANSING, MI 48917

\$411,487 TopHap Estimate · \$152 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,706 ft²
LIVING AREA

0.38 ac
LOT SIZE

1990
YEAR BUILT

13
ROOMS

VALUATION

\$411K

\$377K low

\$446K high

Last Sale

\$200,000 · Apr 6, 2010

Est. Owner Equity

\$101,932

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,894 (2025)
Assessed Value	\$192,400
Previous Assessed	\$182,600
Assessor Market Value	\$384,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	EATON
Lot (acres)	0.38
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 18, 2016	Quitclaim	Quit Claim Transfer			\$210K
Feb 15, 2010	Resale	DTOT	\$200,000	\$74	\$196K
Nov 20, 2008	Non-arms-length	Sheriffs Deed	\$274,900	\$102	
Sep 26, 2006	Resale	Warranty Deed	\$298,900	\$110	\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.7 mi
Waverly High School	High	9–12	2.0 mi
Waverly Middle School	Middle	7–8	2.3 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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