

Single Family Residence

RESIDENTIAL

5445 RIVER RIDGE DR

LANSING, MI 48917

\$290,971 TopHap Estimate · \$149 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,951 ft²

LIVING AREA

0.25 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

11

ROOMS

VALUATION

\$291K

\$276K low

\$306K high

Last Sale

\$252,000 · Aug 12, 2024

Est. Owner Equity

\$74,251

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$6,026 (2025)
Assessed Value	\$138,700
Previous Assessed	\$132,300
Assessor Market Value	\$277,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	EATON
Lot (acres)	0.25
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2024	Resale	Warranty Deed	\$252,000	\$129	\$217K

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

OWNERSHIP

Occupancy	Owner occupied
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