

Single Family Residence

RESIDENTIAL

5435 RIVER RIDGE DR

LANSING, MI 48917

\$317,416 TopHap Estimate · \$129 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,462 ft²

LIVING AREA

0.31 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

\$317K

\$281K low

\$354K high

Est. Owner Equity

\$0

Loan-to-Value

160%

TAX & ASSESSMENT

Property Tax	\$5,640 (2025)
Assessed Value	\$155,300
Previous Assessed	\$148,200
Assessor Market Value	\$310,600

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.31
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 17, 2022	Financing	Intrafamily Transfer			\$480K

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	2.1 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

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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