

Single Family Residence **RESIDENTIAL**

2803 FOREST RIVER DR

LANSING, MI 48906

\$503,597 TopHap Estimate · \$220 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,294 ft²

LIVING AREA

8.26 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

15

ROOMS

VALUATION

\$504K

\$475K low

\$532K high

Est. Owner Equity

\$292,539

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$8,024 (2025)

Assessed Value

\$277,100

Previous Assessed

\$266,500

Assessor Market Value

\$554,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	EATON
Lot (acres)	8.26
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2016	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willow Ridge Elementary School	Elementary	KG–4	2.4 mi
Kenneth T. Beagle Middle School	Middle	7–8	2.5 mi
Grand Ledge High School	High	9–12	5.1 mi

District: Grand Ledge Public 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 48906

123 CRIME INDEX	86 AIR POLLUTION	28,979 POPULATION	\$63K 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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