

Single Family Residence **RESIDENTIAL**

2802 FOREST RIVER DR

LANSING, MI 48906

\$555,961 TopHap Estimate · \$187 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,974 ft²

LIVING AREA

4.03 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

18

ROOMS

VALUATION

\$556K

\$525K low

\$587K high

Est. Owner Equity

\$43,961

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$8,826 (2025)
Assessed Value	\$295,900
Previous Assessed	\$285,700
Assessor Market Value	\$591,800

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	4.03
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2011	Financing	Intrafamily Transfer			
Sep 17, 2010	Financing	Intrafamily Transfer			\$188K
Nov 9, 2007	Financing	Intrafamily Transfer			\$250K
Nov 9, 2007	Financing	Intrafamily Transfer			
Sep 18, 2006	Financing	Intrafamily Transfer			
Jan 30, 2006	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	5.2 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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