

Residential (General/Single)

RESIDENTIAL

2816 FOREST RIVER DR

LANSING, MI 48906

\$605,582 TopHap Estimate · \$186 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,248 ft²

LIVING AREA

2.2 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

17

ROOMS

VALUATION

\$606K

\$572K low

\$640K high

Last Sale

\$278,250 · Feb 24, 2020

Est. Owner Equity

\$605,582

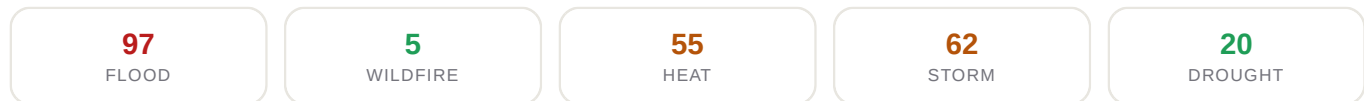
TAX & ASSESSMENT

Property Tax	\$13,769 (2025)
Assessed Value	\$275,800
Previous Assessed	\$264,700
Assessor Market Value	\$551,600

PROPERTY FACTS

Property Type	Residential (General/Single)
County	EATON
Lot (acres)	2.20
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2021	Financing	Intrafamily Transfer			
Feb 18, 2020	Resale	Warranty Deed	\$278,250	\$86	
Dec 6, 2018	Non-arms-length	Sheriffs Deed	\$90,801	\$28	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willow Ridge Elementary School	Elementary	KG–4	2.5 mi
Kenneth T. Beagle Middle School	Middle	7–8	2.6 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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