

Single Family Residence

RESIDENTIAL

5404 RIVER RIDGE DR

LANSING, MI 48917

\$316,592 TopHap Estimate · \$148 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,142 ft²

LIVING AREA

0.34 ac

LOT SIZE

1965

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

\$317K

\$289K low

\$345K high

Last Sale

\$235,000 · Nov 12, 2020

Est. Owner Equity

\$16,687

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$6,011 (2025)
Assessed Value	\$150,600
Previous Assessed	\$143,200
Assessor Market Value	\$301,200

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.34
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2020	Resale	Warranty Deed	\$235,000	\$110	\$240K
Feb 24, 2017	Resale	Warranty Deed	\$199,000	\$93	\$159K
Jul 10, 2015	Resale	Warranty Deed	\$165,000	\$77	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.5 mi
Waverly High School	High	9–12	1.8 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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