

Single Family Residence

RESIDENTIAL

40693 RIVERBEND DR

STERLING HEIGHTS, MI 48310

\$471,632 TopHap Estimate · \$170 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,768 ft²

LIVING AREA

0.45 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$472K

\$446K low

\$498K high

Est. Owner Equity

\$322,632

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,178 (2025)
Assessed Value	\$263,400
Previous Assessed	\$248,500
Assessor Market Value	\$526,800

PROPERTY FACTS

Property Type	Single Family Residence
County	MACOMB
Lot (acres)	0.45
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frank Jeannette Junior High School	Middle	7–8	0.4 mi
Schuchard Elementary School	Elementary	PK–6	0.6 mi
Adlai Stevenson High School	High	9–12	3.7 mi

District: Utica 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 48310

51 CRIME INDEX	97 AIR POLLUTION	43,849 POPULATION	\$77K MEDIAN IN- COME	49°F AVG TEMP	53% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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