

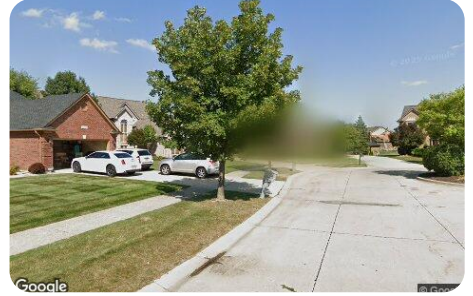
Single Family Residence

RESIDENTIAL

40679 RIVERBEND DR

STERLING HEIGHTS, MI 48310

\$487,681 TopHap Estimate · \$201 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,423 ft²

LIVING AREA

0.29 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$488K

\$440K low

\$535K high

Last Sale

\$490,000 · Feb 10, 2023

Est. Owner Equity

\$197,681

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$8,950 (2025)
Assessed Value	\$253,100
Previous Assessed	\$238,000
Assessor Market Value	\$506,200

PROPERTY FACTS

Property Type	Single Family Residence
County	MACOMB
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2023	Resale	Warranty Deed	\$490,000	\$202	\$290K
Aug 3, 2004	Quitclaim	Quit Claim Transfer			
May 17, 2004	Resale	Warranty Deed	\$320,000	\$132	\$256K
Mar 3, 2003	Resale	Warranty Deed	\$298,000	\$123	

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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