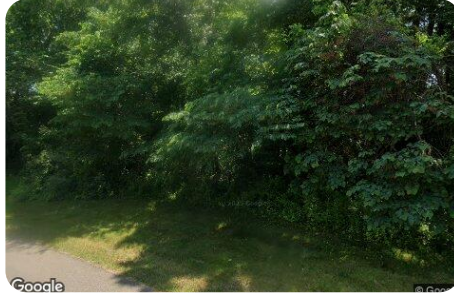


Single Family Residence **RESIDENTIAL**

1679 RIVER RIDGE CT

ALLEGAN, MI 49010

\$363,188 TopHap Estimate · \$270 / ft² · confidence 87 · as of Jul 14, 2026



1

BATHS

1,346 ft²

LIVING AREA

0.73 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$363K

\$317K low

\$409K high

Last Sale

\$335,000 · Apr 21, 2025

Est. Owner Equity

\$78,438

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,259 (2025)
Assessed Value	\$196,500
Previous Assessed	\$181,500
Assessor Market Value	\$393,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ALLEGAN
Lot (acres)	0.73
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1
FLOOD

7
WILDFIRE

13
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2025	Resale	Warranty Deed	\$335,000	\$249	\$285K
Oct 17, 2018	Resale	Warranty Deed	\$203,900	\$151	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Allegan High School	High	9–12	0.8 mi
Dawson Elementary School	Elementary	KG–5	0.9 mi
L.E. White Middle School	Middle	6–8	1.1 mi

District: Allegan 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 49010

114 CRIME INDEX	79 AIR POLLUTION	18,900 POPULATION	\$69K MEDIAN IN-COME	48°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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