

Condominium **RESIDENTIAL**

7280 RIVER ROCK DR

DAVISON, MI 48423

\$481,199 TopHap Estimate · confidence 92 · as of Jul 14, 2026



0.15 ac
LOT SIZE

VALUATION

\$481K

\$444K low

\$518K high

Last Sale	\$24,000 · Feb 3, 2025
Est. Owner Equity	\$0
Loan-to-Value	178%

TAX & ASSESSMENT

Property Tax	\$141 (2025)
Assessed Value	\$12,300
Previous Assessed	\$20,200
Assessor Market Value	\$24,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	GENESEE
Lot (acres)	0.15
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

10
FLOOD

21
WILDFIRE

56
HEAT

58
STORM

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 17, 2025	Resale	Warranty Deed	\$24,000		\$479K
Oct 27, 2023	Resale	Warranty Deed	\$172,000		
Jan 9, 2014	Resale	Warranty Deed	\$120,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hill Elementary School	Elementary	KG–4	2.0 mi
Davison Middle School	Middle	7–8	2.3 mi
Davison High School	High	9–12	3.4 mi

District: Davison 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 48423

90 CRIME INDEX	103 AIR POLLUTION	34,322 POPULATION	\$71K MEDIAN IN-COME	47°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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