

Condominium

RESIDENTIAL

7255 RIVER ROCK DR

DAVISON, MI 48423

\$310,000 TopHap Estimate · \$172 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,800 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$310K

\$279K low

\$341K high

Last Sale

\$319,000 · May 28, 2025

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$1,312 (2025)
Assessed Value	\$133,500
Previous Assessed	\$131,600
Assessor Market Value	\$267,000

PROPERTY FACTS

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

CLIMATE RISK

10 FLOOD	21 WILDFIRE	56 HEAT	58 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2026	Financing	Mortgage			\$315K
May 22, 2025	Resale	Warranty Deed	\$319,000	\$177	\$313K
Jun 26, 2018	Resale	Warranty Deed	\$20,000	\$11	\$186K
Jan 9, 2014	Resale	Warranty Deed	\$120,000	\$67	

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	Owner occupied
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