

Condominium

RESIDENTIAL

7386 RIVER ROCK DR

DAVISON, MI 48423

\$314,637 TopHap Estimate · \$140 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,240 ft²

LIVING AREA

0.13 ac

LOT SIZE

2016

YEAR BUILT

1

PARKING

VALUATION

\$315K

\$297K low

\$333K high

Last Sale

\$186,900 · May 9, 2017

Est. Owner Equity

\$125,850

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$1,265 (2025)
Assessed Value	\$122,700
Previous Assessed	\$125,100
Assessor Market Value	\$245,400

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	GENESEE
Lot (acres)	0.13
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

48 FLOOD	20 WILDFIRE	56 HEAT	58 STORM	2 DROUGHT
-------------	----------------	------------	-------------	--------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2017	Resale	Warranty Deed	\$186,900	\$83	\$189K
Jun 28, 2016	Resale	Warranty Deed	\$28,000	\$13	
Jan 9, 2014	Resale	Warranty Deed	\$120,000	\$54	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hill Elementary School	Elementary	KG–4	1.9 mi
Davison Middle School	Middle	7–8	2.3 mi
Davison High School	High	9–12	3.3 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------