

Condominium

RESIDENTIAL

7318 RIVER ROCK DR

DAVISON, MI 48423

\$328,703 TopHap Estimate · \$218 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

1,506 ft²

LIVING AREA

0.38 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$329K

\$313K low

\$345K high

Last Sale

\$172,000 · Jul 20, 2017

Est. Owner Equity

\$156,803

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,375 (2025)
Assessed Value	\$145,300
Previous Assessed	\$136,800
Assessor Market Value	\$290,600

PROPERTY FACTS

Property Type	Condominium
Style	Ranch
County	GENESEE
Lot (acres)	0.38
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

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	\$/FT ²	LOAN
Feb 11, 2021	Financing	Intrafamily Transfer			\$172K
Jul 7, 2017	Resale	Warranty Deed	\$172,000	\$114	\$174K

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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