

Single Family Residence

RESIDENTIAL

5205 RIVER RIDGE DR

LANSING, MI 48917

\$306,907 TopHap Estimate · \$189 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,624 ft²

LIVING AREA

0.29 ac

LOT SIZE

1966

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$307K

\$285K low

\$329K high

Last Sale

\$163,500 · Oct 28, 2015

Est. Owner Equity

\$92,825

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,708 (2025)
Assessed Value	\$133,400
Previous Assessed	\$127,700
Assessor Market Value	\$266,800

PROPERTY FACTS

Property Type	Single Family Residence
County	EATON
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2022	Financing	Intrafamily Transfer			\$214K
Oct 27, 2015	Resale	Warranty Deed	\$163,500	\$101	\$161K
Dec 14, 2011	Resale	Warranty Deed	\$132,700	\$82	\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.4 mi
Waverly High School	High	9–12	1.7 mi
Waverly Middle School	Middle	7–8	2.0 mi

District: Waverly 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 48917

112 CRIME INDEX	83 AIR POLLUTION	32,787 POPULATION	\$73K MEDIAN IN-COME	47°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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