

Single Family Residence **RESIDENTIAL**

5221 RIVER RIDGE DR

LANSING, MI 48917

\$377,216 TopHap Estimate · \$181 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,088 ft²
LIVING AREA

0.33 ac
LOT SIZE

1989
YEAR BUILT

10
ROOMS

VALUATION

\$377K

\$344K low

\$410K high

Last Sale

\$247,500 · Oct 2, 2019

Est. Owner Equity

\$151,840

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,545 (2025)
Assessed Value	\$178,100
Previous Assessed	\$169,700
Assessor Market Value	\$356,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	EATON
Lot (acres)	0.33
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2019	Resale	Warranty Deed	\$247,500	\$119	\$225K
Feb 9, 2019	Financing	Intrafamily Transfer			
Aug 1, 2018	Resale	Warranty Deed	\$229,000	\$110	\$223K
Aug 30, 2013	Resale	Warranty Deed	\$189,000	\$91	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmwood Elementary School	Elementary	1–4	0.4 mi
Waverly High School	High	9–12	1.8 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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