

Single Family Residence

RESIDENTIAL

5480 RIVER RIDGE DR

FLUSHING, MI 48433

\$268,189 TopHap Estimate · \$151 / ft² · confidence 91 · as of Jul 14, 2026



1.5

BATHS

1,776 ft²

LIVING AREA

1.02 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$268K

\$243K low

\$294K high

Last Sale

\$127,000 · Oct 7, 2008

Est. Owner Equity

\$262,638

Loan-to-Value

2%

TAX & ASSESSMENT

Property Tax	\$2,075 (2025)
Assessed Value	\$93,400
Previous Assessed	\$88,500
Assessor Market Value	\$186,800

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	1.02
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	21 WILDFIRE	56 HEAT	56 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2008	Resale	Warranty Deed	\$127,000	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Flushing High School	High	8–12	1.4 mi
Flushing Middle School	Middle	6–8	1.7 mi
Central Elementary School	Elementary	1–6	1.7 mi

District: Flushing 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 48433

53 CRIME INDEX	101 AIR POLLUTION	26,284 POPULATION	\$80K 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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