

Condominium

RESIDENTIAL

40198 RIVERBEND DR

STERLING HEIGHTS, MI 48310

\$369,105 TopHap Estimate · \$228 / ft² · confidence 92 · as of Jun 23, 2026



2

BEDS

2

BATHS

1,621 ft²

LIVING AREA

2001

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$369K

\$340K low

\$399K high

Last Sale

\$240,000 · May 7, 2008

Est. Owner Equity

\$42,505

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,654 (2025)
Assessed Value	\$175,800
Previous Assessed	\$174,600
Assessor Market Value	\$351,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	MACOMB
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2008	Resale	Warranty Deed	\$240,000	\$148	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Schuchard Elementary School	Elementary	PK-6	0.5 mi
Frank Jeannette Junior High School	Middle	7-8	0.5 mi
Adlai Stevenson High School	High	9-12	3.8 mi

District: Utica 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 48310

51 CRIME INDEX	97 AIR POLLUTION	43,849 POPULATION	\$77K MEDIAN IN-COME	49°F AVG TEMP	53% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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