

Condominium

RESIDENTIAL

1072 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$149,274 TopHap Estimate · \$173 / ft² · confidence 95 · as of Jul 14, 2026



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2

BATHS

864 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$149K

\$142K low

\$156K high

Last Sale

\$61,198 · Oct 7, 2015

Est. Owner Equity

\$65,909

Loan-to-Value

59%

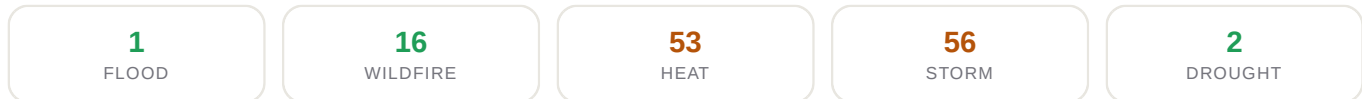
TAX & ASSESSMENT

Property Tax	\$456 (2025)
Assessed Value	\$69,200
Previous Assessed	\$64,600
Assessor Market Value	\$138,400

PROPERTY FACTS

Property Type	Condominium
Style	Ranch
County	GENESEE
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2015	Resale	Warranty Deed	\$61,198	\$71	\$63K
Aug 29, 2006	Resale	Warranty Deed	\$103,500	\$120	
Aug 22, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Fenton Middle School	Middle	6–8	2.7 mi
West Shore Elementary School	Elementary	KG–2	3.7 mi
Lake Fenton High School	High	9–12	4.3 mi

District: Lake Fenton Community Schools



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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 48439

48 CRIME INDEX	99 AIR POLLUTION	49,271 POPULATION	\$91K 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