

Condominium

RESIDENTIAL

1075 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$211,684 TopHap Estimate · \$215 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

984 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$212K

\$197K low

\$227K high

Last Sale

\$135,000 · Jun 2, 2006

Est. Owner Equity

\$77,284

Loan-to-Value

74%

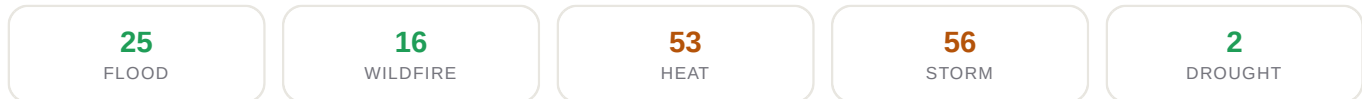
TAX & ASSESSMENT

Property Tax	\$729 (2025)
Assessed Value	\$105,700
Previous Assessed	\$98,400
Assessor Market Value	\$211,400

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2021	Financing	Intrafamily Transfer			\$30K
Jun 7, 2018	Quitclaim	Quit Claim Transfer			
May 12, 2006	Resale	Warranty Deed	\$135,000	\$137	

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

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------