

Single Family Residence

**RESIDENTIAL**

# 5518 RIVER RIDGE DR

LANSING, MI 48917

**\$445,918** TopHap Estimate · \$133 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4.5**

BATHS

**3,359 ft<sup>2</sup>**

LIVING AREA

**0.93 ac**

LOT SIZE

**1972**

YEAR BUILT

**13**

ROOMS

## VALUATION

**\$446K**

\$422K low

\$470K high

Est. Owner Equity

**\$213,632**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,168 (2025) |
| Assessed Value        | \$241,300      |
| Previous Assessed     | \$230,300      |
| Assessor Market Value | \$482,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | EATON                            |
| Lot (acres)   | 0.93                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Elmwood Elementary School | Elementary | 1–4    | 0.6 mi   |
| Waverly High School       | High       | 9–12   | 1.9 mi   |
| Waverly Middle School     | Middle     | 7–8    | 2.2 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**

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>32,787</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-<br>COME | <b>47°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|