

Single Family Residence

**RESIDENTIAL**

# 5020 RIVER RIDGE DR

LANSING, MI 48917

**\$477,782** TopHap Estimate · \$133 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**5**

BEDS

**5**

BATHS

**3,604 ft<sup>2</sup>**

LIVING AREA

**5.16 ac**

LOT SIZE

**1964**

YEAR BUILT

## VALUATION

**\$478K**

\$416K low

\$540K high

Last Sale

**\$303,000 · Aug 22, 2017**

Est. Owner Equity

**\$71,682**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,321 (2025) |
| Assessed Value        | \$332,200       |
| Previous Assessed     | \$305,400       |
| Assessor Market Value | \$664,400       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Custom Design                    |
| County        | EATON                            |
| Lot (acres)   | 5.16                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Aug 11, 2017 | Resale    | Warranty Deed | \$303,000 | \$84               | \$353K |
| Jun 14, 2012 | Financing | Land Contract |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Elmwood Elementary School | Elementary | 1–4    | 0.4 mi   |
| Waverly High School       | High       | 9–12   | 1.7 mi   |
| Waverly Middle School     | Middle     | 7–8    | 2.0 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-COME | <b>47°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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