

Condominium

RESIDENTIAL

1063 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$178,463 TopHap Estimate · \$203 / ft² · confidence 96 · as of Jul 14, 2026



2.5

BATHS

880 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$178K

\$171K low

\$186K high

Last Sale

\$105,000 · Jul 18, 2008

Est. Owner Equity

\$178,463

TAX & ASSESSMENT

Property Tax	\$543 (2025)
Assessed Value	\$93,500
Previous Assessed	\$87,100
Assessor Market Value	\$187,000

PROPERTY FACTS

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

CLIMATE RISK

50
FLOOD

16
WILDFIRE

53
HEAT

56
STORM

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 16, 2025	Quitclaim	Quit Claim Transfer			
Feb 6, 2019	Quitclaim	Quit Claim Transfer			
Jun 11, 2008	Resale	Warranty Deed	\$105,000	\$119	
May 18, 2005	Resale	Warranty Deed	\$121,000	\$138	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Fenton Middle School	Middle	6–8	2.7 mi
West Shore Elementary School	Elementary	KG–2	3.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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