

Condominium

RESIDENTIAL

1070 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$163,216 TopHap Estimate · \$166 / ft² · confidence 91 · as of Jul 14, 2026



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1.5

BATHS

984 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$163K

\$149K low

\$178K high

Last Sale

\$160,000 · Oct 3, 2024

Est. Owner Equity

\$0

Loan-to-Value

101%

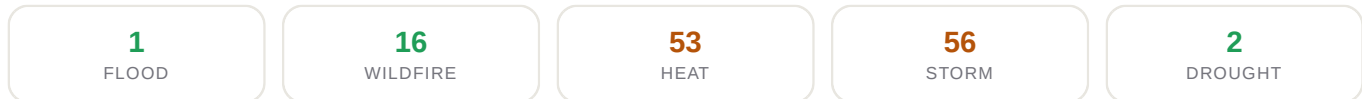
TAX & ASSESSMENT

Property Tax	\$861 (2025)
Assessed Value	\$75,200
Previous Assessed	\$70,100
Assessor Market Value	\$150,400

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 30, 2024	Resale	Warranty Deed	\$160,000	\$163	\$163K
Oct 2, 2017	Resale	Warranty Deed	\$66,667	\$68	\$76K
Nov 29, 2011	Resale	Grant Deed	\$30,000	\$30	
Sep 22, 2010	Foreclosure sale	Trustees Deed	\$94,550	\$96	
Oct 26, 2005	Resale	Warranty Deed	\$93,730	\$95	

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