

Condominium

RESIDENTIAL

1076 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$167,158 TopHap Estimate · \$90 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,860 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$167K

\$158K low

\$177K high

Last Sale

\$125,000 · Feb 24, 2005

Est. Owner Equity

\$67,158

Loan-to-Value

53%

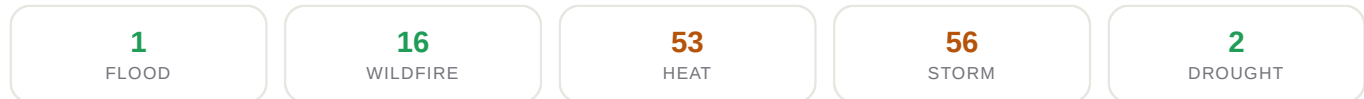
TAX & ASSESSMENT

Property Tax	\$490 (2025)
Assessed Value	\$95,700
Previous Assessed	\$85,800
Assessor Market Value	\$191,400

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
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
Feb 7, 2005	Resale	Warranty Deed	\$125,000	\$67	\$100K

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

OWNERSHIP

Occupancy	Owner occupied
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