

Single Family Residence

RESIDENTIAL

5450 RIVER RIDGE DR

FLUSHING, MI 48433

\$264,933 TopHap Estimate · \$149 / ft² · confidence 90 · as of Jul 14, 2026



1.5

BATHS

1,776 ft²

LIVING AREA

0.48 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$265K

\$238K low

\$291K high

Last Sale

\$135,000 · Dec 4, 2003

Est. Owner Equity

\$229,933

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$1,213 (2025)
Assessed Value	\$100,800
Previous Assessed	\$95,500
Assessor Market Value	\$201,600

PROPERTY FACTS

Property Type	Single Family Residence
County	GENESEE
Lot (acres)	0.47
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	56 HEAT	56 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Flushing High School	High	8–12	1.4 mi
Central Elementary School	Elementary	1–6	1.7 mi
Flushing Middle School	Middle	6–8	1.7 mi

District: Flushing 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 48433

53 CRIME INDEX	101 AIR POLLUTION	26,284 POPULATION	\$80K 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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