

Condominium

RESIDENTIAL

1056 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$189,273 TopHap Estimate · \$192 / ft² · confidence 96 · as of Jul 14, 2026



1.5

BATHS

984 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$189K

\$182K low

\$197K high

Last Sale

\$112,500 · Nov 21, 2018

Est. Owner Equity

\$95,773

Loan-to-Value

56%

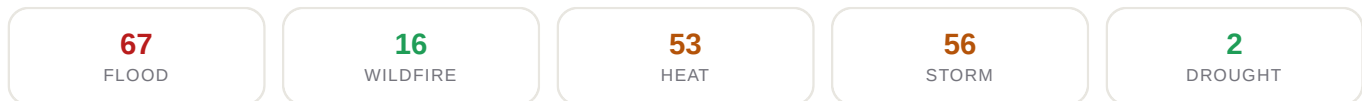
TAX & ASSESSMENT

Property Tax	\$596 (2025)
Assessed Value	\$84,500
Previous Assessed	\$78,700
Assessor Market Value	\$169,000

PROPERTY FACTS

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

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2018	Resale	Warranty Deed	\$112,500	\$114	

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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