

Condominium

**RESIDENTIAL**

# 1312 ROSALIE DR

FENTON, MI 48430

**\$331,207** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,020 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**3**

ROOMS

**2**

PARKING

## VALUATION

**\$331K**

\$321K low

\$342K high

Last Sale

**\$268,000 · Aug 7, 2019**

Est. Owner Equity

**\$0**

Loan-to-Value

**105%**

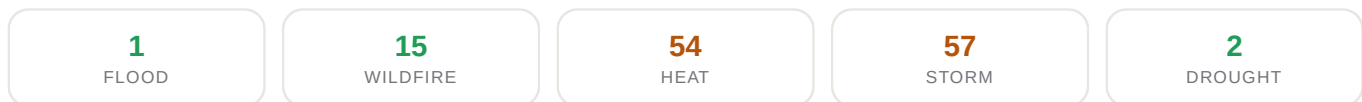
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,600 (2025) |
| Assessed Value        | \$168,500      |
| Previous Assessed     | \$159,900      |
| Assessor Market Value | \$337,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | GENESEE                          |
| Lot (acres)   | 0.28                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 9, 2024  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 22, 2019 | Resale    | Warranty Deed       | \$268,000 | \$133              | \$254K |
| Aug 21, 2014 | Resale    | Warranty Deed       | \$175,000 | \$87               |        |
| Jan 19, 2009 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lake Fenton Middle School    | Middle     | 6–8    | 1.2 mi   |
| West Shore Elementary School | Elementary | KG–2   | 1.7 mi   |
| Lake Fenton High School      | High       | 9–12   | 2.5 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 48430

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>41,200</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|