

Condominium

RESIDENTIAL

861 NATURES RIDGE LN

BAY CITY, MI 48708

\$252,702 TopHap Estimate · \$198 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,276 ft²

LIVING AREA

1,048 ft²

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$253K

\$223K low

\$283K high

Last Sale

\$160,000 · Aug 2, 2016

Est. Owner Equity

\$0

Loan-to-Value

370%

TAX & ASSESSMENT

Property Tax	\$3,948 (2026)
Assessed Value	\$112,800
Previous Assessed	\$110,500
Assessor Market Value	\$225,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	BAY
Roof	Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

10
FLOOD

16
WILDFIRE

56
HEAT

64
STORM

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2024	Financing	Intrafamily Transfer			
Oct 21, 2020	Quitclaim	Quit Claim Transfer			
Jul 27, 2016	Non-arms-length	Warranty Deed	\$160,000	\$125	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hampton Elementary School	Elementary	KG–5	0.9 mi
Bay City Central High School	High	9–12	1.6 mi
Handy Middle School	Middle	6–8	3.6 mi

District: Bay City School District

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 48708

126 CRIME INDEX	96 AIR POLLUTION	25,875 POPULATION	\$50K 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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