

Condominium

**RESIDENTIAL**

# 21560 RIVER RIDGE CT

FARMINGTON HILLS, MI 48335

**\$308,691** TopHap Estimate · \$209 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,477 ft<sup>2</sup>**

LIVING AREA

**93.7 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$309K**

\$255K low

\$362K high

Last Sale

**\$320,000 · Oct 21, 2025**

Est. Owner Equity

**\$98,691**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,084 (2025) |
| Assessed Value        | \$145,210      |
| Assessor Market Value | \$290,420      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Ranch                            |
| County        | OAKLAND                          |
| Lot (acres)   | 93.69                            |
| Construction  | Brick                            |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck · 64 ft²

Patio · 208 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Oct 17, 2025 | Resale          | Warranty Deed       | \$320,000 | \$217  | \$210K |
| Dec 4, 2003  | Resale          | Grant Deed          | \$229,000 | \$155  |        |
| Oct 24, 2003 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Feb 12, 2002 | Non-arms-length | Trustees Deed       | \$166,564 | \$113  |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Power Middle School    | Middle     | 6–8    | 0.3 mi   |
| Gill Elementary School | Elementary | KG–5   | 0.4 mi   |
| Farmington High School | High       | 9–12   | 1.9 mi   |

District: Farmington Public 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 48335

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>26,763</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>53%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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