

Condominium

RESIDENTIAL

40246 RIVERBEND DR

STERLING HEIGHTS, MI 48310

\$291,844 TopHap Estimate · \$192 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,519 ft²

LIVING AREA

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$292K

\$259K low

\$325K high

Last Sale

\$290,000 · Dec 2, 2024

Est. Owner Equity

\$54,767

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$6,181 (2025)
Assessed Value	\$166,900
Previous Assessed	\$157,200
Assessor Market Value	\$333,800

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	MACOMB
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 22, 2024	Resale	Warranty Deed	\$290,000	\$191	\$237K
Oct 7, 2019	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Schuchard Elementary School	Elementary	PK-6	0.5 mi
Frank Jeannette Junior High School	Middle	7-8	0.5 mi
Adlai Stevenson High School	High	9-12	3.8 mi

District: Utica 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 48310

51 CRIME INDEX	97 AIR POLLUTION	43,849 POPULATION	\$77K MEDIAN IN-COME	49°F AVG TEMP	53% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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