

Single Family Residence **RESIDENTIAL**

40672 RIVERBEND DR

STERLING HEIGHTS, MI 48310

\$535,364 TopHap Estimate · \$205 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,614 ft²

LIVING AREA

0.25 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$535K

\$518K low

\$553K high

Last Sale

\$670,000 · Feb 28, 2025

Est. Owner Equity

\$191,864

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$9,389 (2025)
Assessed Value	\$270,700
Previous Assessed	\$261,200
Assessor Market Value	\$541,400

PROPERTY FACTS

Property Type	Single Family Residence
County	MACOMB
Lot (acres)	0.25
Construction	Brick
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2025	Resale	Warranty Deed	\$670,000	\$256	\$344K
Jul 29, 2022	Resale	Warranty Deed	\$490,000	\$187	\$387K
Jan 18, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frank Jeannette Junior High School	Middle	7–8	0.4 mi
Schuchard Elementary School	Elementary	PK–6	0.6 mi
Adlai Stevenson High School	High	9–12	3.7 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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