

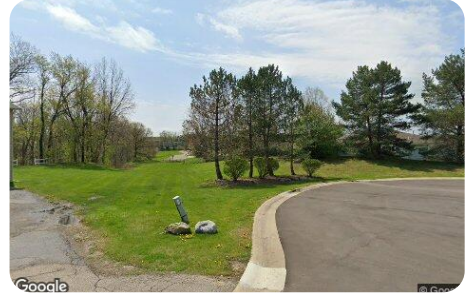
Condominium

RESIDENTIAL

1085 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$197,964 TopHap Estimate · \$106 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

1,860 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$198K

\$183K low

\$213K high

Last Sale

\$177,500 · May 22, 2026

Est. Owner Equity

\$197,964

TAX & ASSESSMENT

Property Tax	\$499 (2025)
Assessed Value	\$98,400
Previous Assessed	\$88,200
Assessor Market Value	\$196,800

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	GENESEE
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

60 FLOOD	16 WILDFIRE	53 HEAT	56 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2026	Resale	Warranty Deed	\$177,500	\$95	
Dec 19, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Fenton Middle School	Middle	6–8	2.7 mi
West Shore Elementary School	Elementary	KG–2	3.7 mi
Lake Fenton High School	High	9–12	4.3 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 48439

48 CRIME INDEX	99 AIR POLLUTION	49,271 POPULATION	\$91K 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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