

Condominium

RESIDENTIAL

3394 VALLEY RISE DR

HOLLY, MI 48442

\$250,783 TopHap Estimate · \$146 / ft² · confidence 88 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

1,716 ft²

LIVING AREA

0.19 ac

LOT SIZE

1997

YEAR BUILT

8

ROOMS

2

PARKING

VALUATION

\$251K

\$221K low

\$280K high

Last Sale

\$284,000 · Aug 31, 2023

Est. Owner Equity

\$0

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax

\$5,044 (2025)

Assessed Value

\$126,630

Previous Assessed

\$120,020

Assessor Market Value

\$253,260

PROPERTY FACTS

Property Type	Condominium
Style	Colonial
County	OAKLAND
Lot (acres)	0.19
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 40 ft²

Patio · 40 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	55 HEAT	60 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2023	Resale	Warranty Deed	\$284,000	\$166	\$260K
Oct 29, 2021	Resale	Warranty Deed	\$242,000	\$141	\$228K
Jan 14, 2021	Resale	Warranty Deed	\$222,000	\$129	\$218K
Mar 13, 2019	Financing	Intrafamily Transfer			\$157K
Jun 25, 2014	Resale	Warranty Deed	\$135,000	\$79	\$138K
Aug 27, 2008	Resale	Warranty Deed	\$117,500	\$68	\$115K
Feb 1, 2008	Resale	Grant Deed	\$49,100	\$29	\$42K
Nov 25, 2006	Recorded document	Warranty Deed			
Mar 14, 2006	Non-arms-length	Trustees Deed	\$172,674	\$101	
Apr 24, 2002	Resale	Grant Deed	\$159,000	\$93	
Mar 29, 2000	Resale	Grant Deed	\$148,000	\$86	\$144K
Jun 2, 1998	Resale	Grant Deed	\$31,500	\$18	
Apr 28, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patterson Elementary School	Elementary	PK–5	0.4 mi
Holly Middle School	Middle	6–8	0.4 mi
Holly High School	High	8–12	2.7 mi

District: Holly Area 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 48442

110 CRIME INDEX	98 AIR POLLUTION	22,520 POPULATION	\$84K MEDIAN IN-COME	47°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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