

Single Family Residence **RESIDENTIAL**

44 RICHARDS AVE NW

GRAND RAPIDS, MI 49504

\$296,310 TopHap Estimate · \$243 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,218 ft²

LIVING AREA

0.11 ac

LOT SIZE

1921

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$296K

\$249K low

\$344K high

Last Sale

\$307,500 · Mar 14, 2024

Est. Owner Equity

\$4,185

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$3,915 (2025)
Assessed Value	\$124,300
Previous Assessed	\$104,700
Assessor Market Value	\$248,600

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.11
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Porch · 232 ft²

CLIMATE RISK

40
FLOOD

5
WILDFIRE

62
HEAT

76
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: undetermined.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2024	Resale	Warranty Deed	\$307,500	\$252	\$292K
Oct 31, 2023	Resale	Warranty Deed	\$210,000	\$172	
May 5, 2009	Resale	Warranty Deed	\$84,000	\$69	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sibley School	Elementary	PK–5	0.5 mi
Westwood Middle School	Middle	6–8	0.7 mi
Union High School	High	9–12	0.8 mi

District: Grand Rapids Public 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 49504

139 CRIME INDEX	75 AIR POLLUTION	41,462 POPULATION	\$67K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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