

Single Family Residence **RESIDENTIAL**

2089 RICHVIEW AVE NW

GRAND RAPIDS, MI 49534

\$322,144 TopHap Estimate · \$263 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,224 ft²

LIVING AREA

2,172 ft²

LOT SIZE

1992

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$322K

\$293K low

\$351K high

Last Sale

\$128,500 · Feb 5, 1993

Est. Owner Equity

\$110,495

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,982 (2025)
Assessed Value	\$196,800
Previous Assessed	\$185,300
Assessor Market Value	\$393,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KENT
Lot (acres)	0.05
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck · 232 ft²

CLIMATE RISK

35
FLOOD

10
WILDFIRE

62
HEAT

78
STORM

29
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenowa Hills Central Elementary School	Elementary	KG–5	0.9 mi
Kenowa Hills High School	High	9–12	2.2 mi
Kenowa Hills Middle School	Middle	6–8	2.4 mi

District: Kenowa Hills 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 49534

80 CRIME INDEX	74 AIR POLLUTION	23,667 POPULATION	\$82K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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