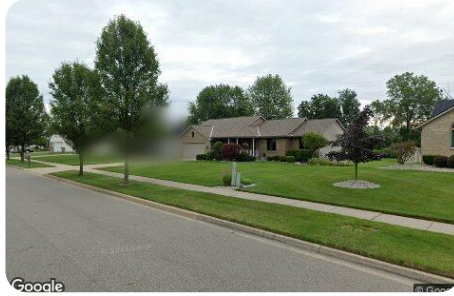


Single Family Residence **RESIDENTIAL**

2048 RICHVIEW AVE NW

GRAND RAPIDS, MI 49534

\$386,255 TopHap Estimate · \$255 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

1,512 ft²
LIVING AREA

0.39 ac
LOT SIZE

1991
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$386K

\$352K low

\$421K high

Est. Owner Equity

\$51,255

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,804 (2025)
Assessed Value	\$181,000
Previous Assessed	\$170,800
Assessor Market Value	\$362,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KENT
Lot (acres)	0.39
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 527 ft²

CLIMATE RISK

10
FLOOD

5
WILDFIRE

62
HEAT

78
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenowa Hills Central Elementary School	Elementary	KG–5	1.0 mi
Kenowa Hills High School	High	9–12	2.2 mi
Kenowa Hills Middle School	Middle	6–8	2.5 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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