

Single Family Residence **RESIDENTIAL**

# 55 RICHARDS AVE NW

GRAND RAPIDS, MI 49504

**\$269,297** TopHap Estimate · \$160 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**1.5**

BATHS

**1,680 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1911**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$269K**

\$261K low

\$277K high

Est. Owner Equity

**\$201,123**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,731 (2025) |
| Assessed Value        | \$142,600      |
| Previous Assessed     | \$128,700      |
| Assessor Market Value | \$285,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KENT                             |
| Lot (acres)   | 0.14                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Porch · 133 ft²

## CLIMATE RISK

25  
FLOOD

5  
WILDFIRE

62  
HEAT

76  
STORM

29  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Jan 27, 2017 | Quitclaim | Quit Claim Transfer |       |        |      |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>41,462</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|