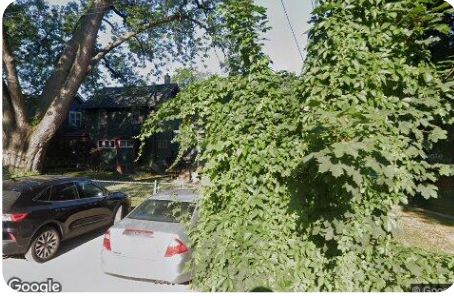


Single Family Residence **RESIDENTIAL**

52 RICHARDS AVE NW

GRAND RAPIDS, MI 49504

\$249,511 TopHap Estimate · \$173 / ft² · confidence 78 · as of Jul 14, 2026



1

BATHS

1,440 ft²

LIVING AREA

0.11 ac

LOT SIZE

1913

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$250K

\$193K low

\$306K high

Last Sale

\$78,000 · Jul 17, 2012

Est. Owner Equity

\$249,511

TAX & ASSESSMENT

Property Tax	\$2,246 (2025)
Assessed Value	\$123,400
Previous Assessed	\$105,000
Assessor Market Value	\$246,800

PROPERTY FACTS

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

Porch · 144 ft²

CLIMATE RISK

44 FLOOD	5 WILDFIRE	62 HEAT	76 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: undetermined.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2015	Quitclaim	Quit Claim Transfer			
Jun 18, 2012	Resale	Warranty Deed	\$78,000	\$54	
Sep 8, 2010	Non-arms-length	Warranty Deed	\$65,000	\$45	\$52K
Dec 8, 2009	Resale	Grant Deed	\$41,000	\$28	
Oct 7, 2009	Non-arms-length	Trustees Deed	\$33,000	\$23	
May 25, 2005	Financing	Intrafamily 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

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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