

Single Family Residence **RESIDENTIAL**

60 RICHARDS AVE NW

GRAND RAPIDS, MI 49504

\$324,851 TopHap Estimate · \$169 / ft² · confidence 95 · as of Jul 14, 2026



1.5

BATHS

1,924 ft²

LIVING AREA

0.11 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$325K

\$308K low

\$342K high

Last Sale

\$306,100 · Dec 16, 2024

Est. Owner Equity

\$79,971

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,664 (2025)
Assessed Value	\$148,100
Previous Assessed	\$134,200
Assessor Market Value	\$296,200

PROPERTY FACTS

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

Patio · 120 ft²

Porch · 184 ft²

CLIMATE RISK

46
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
Nov 7, 2024	Resale	Warranty Deed	\$306,100	\$159	\$245K
Jan 29, 2021	Quitclaim	Quit Claim Transfer			
May 10, 2018	Quitclaim	Quit Claim Transfer			
Mar 31, 2005	Quitclaim	Quit Claim Transfer			
Feb 27, 2015	Resale	Warranty Deed	\$125,000	\$65	
Sep 6, 2006	Quitclaim	Quit Claim Transfer			
Jun 30, 2006	Quitclaim	Quit Claim Transfer			
Feb 7, 2005	Quitclaim	Quit Claim Transfer			\$115K
Oct 30, 2002	Resale	Grant Deed	\$98,000	\$51	\$97K

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	Owner occupied
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