

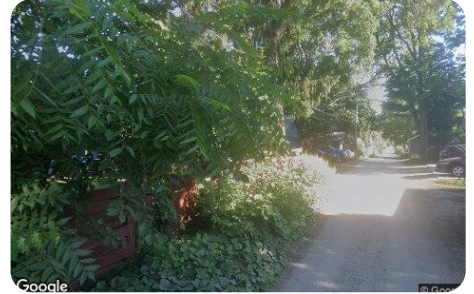
Single Family Residence

RESIDENTIAL

40 RICHARDS AVE NW

GRAND RAPIDS, MI 49504

\$307,359 TopHap Estimate · \$166 / ft² · confidence 97 · as of Jul 14, 2026



1.5

BATHS

1,849 ft²

LIVING AREA

0.2 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$307K

\$299K low

\$316K high

Est. Owner Equity

\$307,359

TAX & ASSESSMENT

Property Tax	\$1,799 (2025)
Assessed Value	\$163,600
Previous Assessed	\$147,900
Assessor Market Value	\$327,200

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.20
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Patio · 180 ft²

Porch · 196 ft²

CLIMATE RISK

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

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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