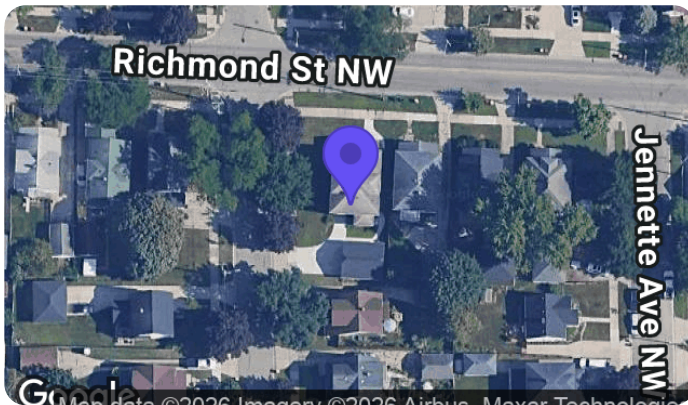
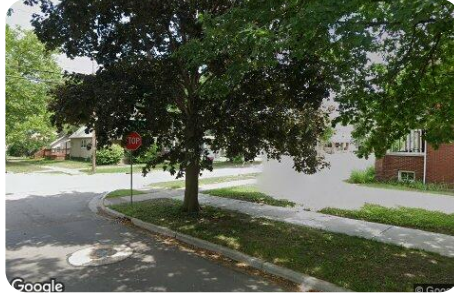


Single Family Residence **RESIDENTIAL**

856 RICHMOND ST NW

GRAND RAPIDS, MI 49504

\$310,986 TopHap Estimate · \$163 / ft² · confidence 93 · as of Jul 14, 2026



1
BATHS

1,913 ft²
LIVING AREA

0.15 ac
LOT SIZE

1923
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$311K

\$290K low

\$332K high

Last Sale

\$83,000 · Mar 18, 1997

Est. Owner Equity

\$119,886

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,426 (2025)
Assessed Value	\$137,400
Previous Assessed	\$147,600
Assessor Market Value	\$274,800

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.15
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 192 ft²

CLIMATE RISK

47
FLOOD

1
WILDFIRE

62
HEAT

77
STORM

29
DROUGHT

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

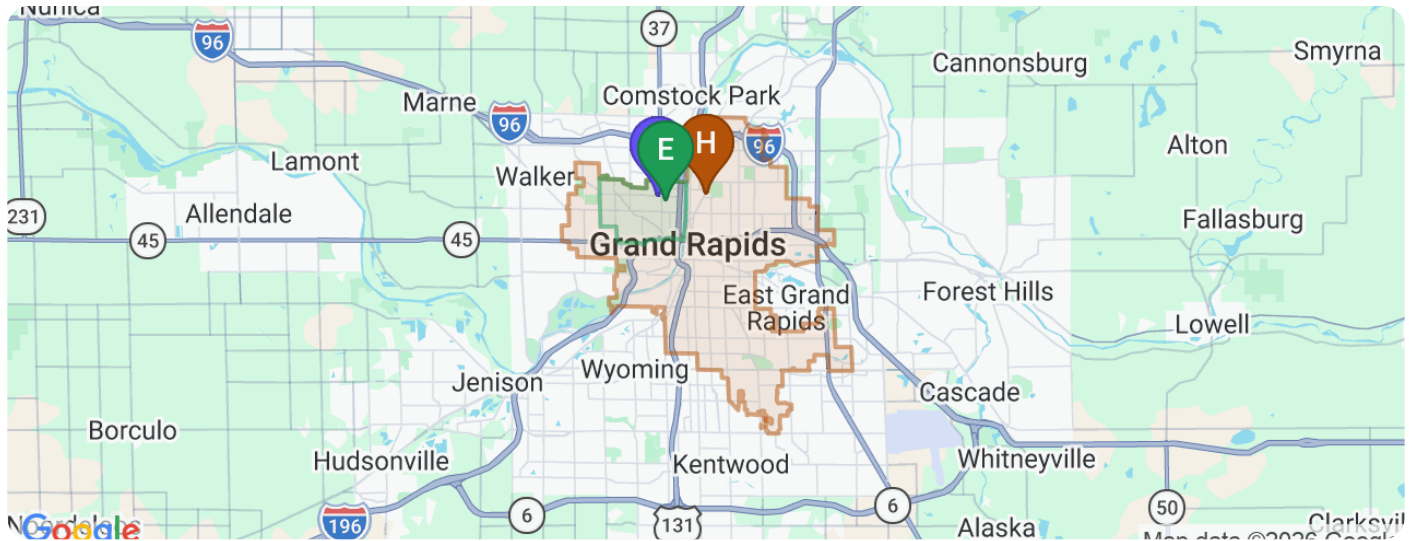
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 26, 2024	Financing	Intrafamily Transfer			\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harrison Park Academy	Elementary	PK–8	0.3 mi
City High Middle School	High	7–12	1.5 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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