

Single Family Residence

**RESIDENTIAL**

# 1827 ROWLAND AVE SE

GRAND RAPIDS, MI 49546

**\$299,900**

TopHap Estimate · \$284 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,056 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1978**

YEAR BUILT

## VALUATION

**\$300K**

\$265K low

\$334K high

Last Sale

**\$165,000 · Sep 22, 2016**

Est. Owner Equity

**\$167,900**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,603 (2025) |
| Assessed Value        | \$151,300      |
| Previous Assessed     | \$135,900      |
| Assessor Market Value | \$302,600      |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 61<br>HEAT | 70<br>STORM | 29<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Sep 15, 2016 | Resale    | Warranty Deed       | \$165,000 | \$156  | \$132K |
| Jul 8, 2015  | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Collins Elementary School    | Elementary | KG–4   | 2.2 mi   |
| Northern High School         | High       | 9–12   | 3.9 mi   |
| Northern Hills Middle School | Middle     | 7–8    | 4.2 mi   |

District: Forest Hills 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 49546

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>84</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>32,338</b><br>POPULATION | <b>\$100K</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> |
|-----------|-----------------------|