

Single Family Residence **RESIDENTIAL**

# 2741 RICHARDS DR SE

GRAND RAPIDS, MI 49506

**\$458,120** TopHap Estimate · \$441 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,038 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**1951**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$458K**

\$440K low

\$476K high

Last Sale

**\$165,000 · Mar 17, 2015**

Est. Owner Equity

**\$296,109**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

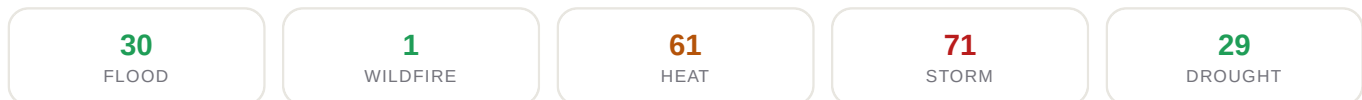
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,401 (2025) |
| Assessed Value        | \$183,900      |
| Previous Assessed     | \$173,300      |
| Assessor Market Value | \$367,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 0.13                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Deck · 2,208 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Mar 11, 2015 | Resale | Warranty Deed | \$165,000 | \$159  | \$162K |
| Feb 5, 2007  | Resale | Warranty Deed | \$135,000 | \$130  | \$135K |
| Oct 22, 2004 | Resale | Warranty Deed | \$140,000 | \$135  | \$140K |
| Apr 3, 2003  | Resale | Grant Deed    | \$134,900 | \$130  | \$120K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Breton Downs School             | Elementary | PK–5   | 0.4 mi   |
| East Grand Rapids Middle School | Middle     | 6–8    | 0.8 mi   |
| East Grand Rapids High School   | High       | 9–12   | 1.1 mi   |

District: East Grand Rapids Public School District

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 49506

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 75<br>CRIME INDEX | 78<br>AIR POLLUTION | 34,891<br>POPULATION | \$113K<br>MEDIAN IN-COME | 47°F<br>AVG TEMP | 46%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|