

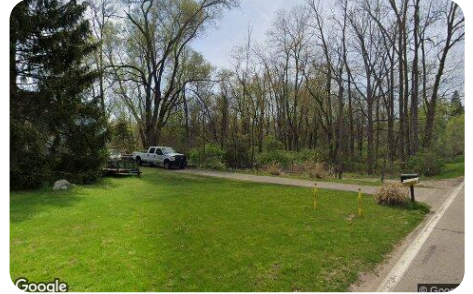
Single Family Residence

RESIDENTIAL

4450 RIVERBEND DR SW

GRAND RAPIDS, MI 49534

\$346,793 TopHap Estimate · \$188 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,849 ft²

LIVING AREA

0.92 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$347K

\$329K low

\$364K high

Last Sale

\$175,000 · Aug 14, 2019

Est. Owner Equity

\$156,793

Loan-to-Value

56%

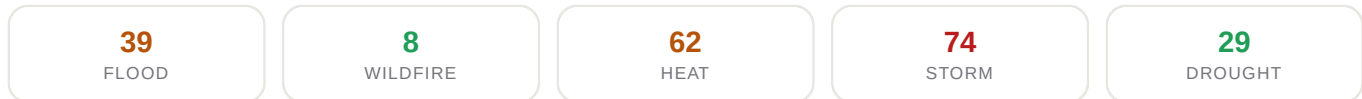
TAX & ASSESSMENT

Property Tax	\$3,370 (2025)
Assessed Value	\$164,300
Previous Assessed	\$150,400
Assessor Market Value	\$328,600

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.92
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 5, 2019	Resale	Warranty Deed	\$175,000	\$95	\$140K
Jan 9, 2019	Recorded document	Grant Deed			
Oct 26, 2018	Quitclaim	Quit Claim Transfer			
Oct 26, 2018	Quitclaim	Quit Claim Transfer			
Apr 29, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cummings Elementary School	Elementary	KG–6	1.7 mi
Grandville Middle School	Middle	7–8	2.5 mi
Grandville High School	High	9–12	3.8 mi

District: Grandville 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 49534

80 CRIME INDEX	74 AIR POLLUTION	23,667 POPULATION	\$82K 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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