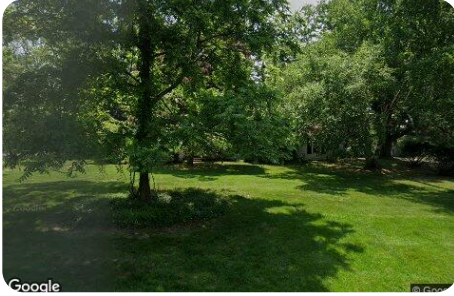


Single Family Residence **RESIDENTIAL**

## 2252 RICHMOND ST NW

GRAND RAPIDS, MI 49504

**\$286,555** TopHap Estimate · \$224 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,281 ft<sup>2</sup>**

LIVING AREA

**0.75 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

### VALUATION

**\$287K**

\$266K low

\$307K high

Est. Owner Equity

**\$286,555**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,612 (2025) |
| Assessed Value        | \$129,700      |
| Previous Assessed     | \$123,200      |
| Assessor Market Value | \$259,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KENT                             |
| Lot (acres)   | 0.75                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Porch · 225 ft²

## CLIMATE RISK

**1**  
FLOOD

**10**  
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 |
|-------------|-----------|----------------------|-------|--------|------|
| Sep 2, 2021 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Union High School      | High       | 9–12   | 1.5 mi   |
| Westwood Middle School | Middle     | 6–8    | 1.6 mi   |
| Harrison Park Academy  | Elementary | PK–8   | 2.0 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>41,462</b><br>POPULATION | <b>\$67K</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> |
|-----------|-----------------------|